

PLAT RECORDING SHEET

PLAT NAME: Avalon at Riverstone, Section Fourteen

PLAT NO: _____

ACREAGE: 41.6507

LEAGUE: William Little Survey

ABSTRACT NUMBER: 54

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 77

NUMBER OF RESERVES: 8

OWNERS: Taylor Morrison of Texas, Inc.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, AND FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15 ACTING BY AND THROUGH FRANK YONISH, PRESIDENT, HERINAFTER REFERRED TO AS OWNERS OF THE 41.6507 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT RIVERSTONE SECTION FOURTEEN, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS AVALON AT RIVERSTONE SECTION FOURTEEN, LOCATED IN THE WILLIAM LITTLE SURVEY, A-54, FORT BEND COUNTY TEXAS, AND HEREBY DEDICATES TO THE PUBLIC USE AS SUCH, ALL STREETS (EXCEPT STREETS DESIGNATED AS PRIVATE) AND EASEMENTS SHOWN THEREON, FOREVER AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED OR OCCASIONED BY ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DOES HEREBY BIND ITSELF, AND ITS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND FOREVER THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR 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 FIVE 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN (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 SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS OF REGULATION FOR THE 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.

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC. A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT.

THIS ____ DAY OF _____, 2018.

TAYLOR MORRISON OF TEXAS, INC. A TEXAS CORPORATION

BY: _____
ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT, OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

IN TESTIMONY WHEREOF, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FRANK YONISH, ITS PRESIDENT.

THIS ____ DAY OF _____, 2018.

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15

BY: _____
FRANK YONISH, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK YONISH, PRESIDENT, OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, HILLSBORO ESTATES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ARE THE OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS AVALON AT RIVERSTONE SECTION FOURTEEN, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2012147313, OF THE OFFICIAL RECORDS OF THE FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

HILLSBORO ESTATES, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF HILLSBORO ESTATES, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND
FOR THE STATE OF _____

PRINT NAME

MY COMMISSION EXPIRES: _____

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, SUGAR LAND RANCH DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ARE THE OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS AVALON AT RIVERSTONE SECTION FOURTEEN, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2012147313, OF THE OFFICIAL RECORDS OF THE FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

SUGAR LAND RANCH DEVELOPMENT, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME:

TITLE: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF SUGAR LAND RANCH DEVELOPMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, RIVERSTONE HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION (AS ASSIGNEE OF RIVERSTONE COMMUNITY SERVICES FOUNDATION, INC.) ARE THE OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS AVALON AT RIVERSTONE SECTION FOURTEEN, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2018049971, OF THE OFFICIAL RECORDS OF THE FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

RIVERSTONE HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION

BY: _____

NAME: TREY REICHERT

TITLE: PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TREY REICHERT, PRESIDENT, OF RIVERSTONE HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, 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 CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

MARK D. ARMSTRONG, R.P.L.S.,
TEXAS REGISTRATION NO. 5363

I, GUY L. HUMPHREY, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF SUGAR LAND.

