

PLAT RECORDING SHEET

PLAT NAME: The Village at Riverstone Reserve “B” Minor Replat

PLAT NO: _____

ACREAGE: 2.60

LEAGUE: William Little Survey

ABSTRACT NUMBER: 54

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: The Village at Riverstone, LLC a Delaware Limited Liability Co.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, THE VILLAGE AT RIVERSTONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH REGENCY CENTERS, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS MANAGING MEMBER, ACTING BY AND THROUGH REGENCY CENTERS CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER, ABE PACETTI, VICE PRESIDENT, INVESTMENTS, HEREINAFTER REFERRED TO AS OWNERS OF THE 2.60 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE VILLAGE AT RIVERSTONE RESERVE "B" MINOR REPLAT, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS THE VILLAGE AT RIVERSTONE RESERVE "B" MINOR REPLAT, LOCATED IN THE WILLIAM LITTLE SURVEY, A-54, FORT BEND COUNTY, TEXAS, AND HEREBY DEDICATES TO THE PUBLIC USE AS SUCH, ALL STREETS AND EASEMENTS SHOWN THEREON FOREVER AND DOES HEREBY BIND ITSELF, AND ITS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND FOREVER THE TITLE TO THE LAND SO DEDICATED.

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, THE VILLAGE AT RIVERSTONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH REGENCY CENTERS, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS MANAGING MEMBER, ACTING BY AND THROUGH REGENCY CENTERS CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ABE PACETTI, ITS VICE PRESIDENT, INVESTMENTS, THEREUNTO AUTHORIZED.

THIS ____ DAY OF _____, 2018.

THE VILLAGE AT RIVERSTONE, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: REGENCY CENTERS, L.P.,
A DELAWARE LIMITED PARTNERSHIP
ITS MANAGING MEMBER

BY: REGENCY CENTERS CORPORATION,
A FLORIDA CORPORATION
ITS GENERAL PARTNER

BY: _____
NAME: ABE PACETTI
TITLE: VICE PRESIDENT, INVESTMENTS

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABE PACETTI, VICE PRESIDENT, INVESTMENTS OF THE VILLAGE AT RIVERSTONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH REGENCY CENTERS, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS MANAGING MEMBER, ACTING BY THROUGH REGENCY CENTERS CORPORATION, A FLORIDA CORPORATION ITS GENERAL PARTNER SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE 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 OFFICES, 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.

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

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

CHAD E. HABLINSKI
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 85466

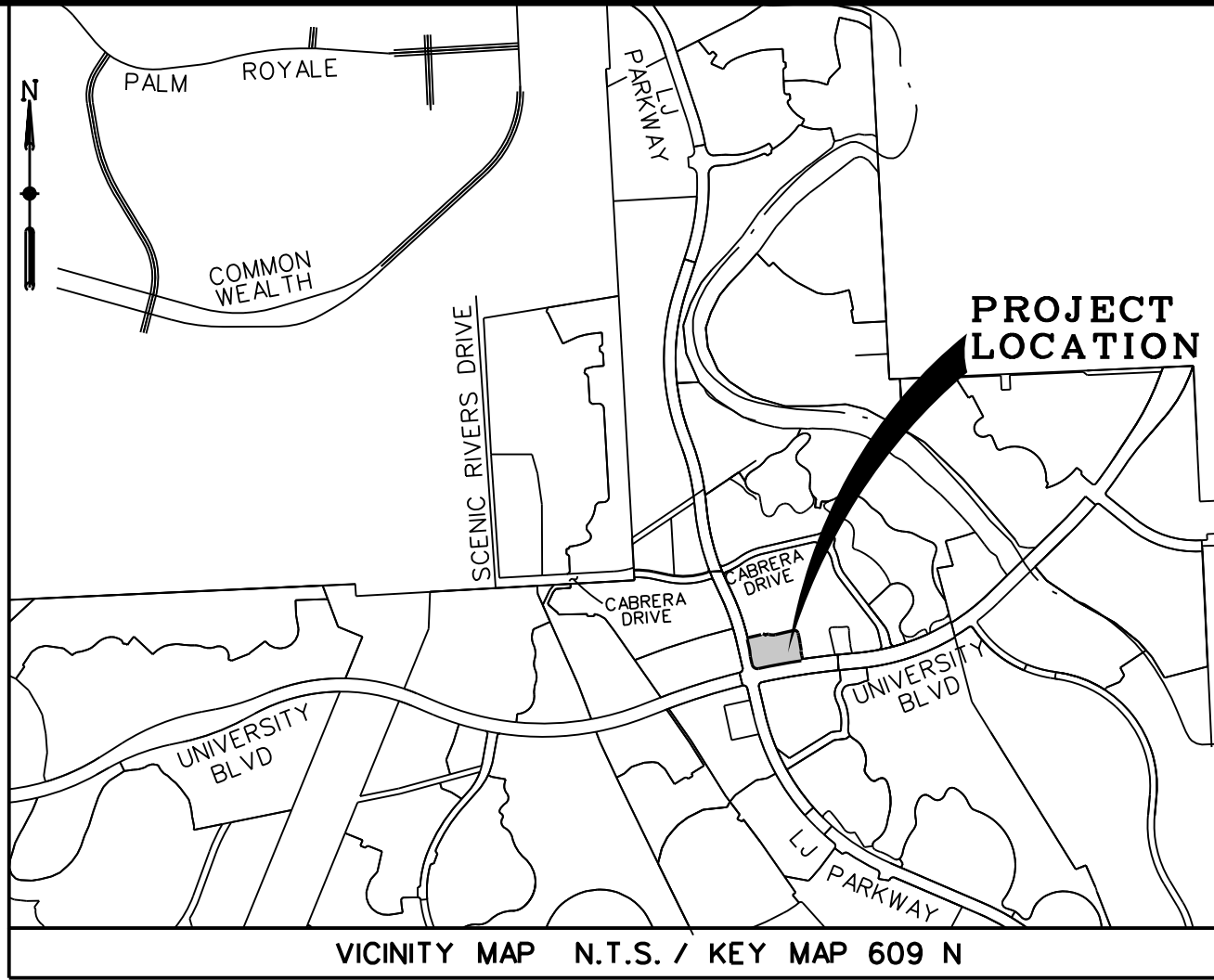
THIS IS TO CERTIFY THAT THIS PLAT IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODES SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS SECTION 5-16 CHAPTER 5 OF THE SUBDIVISION REGULATIONS OF THE CITY OF SUGAR LAND. THE CITY OF SUGAR LAND HAS APPROVED AND AUTHORIZES THE RECORDING OF THIS PLAT.

