

PLAT RECORDING SHEET

PLAT NAME: Rivers Edge Commercial Reserve South Tract "B"

PLAT NO: _____

ACREAGE: 4.74

LEAGUE: William Morton League, Randall Jones League

ABSTRACT NUMBER: 62, 42

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Houston River's Edge Venture, LP.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, HOUSTON RIVER'S EDGE VENTURE, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 4.74 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF RIVER'S EDGE COMMERCIAL RESERVE SOUTH TRACT "B", DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND DO HEREBY BIND MYSELF, HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR 5 FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR THE PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC STREET, ROAD OR ANY DRAINAGE DITCH, DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY, AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENTS.

WITNESS OUR HAND IN THE CITY OF Winter Park,
Florida
THIS 11 DAY OF June, 2018.

BY: HOUSTON RIVER'S EDGE VENTURE, L.P.,
A TEXAS LIMITED PARTNERSHIP
BY: HOUSTON RIVER'S EDGE AIP IV, L.P.,
A TEXAS LIMITED PARTNERSHIP, ITS SOLE GENERAL PARTNER
BY: HOUSTON RIVER'S EDGE GP, L.L.P., A
DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SOLE GENERAL PARTNER
BY: AVANTI MANAGEMENT CORPORATION,
A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER

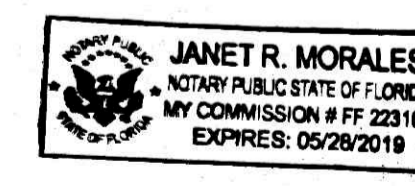
[Signature]
Marvin Shapiro, President

STATE OF Florida
COUNTY OF Orange

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marvin Shapiro, President OF HOUSTON RIVER'S EDGE VENTURE, L.P., RESPECTIVELY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11 DAY OF June, 2018.

Janet R Morales
NOTARY PUBLIC, STATE OF Florida
Janet R Morales
PRINT NAME
MY COMMISSION EXPIRES: May 28, 2019



I, JOSEPH B. MAY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON RODS, SAID IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTHS OF ONE INCH (5/8") AND A LENGTH OF THREE (3) FEET.

Joseph B May 06-04-2018
JOSEPH B. MAY
TEXAS REGISTRATION NO. 5484

I, RON J. DECHERT, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

Ron J Dechert
RON J. DECHERT, P.E.
TEXAS REGISTRATION NO. 96544

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF RIVER'S EDGE COMMERCIAL RESERVE SOUTH TRACT "B", SUBDIVISION IS APPROVED ON THIS _____ DAY OF _____, 2018, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE _____ DAY OF _____, 2018. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