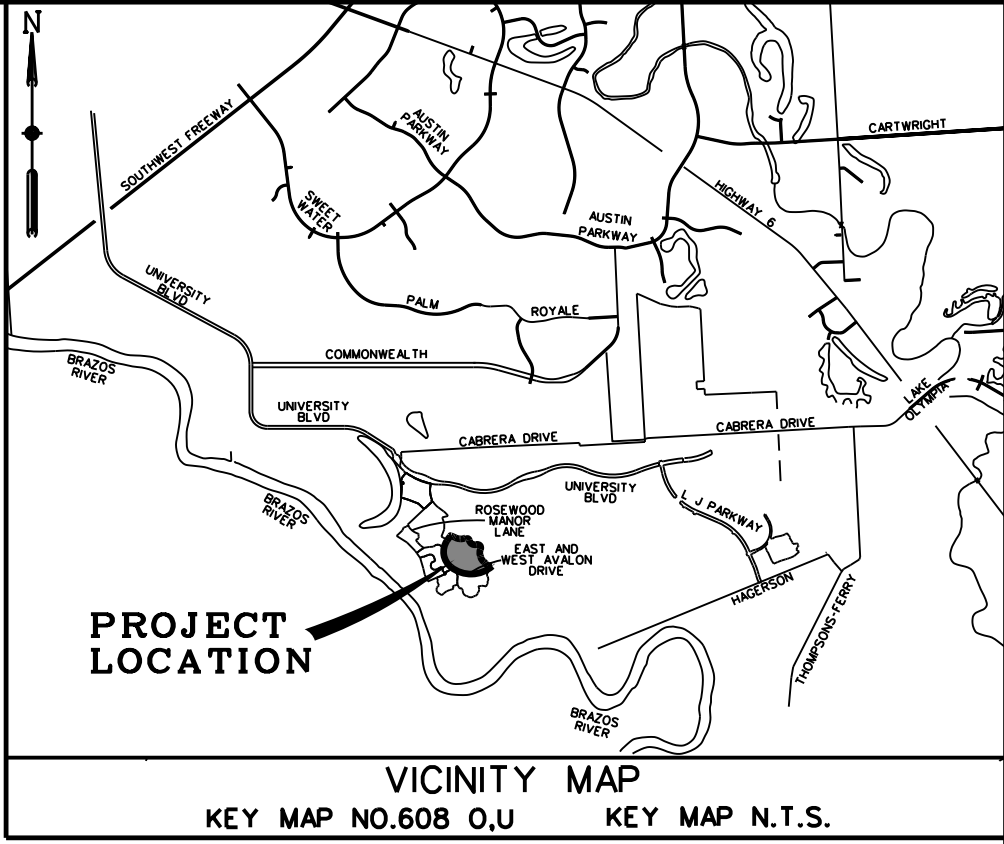
GUY L. HUMPHREY
TEXAS LICENSE NO. 106072

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF AVALON AT RIVERSTONE SECTION FOURTEEN, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT.

THIS ____ DAY OF _____, 2018.