THIS ____ DAY OF _____, 2018.

BY: _____
JOE R. ZIMMERMAN, MAYOR

BY: _____
ALLEN BOGARD, CITY MANAGER

BY: _____
GLENDA GUNDERMANN,
CITY SECRETARY



VICINITY MAP N.T.S. / KEY MAP 609 N

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. 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, A.D., AT ____ O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER (S) _____ 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

THE VILLAGE AT RIVERSTONE RESERVE "B" MINOR REPLAT

BEING 2.60 ACRES
LOCATED IN THE
THE WILLIAM LITTLE SURVEY, A-54
SUGAR LAND E.T.J.
FORT BEND COUNTY, TEXAS

ALSO BEING A REPLAT OF
RESTRICTED RESERVE "B"
THE VILLAGE AT RIVERSTONE
RECORDED IN PLAT NO.20170042
FORT BEND COUNTY PLAT RECORDS

(REASON FOR REPLAT IS TO
SUBDIVIDE RESERVE "B" INTO TWO RESERVES)

RIVERSTONE DEVELOPMENT

0 LOTS 1 BLOCK 2 RESERVES

OWNERS: DATE: JULY, 2018
THE VILLAGE AT RIVERSTONE, LLC
A DELAWARE LIMITED LIABILITY CO.

ABE PACETTI, VICE PRESIDENT
3700 BUFFALO SPEEDWAY, SUITE 560
HOUSTON, TEXAS 77098
PHONE: (713) 599-3518



ENGINEERING AND SURVEYING
2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580, Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486

GENERAL NOTES:

1. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD 1929 DATUM, 1973 ADJUSTMENT.

SITE TBM: BOX CUT ON TOP OF A BB-INLET ON THE EAST SIDE OF LJ PARKWAY. SECOND INLET NORTH OF CABRERA DRIVE. ELEVATION: 69.72' NGVD 1929 DATUM, 1973 ADJUSTMENT.

2. TO CONVERT TO NAVD 1988 DATUM, 2001 ADJUSTMENT SUBTRACT 1.23' AS ESTABLISHED BY CITY OF SUGAR LAND GEODETIC CONTROL STATION SGR-1 LOCATED AT THE INTERSECTION OF ELKINS ROAD AND SABER RIVER ROAD.

3. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

4. THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE FILE NO. 1850160CPL, EFFECTIVE DATE JULY 24, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 128, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT AND THE ETJ OF THE CITY OF SUGAR LAND AND FORT BEND COUNTY.

7. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

8. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

9. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
10. 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 C OVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINTED 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.

11. WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.

12. 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 NON-RESIDENTIAL CONSTRUCTION WILL NOT FRONT OR SIDE. COMMERCIAL BUILDING DEVELOPERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION FRONT AND ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION SIDE BEFORE CERTIFICATES OF OCCUPANCY WILL BE ISSUED.

13. THE VILLAGE AT RIVERSTONE RESERVE "B" MINOR REPLAT LIES WITHIN SHADED ZONE "X" AS PER FLOOD INSURANCE RATE, MAP NUMBER 48157C0290L, DATED APRIL 2, 2014.

14. 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.

15. PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF SUGAR LAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER ILLUSTRATING AVAILABLE OUTFALL AND/OR DETENTION CAPACITY.

16. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE STANDARDS IN CHAPTER FIVE, ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.

17. ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.

18. 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.

19. ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS SPECIFIED IN CHAPTER FIVE, ARTICLE III, SECTION 5-22 BUILDING LINES OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.

20. ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.

21. 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. 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. IN ADDITION THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 12" ABOVE MAXIMUM PONDING / SHEET FLOW ELEVATIONS CALCULATED WITH FUTURE SITE DESIGN.

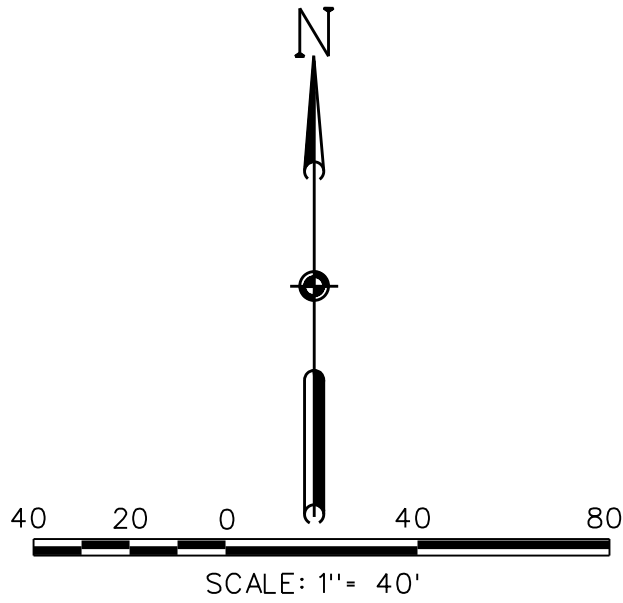
22. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

23. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

24. 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.

25. 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.

26. THIS PLAT LIES WITHIN "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.



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 BLOCK NUMBER

A INDICATES RESERVE

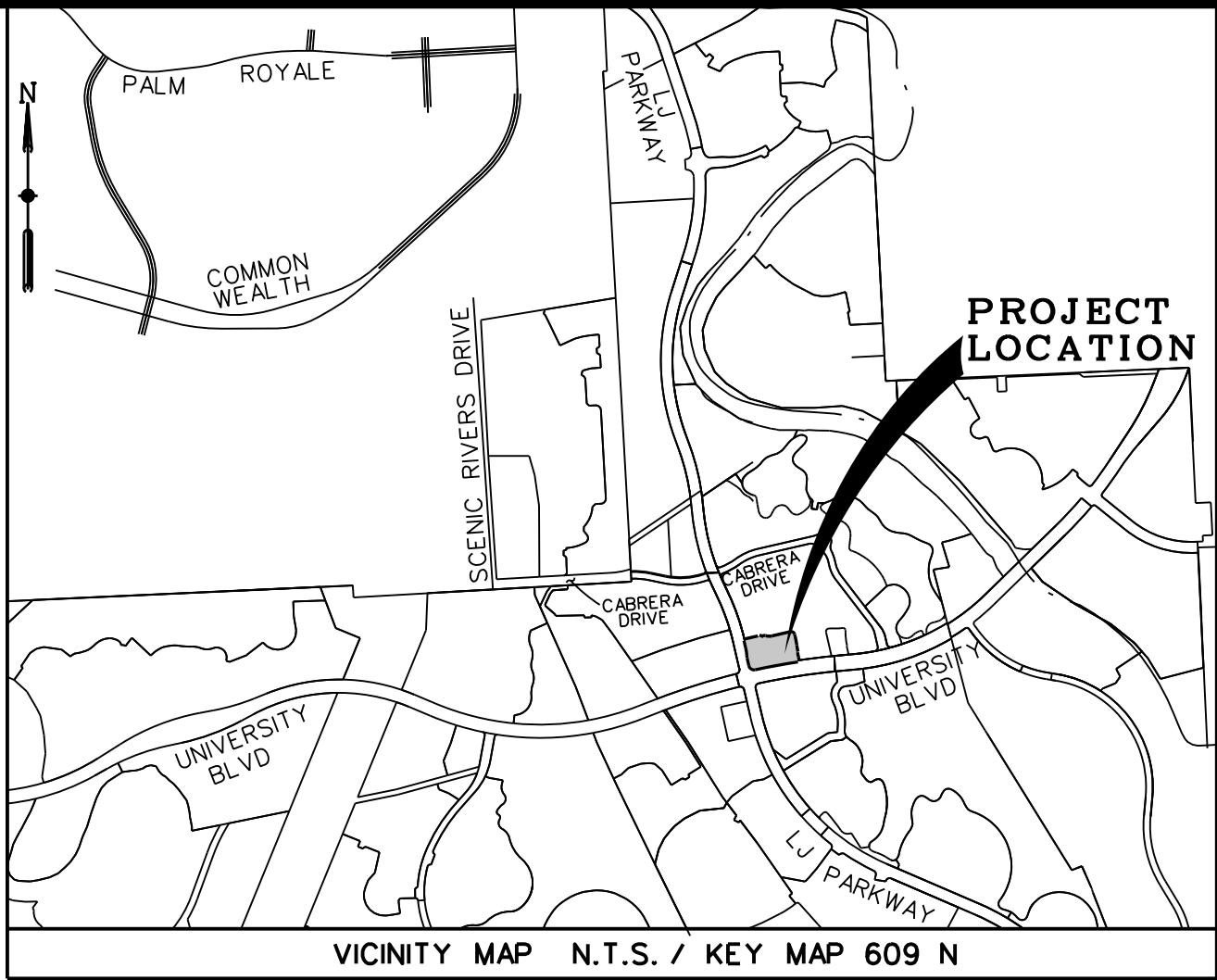
RESERVE TABLE		
RESERVE "B-1"	COMMERCIAL	1.84 ACRES
RESERVE "B-2"	COMMERCIAL	0.76 ACRES
TOTAL:		2.60 ACRES