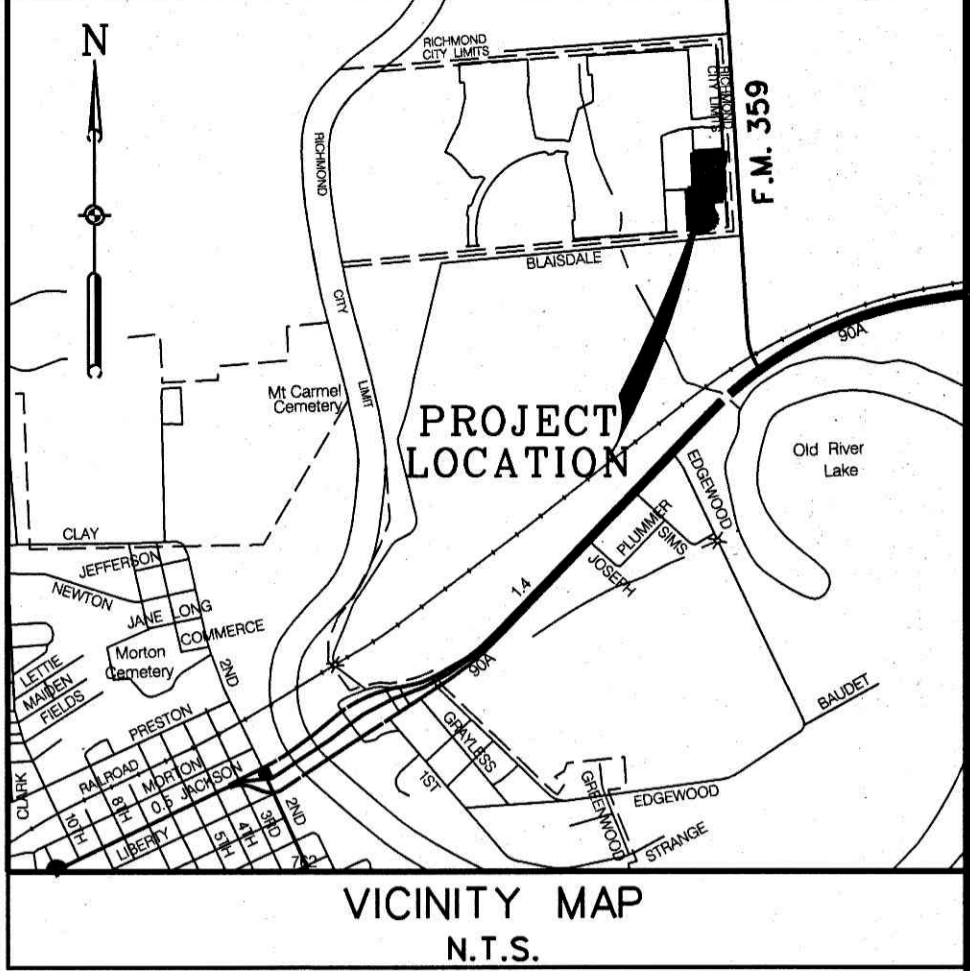
EVALYN MOORE, MAYOR

LAURA SCARLATO, CITY SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND
THIS PLAT OF RIVER'S EDGE COMMERCIAL RESERVE SOUTH TRACT "B" SUBDIVISION APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS

THIS THE _____ DAY OF _____, 2018.

TERRI VELA,
CITY MANAGER



I, RICHARD W. STOLLEIS, THE FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S COURT HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS
THIS _____ DAY OF _____, 2018.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

JAMES PATTERSON
COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2018, AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

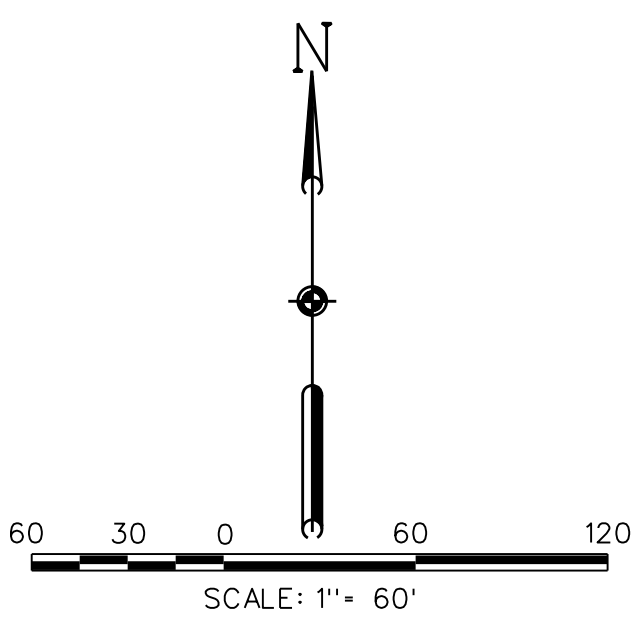
BY: DEPUTY _____

**RIVERS EDGE
COMMERCIAL RESERVE
SOUTH TRACT "B"**
A SUBDIVISION OF 4.74 ACRES
LOCATED IN THE
WILLIAM MORTON LEAGUE, A-62
RANDALL JONES LEAGUE, A-42
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE
DATE: JUNE, 2018
OWNER:
HOUSTON RIVER'S EDGE VENTURE, L.P.
19958 CITY WALK, SUITE 250
SUGAR LAND, TEXAS 77479
TELEPHONE: (281) 242-2000

ENGINEER/SURVEYOR:

2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



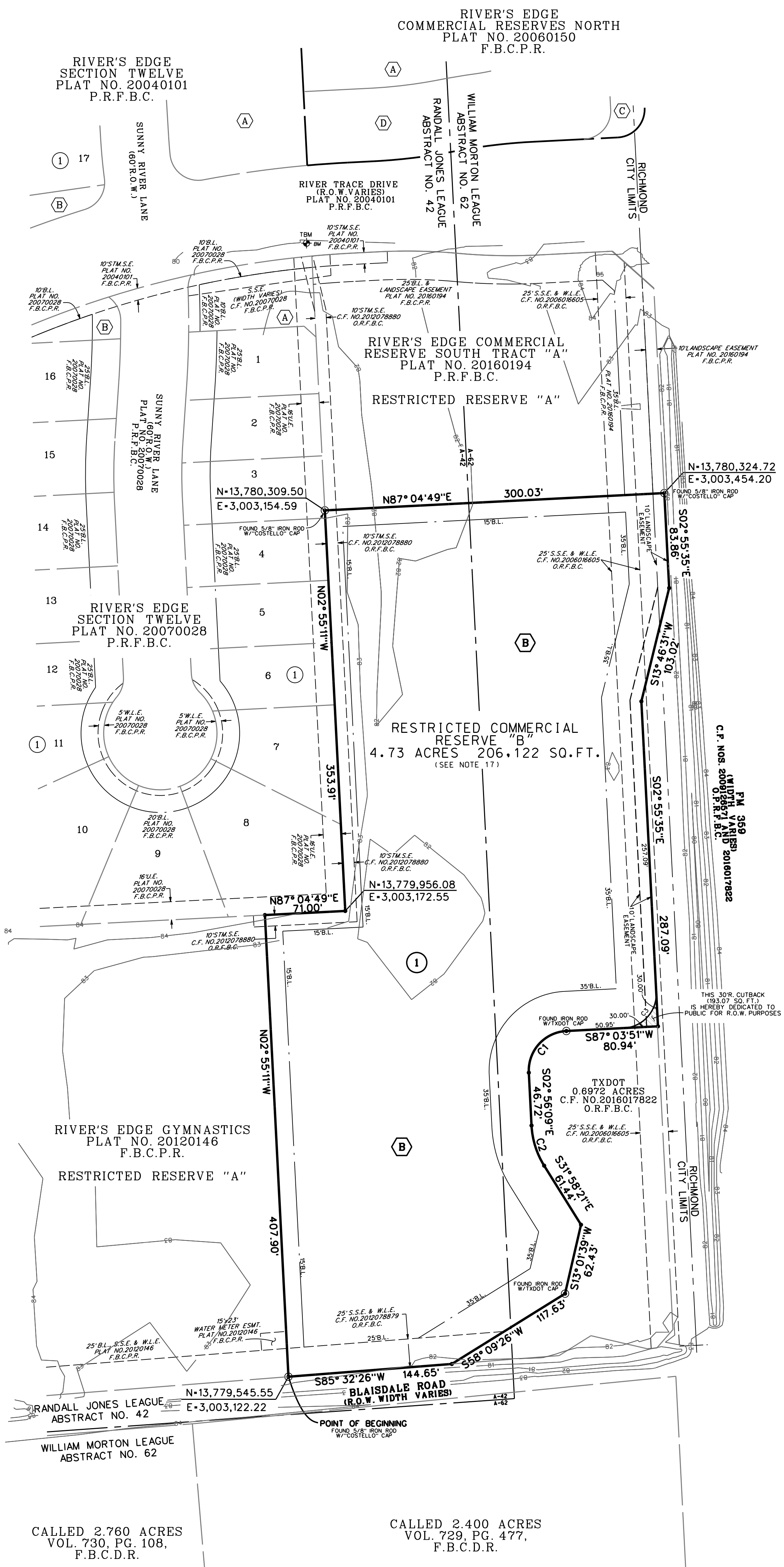
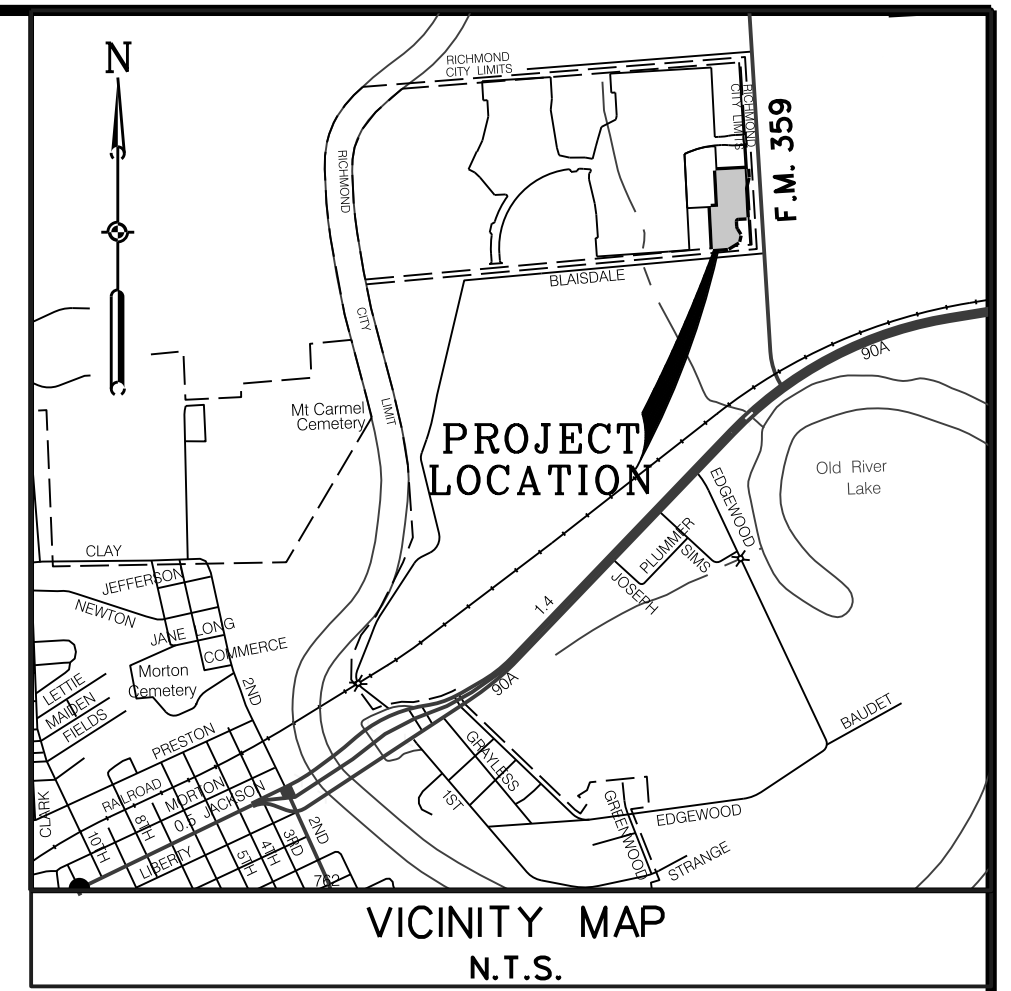
LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED 'COSTELLO INC' UNLESS OTHERWISE NOTED
- ⊙ FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- 1 - INDICATES LOT NUMBER
- ① - INDICATES BLOCK NUMBER
- Ⓐ - INDICATES RESERVE