BY: _____
KATHY HUEBNER, CHAIR

BY: _____
GLENDA GUNDERMANN, CITY SECRETARY



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

AVALON AT RIVERSTONE SECTION FOURTEEN

BEING 41.6507 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
SUGAR LAND E.T.J.
FORT BEND COUNTY, TEXAS

77 LOTS 3 BLOCKS 8 RESERVES

DATE: JULY, 2018

RIVERSTONE DEVELOPMENT

OWNER:
FORT BEND COUNTY LEVEE
IMPROVEMENT DISTRICT NO. 15
DARELL GROVES, PRESIDENT

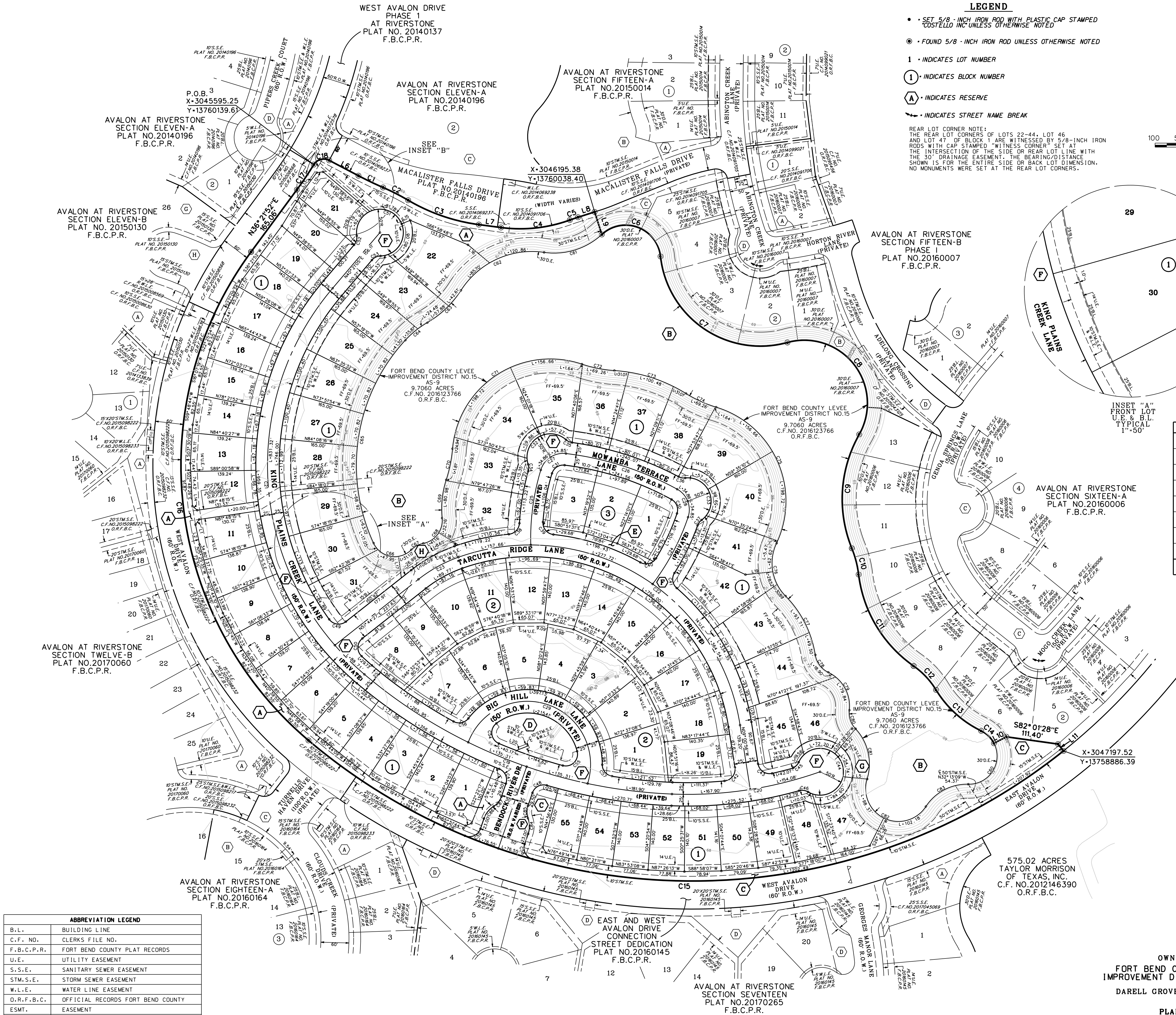
OWNER / DEVELOPER:
TAYLOR MORRISON OF TEXAS, INC.

PREPARED BY:
Costello

ROBERT L. SKINNER, AUTHORIZED AGENT
5353 W. SAM HOUSTON PARKWAY, N.E., STE. 190
HOUSTON, TEXAS 77041
PHONE: 281-598-3035

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
23501 CINCO RANCH BLVD., SUITE 1-A-250
KATY, TEXAS 77494
(281)-579-0340

ENGINEER/SURVEYOR:
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3380
TBP# FIRM REGISTRATION NO. 280
TBP#S FIRM REGISTRATION NO. 100486



AVALON AT RIVERSTONE SECTION FOURTEEN

BEING 41.6507 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
SUGAR LAND E.T.J.
FORT BEND COUNTY, TEXAS

77 LOTS 3 BLOCKS 8 RESERVES

DATE: JULY, 2018

RIVERSTONE DEVELOPMENT

OWNER:
FORT BEND COUNTY LEVEE
IMPROVEMENT DISTRICT NO. 15
DARELL GROVES, PRESIDENT

OWNER / DEVELOPER:
TAYLOR MORRISON OF TEXAS, INC.

