

# PLAT RECORDING SHEET

**PLAT NAME:** Riverstone Market SWC

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 7.30

**LEAGUE:** William Little Survey

**ABSTRACT NUMBER:** 54

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Village at Riverstone, LLC

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

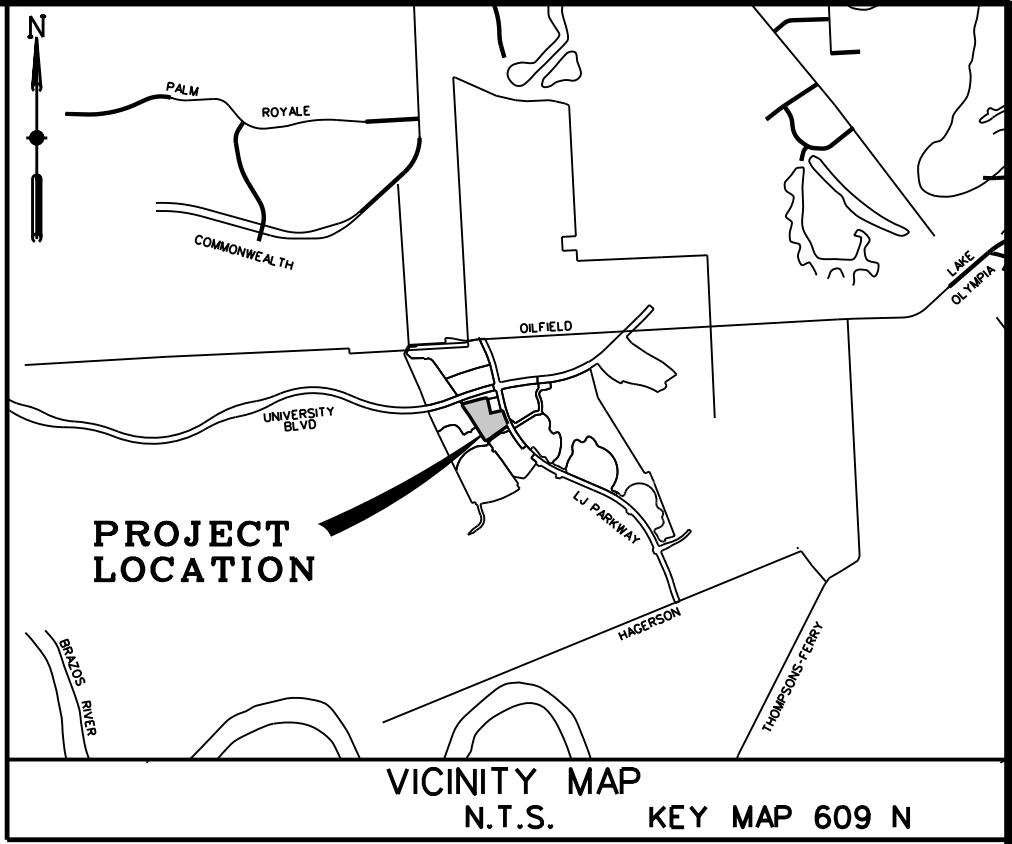
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\_\_\_\_\_  
**(DEPUTY CLERK)**



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, THE VILLAGE AT RIVERSTONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ABE PACETTI, VICE PRESIDENT, BEING AN OFFICER OF THE VILLAGE AT RIVERSTONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNER OF THE 7.30 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF RIVERSTONE MARKET SWC, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY, ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID 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 THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND 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, RIVERSTONE MARKET SWC, 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.

RIVERSTONE MARKET SWC, 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, 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 THERIN 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. 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, CHAD E. HABLINSKI, 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.

\_\_\_\_\_  
CHAD E. HABLINSKI  
TEXAS LICENSE 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 SECTIONS 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.

\_\_\_\_\_  
JOE R. ZIMMERMAN, MAYOR

\_\_\_\_\_  
GLENDA GUNDERMANN, CITY SECRETARY

\_\_\_\_\_  
ALLEN BOGARD, 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

## RIVERSTONE MARKET SWC

BEING 7.30 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54,  
SUGAR LAND E.T.J.  
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE

DATE: AUGUST, 2018

RIVERSTONE DEVELOPMENT

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

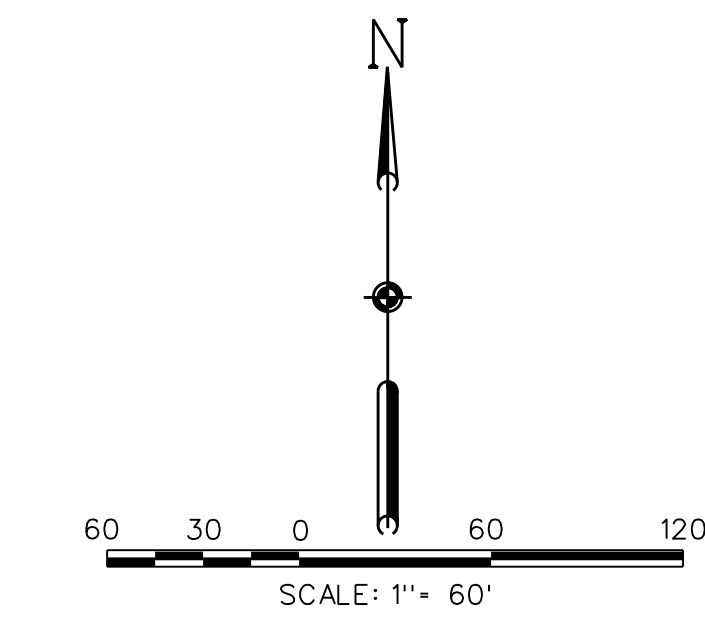
PREPARED BY:



ENGINEER/SURVEYOR:  
9990 RICHMOND AVENUE SUITE 450  
NORTH BUILDING  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: (713) 783-5580  
TPE FIRM REGISTRATION NO. 280  
TBLPS FIRM REGISTRATION NO. 100486

PLANNER:  
KERRY R. GILBERT & ASSOCIATES, INC.  
Land Planning Consultants  
23501 CINCO RANCH BLVD., SUITE A-250  
KATY, TEXAS 77494  
(281) 578-0340





#### 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
- ↗ - INDICATES STREET NAME BREAK
- ⊙ - PLUGGED AND ABANDONED OIL OR GAS WELL LOCATION

#### GENERAL NOTES:

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

SITE TBM: 2844-1-25: TOP OF THE WORD "OPEN" ON SECOND FLUSH VALVE SOUTH OF UNIVERSITY BOULEVARD, WEST SIDE OF LJ PARKWAY; ELEV=73.82

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.

- 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. J515748823CPL3, EFFECTIVE DATE SEPTEMBER 19, 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 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.
- 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.
- THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE 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. 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.
- RIVERSTONE MARKET SWC LIES WITHIN SHADED ZONE "X" AS PER FLOOD INSURANCE RATE, MAP NUMBER 48157C0290L, 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.
- 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.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE STANDARDS IN CHAPTER FIVE, ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.

- 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.
- ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- THE MINIMUM SLAB ELEVATION SHALL BE 68.5 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR 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.
- EASEMENTS AND BUILDING LINES RECORDED IN THE PLAT OF PROVIDENCE AT RIVERSTONE SECTION ONE RECORDED IN PLAT NUMBER 20130129 OF THE FORT BEND COUNTY PLAT RECORDS.
- EASEMENTS AND BUILDING LINES RECORDED IN THE PLAT OF PROVIDENCE AT RIVERSTONE SECTION TWO RECORDED IN PLAT NUMBER 20130322 OF THE FORT BEND COUNTY PLAT RECORDS.
- 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.
- 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 THE A.D.A.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.

SATYA RIVER  
PLAT NO.20140102  
F.B.C.P.R.

UNIVERSITY BOULEVARD  
AT RIVERSTONE PHASE 3  
STREET DEDICATION PLAT  
PLAT NO. 20120117  
F.B.C.P.R.

CALL 597-7707 ACRES  
SUGAR LAND RANCH  
DEVELOPMENT II CORP.  
C.F. NO. 2006092799  
O.R.F.B.C.

CVS  
AT RIVERSTONE  
PLAT NO. 20130323  
F.B.C.P.R.

PROVIDENCE  
AT RIVERSTONE  
SECTION ONE  
PLAT NO.20130129  
F.B.C.P.R.

PROVIDENCE  
AT RIVERSTONE  
SECTION TWO  
PLAT NO.20130322  
F.B.C.P.R.

SILVER GROVE  
AT RIVERSTONE  
PLAT NO.20100183  
F.B.C.P.R.

SILVER GROVE  
AT RIVERSTONE  
SECTION 2  
PLAT NO.2012007  
F.B.C.P.R.

UNIVERSITY BOULEVARD  
AT RIVERSTONE PHASE 2  
STREET DEDICATION PLAT  
PLAT NO. 20120038  
F.B.C.P.R.

NOBLE SEVEN  
AT RIVERSTONE  
PLAT NO.20160144  
F.B.C.P.R.

CALL 597-7707 ACRES  
SUGAR LAND RANCH  
DEVELOPMENT II CORP.  
C.F. NO. 2006092799  
O.R.F.B.C.

WATERSIDE  
AT RIVERSTONE  
PLAT NO.20120150  
F.B.C.P.R.

## RIVERSTONE MARKET SWC

BEING 7.30 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54,  
SUGAR LAND E.T.J.  
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE

SCALE: 1"= 60' DATE: SEPTEMBER, 2018

RIVERSTONE DEVELOPMENT

#### OWNERS:

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

#### PREPARED BY:

**Costello**

#### ENGINEER/SURVEYOR:

2107 CityWest Blvd.  
1st Floor  
HOUSTON, TEXAS 77042  
(713) 763-7768 FAX: 713-763-3580  
TBPB FIRM REGISTRATION NO. 280  
TBPB FIRM REGISTRATION NO. 100486

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