GENERAL NOTES:

1. THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY CHARTER TITLE COMPANY, GF NO. 18157038254, EFFECTIVE DATE OF JUNE 1, 2018, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; HL&P INDICATES HOUSTON LIGHTING AND POWER AND O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY.
3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
4. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
5. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER MAP NUMBER 48157C0255L, DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "AE" WHICH IS DEFINED AS AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN WITH BASE FLOOD ELEVATIONS DETERMINED. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE, SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS.
6. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 86.00 FEET ABOVE SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
8. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
9. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
10. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY MUD 140, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND CITY OF RICHMOND EXTRA TERRITORIAL JURISDICTION.
11. THIS PLAT LIES WITHIN "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED JUNE OF 2004.
12. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTION TO OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
13. THIS PLAT IS SUBJECT TO A SHORT FORM BLANKET EASEMENT FOR GAS AND ELECTRIC GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC AND CENTERPOINT ENERGY HOUSTON AS RECORDED UNDER CLERK'S FILE NO. 2004135647 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY WHICH IS AFFECTED BY RELEASE FILED UNDER CLERK'S FILE NUMBER 2006091611 OF THE O.R.F.B.C.
14. THIS TRACT IS SUBJECT TO TERMS, CONDITIONS, OBLIGATIONS AND EASEMENTS RECORDED IN CLERK'S FILE NUMBERS 2000027732 AND 2004049250 OF THE O.R.F.B.C.
15. CONTROL BENCHMARK: HGCS2 72 (NGS PID NO. AW5477) NAVD88, ELEVATION = 69.6.
TBM NO. 40026: TOP OF CONCRETE INLET
SOUTHEAST CORNER OF INLET LOCATED SOUTH SIDE OF RIVER TRACE DRIVE APPROXIMATELY 320 FEET WEST OF FM 359, ELEVATION = 81.04.
16. SIDEWALKS SHALL BE BUILT PER SECTION 4.5.201 OF THE UNIFIED DEVELOPMENT CODE.
17. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

CURVE DATA TABLE					
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	54.98	35.00	90° 0' 0"	S42°03'51"W	49.50
C2	37.50	74.00	29° 2' 12"	S17°27'15"E	37.10
C3	47.12	30.00	89° 59' 26"	N42°04'08"E	42.42



RIVERS EDGE COMMERCIAL RESERVE SOUTH TRACT "B"

A SUBDIVISION OF 4.74 ACRES
LOCATED IN THE
WILLIAM MORTON LEAGUE, A-62
RANDALL JONES LEAGUE, A-42
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE
SCALE: 1"=60' DATE: JUNE, 2018

OWNER:
HOUSTON RIVER'S EDGE VENTURE, L.P.
15008 CITY WALK, SUITE 250
SUGAR LAND, TEXAS 77479
TELEPHONE: (281) 242-2000

ENGINEER/SURVEYOR:
Costello

2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486