PREPARED BY:
Costello

ROBERT L. SKINNER, AUTHORIZED AGENT
5353 W. SAM HOUSTON PARKWAY, N.E., STE. 190
HOUSTON, TEXAS 77041
PHONE: 281-598-3035

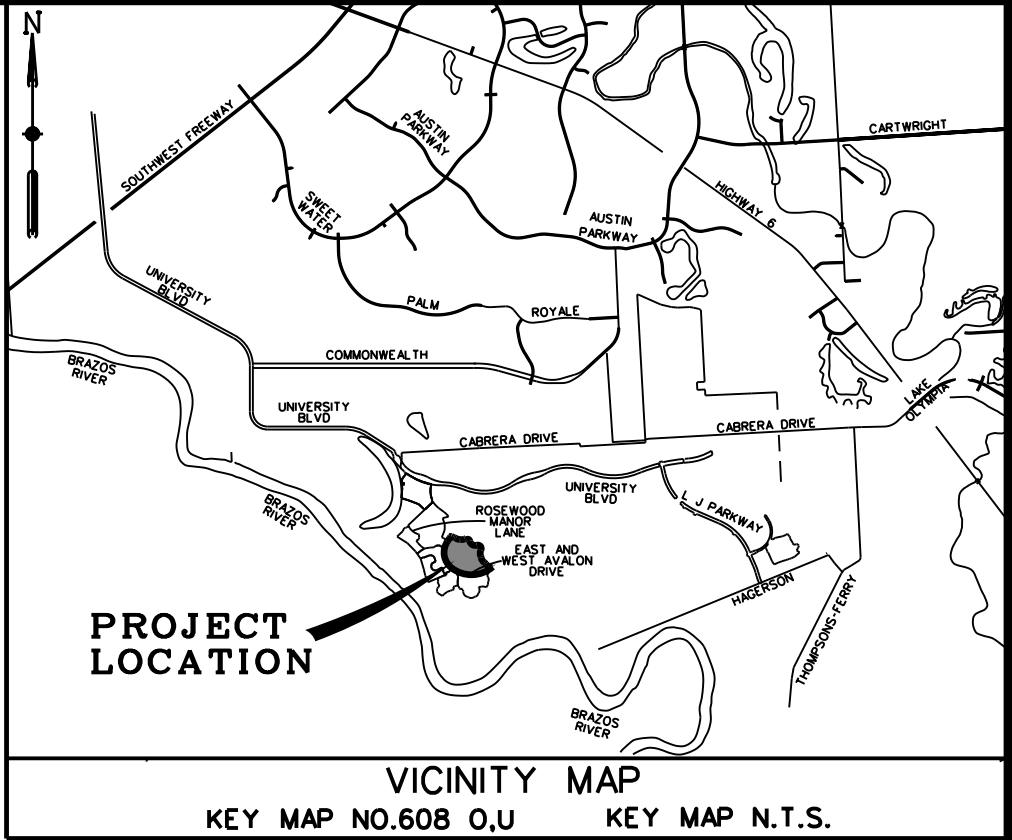
PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
23501 CINCO RANCH BLVD., SUITE A-260
KATY, TEXAS 77494
(281) 579-0340

ENGINEER/SURVEYOR:
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7786 FAX: 783-3580
TBPCE FIRM REGISTRATION NO. 280
TBPES FIRM REGISTRATION NO. 100486

JOB NO. • 2015-223-008

SHEET 2 OF 3

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	1.6868 ACRES
RESERVE "B"	LAKE / DETENTION	9.7060 ACRES
RESERVE "C"	LANDSCAPE / OPEN SPACE	1.0942 ACRES
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.3125 ACRES
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.0755 ACRES
RESERVE "F"	PRIVATE ACCESS / EMERGENCY ACCESS / PUBLIC UTILITIES	5.7045 ACRES
RESERVE "G"	LANDSCAPE / OPEN SPACE	0.1173 ACRES
RESERVE "H"	LANDSCAPE / OPEN SPACE	0.0980 ACRES
TOTAL :		18.7948 ACRES



GENERAL NOTES:

- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD 1929 DATUM, 1973 ADJUSTMENT. SITE TBM "X" CUT IN CONCRETE AT SOUTH END OF WINDING WATERS LANE APPROXIMATELY 16-FEET WEST OF CENTERLINE OF ROAD. ELEVATION: 65.85. NGVD 1929 DATUM, 1973 ADJUSTMENT. TO CONVERT TO NAVD 1988 DATUM, 2001 ADJUSTMENT SUBTRACT 1.23' AS ESTABLISHED BY CITY OF SUGAR LAND GEODETFIC CONTROL STATION SGR-1 LOCATED AT THE INTERSECTION OF ELKINS ROAD AND SABER RIVER ROAD.
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE FILE NO. 1215737160CPL26, EFFECTIVE DATE JULY 18, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 128, FORT BEND COUNTY LEVEE IMPROVEMENTS DISTRICT NO. 15, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT AND THE ETJ OF THE CITY OF SUGAR LAND AND FORT BEND COUNTY.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 7.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE CERTIFICATION OF COMPLIANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOMES WILL NOT FRONT OR SIDE. HOME BUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
- AVALON AT RIVERSTONE SECTION 14 LIES WITHIN SHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, NUMBER 8517C0209L DATED APRIL 2, 2014.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE, ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS ASSOCIATION, LEVEE IMPROVEMENT DISTRICT, OR OTHER PERPETUAL PRIVATE ENTITY. HOMEOWNERS ASSOCIATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER FIVE, ARTICLE IV, SECTION 5-34 OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS SPECIFIED IN CHAPTER FIVE, ARTICLE III, SECTION 5-25 BUILDING LINES OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- WITHIN SUGAR LAND'S ETJ ALL GARAGES SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM THE STREET RIGHT-OF-WAY ON CORNER LOTS, WHEN SAID LOT IS A SIDE LOADING LOT. A SIDE LOADING LOT IS A CORNER LOT WITH A SIDE LOADING GARAGE OR CARPORT.
- PRIVATE STREET RESERVE "F" SHALL PROVIDE ACCESS TO POLICE, FIRE, EMERGENCY VEHICLES, UTILITY OPERATIONS AND MAINTENANCE, AND OTHER MUNICIPAL PERSONNEL AS NEEDED.
- ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE MINIMUM SLAB ELEVATION SHALL BE 69.5 FEET, ONE FOOT ABOVE TOP OF CURB, OR 1.5 FEET ABOVE NATURAL GROUND, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.
- THIS PLAT IS IN ACCORDANCE WITH THE AVALON AT RIVERSTONE PHASE II P.L.D. #2 APPROVED BY THE CITY OF SUGAR LAND CITY COUNCIL ON JUNE 03, 2014 AND RECORDED IN FILE NO. 2014080450 OF THE PUBLIC RECORDS.
- THE STREETS, SIDEWALKS, AND STREET LIGHTS WITHIN THIS SUBDIVISION ARE PRIVATE INFRASTRUCTURE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. REQUIREMENTS FOR FUNDS, AUDITS, AND INFRASTRUCTURE ASSESSMENTS ARE ESTABLISHED IN THE APPROVED P.L.D. AND RECORDED COVENANTS AND RESTRICTIONS.
- 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.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY 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	58.29	780.00	4° 16' 54"	S64°26'33"E	58.27
C2	60.17	488.50	7° 3' 26"	S63°03'06"E	60.13
C3	160.89	402.00	22° 55' 52"	S70°59'29"E	159.82
C4	149.46	311.50	27° 29' 30"	N83°47'50"E	148.03
C5	18.50	488.50	2° 10' 13"	N71°08'11"E	18.50
C6	165.60	75.00	126° 30' 45"	S69°28'30"E	133.95
C7	372.53	215.00	99° 16' 34"	S55°51'25"E	327.65
C8	318.15	135.00	135° 1' 35"	S37°58'55"E	249.47
C9	252.32	280.00	51° 37' 52"	S03°42'57"W	243.87
C10	58.07	220.00	15° 7' 20"	S14°32'19"E	57.90
C11	234.91	280.00	48° 4' 7"	S31°00'42"E	228.08
C12	70.48	170.00	23° 45' 14"	S43°10'09"E	69.98