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S63°20'58"E	38.41
L2	S12°59'46"E	17.54
L3	S12°59'46"E	28.57
L4	N13°26'56"W	0.92

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	54.55	35.00	89° 18' 26"	N57° 38' 59"W	49.20
C2	14.69	9.51	88° 32' 32"	N32° 43' 58"E	13.27
C3	27.84	19.50	81° 47' 33"	N67° 58' 30"E	25.53
C4	65.91	118.50	31° 52' 2"	S87° 03' 45"E	65.06
C5	30.63	19.50	90° 0' 0"	S57° 59' 46"E	27.58
C6	44.57	600.50	4° 15' 10"	S10° 52' 11"E	44.56
C7	7.09	4.50	90° 13' 23"	S33° 26' 08"W	6.38
C8	62.61	1030.50	3° 28' 51"	S09° 56' 08"E	62.60
C9	81.24	969.50	4° 48' 3"	S10° 35' 44"E	81.21
C10	20.47	490.00	2° 23' 37"	N05° 39' 46"W	20.47
C11	73.52	510.00	8° 15' 36"	N08° 35' 46"W	73.46
C12	399.86	6070.00	3° 46' 28"	S79° 35' 01"W	399.78



ABBREVIATION LEGEND	
B.L.	BUILDING LINE
C.F. NO.	CLERKS FILE NO.
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
O.R.F.B.C.	OFFICIAL RECORDS FORT BEND COUNTY
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
L.E.	LANDSCAPE EASEMENT
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS

THE VILLAGE AT RIVERSTONE RESERVE "B" MINOR REPLAT

BEING 2.60 ACRES
LOCATED IN THE
THE WILLIAM LITTLE SURVEY, A-54
SUGAR LAND E.T.J.
FORT BEND COUNTY, TEXAS

ALSO BEING A REPLAT OF
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(REASON FOR REPLAT IS TO
SUBDIVIDE RESERVE "B" INTO TWO RESERVES)

RIVERSTONE DEVELOPMENT

0 LOTS 1 BLOCK 2 RESERVES

DATE: JULY, 2018

OWNERS:
THE VILLAGE AT RIVERSTONE, LLC
A DELAWARE LIMITED LIABILITY CO.



ABE PACETTI, VICE PRESIDENT
3700 BUFFALO SPEEDWAY, SUITE 560
HOUSTON, TEXAS 77098
PHONE: (713) 599-3518

ENGINEERING AND SURVEYING
2107 CITYWEST BLVD.
3RD FLOOR
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TEXAS PE BOARD FIRM REG. NO. 280
TBPFS FIRM REG. NO. 100486