C13	132.24	230.00	32° 56' 34"	S47°45'49"E	130.43
C14	38.67	60.00	36° 55' 29"	S45°46'21"E	38.00
C15	1748.70	1270.00	78° 53' 33"	N89°12'16"W	1613.80
C16	1157.41	770.00	86° 7' 23"	N06°41'49"W	1051.49
C17	64.64	780.00	4° 44' 54"	N33°59'25"E	64.62
C18	37.56	25.00	86° 4' 56"	N74°39'26"E	34.13
C19	718.46	1085.00	37° 56' 24"	S68°43'40"E	705.41
C20	321.98	850.00	21° 42' 14"	N81°27'01"E	320.06
C21	920.03	585.00	90° 6' 33"	S04°42'11"E	828.10
C22	799.92	455.00	100° 43' 45"	N59°11'36"W	700.81
C23	97.93	300.00	18° 42' 10"	S61°05'32"W	97.49
C24	162.44	500.00	18° 36' 52"	N27°57'10"E	161.73
C25	162.44	500.00	18° 36' 52"	S07°36'43"W	161.73
C26	251.15	655.00	21° 58' 8"	N72°13'04"W	249.61
C27	69.71	50.00	79° 52' 44"	N56°51'30"E	64.20
C28	69.71	50.00	79° 52' 44"	S21°17'38"E	64.20
C29	417.26	135.00	177° 5' 30"	N70°56'49"W	269.91
C30	34.85	25.00	79° 52' 44"	S21°17'38"E	32.10
C31	34.85	25.00	79° 52' 44"	N56°51'30"E	32.10
C32	130.48	50.00	149° 31' 13"	S56°50'34"W	96.48
C33	130.48	50.00	149° 31' 13"	N21°16'41"W	96.48
C34	14.71	25.00	33° 43' 2"	S01°03'32"E	14.50
C35	14.81	25.00	33° 56' 4"	S65°21'52"E	14.59
C36	14.81	25.00	33° 56' 4"	S79°04'15"E	14.59
C37	14.71	25.00	33° 43' 2"	S36°37'25"W	14.50
C38	35.44	25.00	81° 13' 52"	N44°03'31"E	32.55
C39	38.43	25.00	88° 4' 9"	S39°54'24"E	34.75
C40	38.43	25.00	88° 4' 9"	N75°28'17"E	34.75
C41	35.44	25.00	81° 13' 52"	S08°29'39"E	32.55
C42	40.83	25.00	93° 35' 0"	N37°46'33"E	36.44
C43	40.83	25.00	93° 35' 0"	N55°48'26"W	36.44
C44	241.14	50.00	276° 19' 26"	N17°30'59"W	66.70
C45	21.89	25.00	50° 9' 42"	N49°24'09"E	21.19
C46	20.24	25.00	46° 23' 4"	S82°32'48"E	19.69
C47	38.06	25.00	87° 13' 21"	S24°33'29"E	34.49
C48	38.06	25.00	87° 13' 21"	S62°39'52"W	34.49
C49	40.27	25.00	92° 17' 3"	S82°07'01"E	36.05
C50	42.96	25.00	98° 27' 23"	N02°30'45"E	37.87
C51	241.19	50.00	276° 22' 46"	N49°38'55"W	66.67
C52	21.03	25.00	48° 11' 23"	S16°15'24"W	20.41
C53	21.03	25.00	48° 11' 23"	S64°26'47"W	20.41
C54	52.36	25.00	119° 59' 26"	S07°02'34"E	43.30
C55	52.36	25.00	119° 59' 26"	N45°08'57"E	43.30
C56	35.27	25.00	80° 50' 31"	N78°22'06"E	32.42
C57	35.27	25.00	80° 50' 31"	S40°15'44"E	32.42
C58	40.78	25.00	93° 27' 13"	S27°40'25"W	36.40
C59	40.78	25.00	93° 27' 13"	N65°46'48"E	36.40
C60	124.35	60.00	118° 44' 29"	S32°03'38"W	103.26
C61	133.58	150.00	51° 1' 21"	S72°46'47"W	129.21
C62	206.56	180.00	65° 44' 57"	S65°25'04"W	185.41
C63	100.49	210.00	27° 25' 4"	S48°15'07"W	99.54
C64	60.35	200.00	17° 17' 21"	S51°18'58"W	60.12
C65	465.48	395.00	67° 31' 11"	S08°54'42"W	439.01
C66	96.10	50.00	110° 7' 22"	S79°54'34"E	81.98
C67	29.60	50.00	33° 54' 57"	N61°59'14"E	29.17
C68	73.92	50.00	84° 42' 28"	N36°35'28"E	67.37
C69	82.80	200.00	23° 43' 9"	N06°05'49"E	82.21
C70	68.07	300.00	13° 0' 3"	N11°27'22"E	67.93
C71	380.32	210.00	103° 45' 54"	N56°50'17"E	330.43
C72	70.90	270.00	15° 2' 41"	S78°49'06"E	70.69
C73	162.49	330.00	28° 12' 46"	S72°13'04"E	160.86
C74	70.90	270.00	15° 2' 41"	S65°38'01"E	70.69
C75	360.84	210.00	98° 27' 6"	S23°55'48"E	318.06
C76	122.04	100.00	69° 55' 22"	S09°39'56"E	114.61
C77	143.20	230.00	35° 40' 26"	S26°47'24"E	140.90
C78	48.43	50.00	55° 29' 35"	S36°41'59"E	46.56
C79	98.75	80.00	70° 43' 18"	S29°05'07"E	92.60
C80	43.08	50.00	49° 21' 44"	S18°24'20"E	41.76
C81	115.65	110.00	60° 14' 12"	S12°58'05"E	110.39
C82	200.65	70.00	164° 9' 7"	S64°55'32"E	138.66
C83	107.08	105.00	58° 25' 58"	N62°12'53"E	102.50
C84	33.98	50.00	38° 56' 33"	N00°25'05"W	33.33
C85	27.19	40.00	38° 56' 33"	N00°25'05"W	26.67
C86	33.98	50.00	38° 56' 33"	N38°31'28"E	33.33
C87	27.19	40.00	38° 56' 33"	N38°31'28"E	26.67

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N35°05'05"E	13.71
L2	N11°38'04"W	43.32
L3	S68°15'16"W	13.92
L4	N30°56'14"W	13.92
L5	N84°29'06"W	51.93
L6	S62°18'06"E	70.70
L7	S82°27'25"E	47.67
L8	N72°13'18"E	37.19
L9	S17°46'42"E	50.59
L10	N62°41'23"E	30.00
L11	S38°39'02"E	18.65
L12	S83°21'29"W	13.64
L13	S36°21'52"W	50.36
L14	S50°30'05"E	13.46
L15	N68°03'37"E	20.00
L16	S50°06'42"E	60.19
L17	S07°22'18"E	46.53
L18	S58°13'35"E	49.30
L19	N84°03'35"E	58.84
L20	N68°43'07"E	28.10
L21	N31°38'11"E	10.10
L22	N19°03'11"E	185.00

AVALON
AT RIVERSTONE
SECTION FOURTEEN

BEING 41.6507 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
SUGAR LAND E.T.J.,
FORT BEND COUNTY, TEXAS

77 LOTS 3 BLOCKS 8 RESERVES

DATE: JULY, 2018

RIVERSTONE DEVELOPMENT

OWNER:
FORT BEND COUNTY LEVEE
IMPROVEMENT DISTRICT NO. 15
DARELL GROVES, PRESIDENT

OWNER / DEVELOPER:
TAYLOR MORRISON OF TEXAS, INC.

PREPARED BY:



ROBERT L. SKINNER, AUTHORIZED AGENT
5353 W. SAM HOUSTON PARKWAY N., STE. 190
HOUSTON, TEXAS 77041
PHONE: 281-598-3035

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HOUSTON, TEXAS 77042
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TBPB FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100496

PLANNER:
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