

# PLAT RECORDING SHEET

**PLAT NAME:** Arista Riverstone Active Adult Community

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

**ACREAGE:** 6.6971

**LEAGUE:** William Little Survey

**ABSTRACT NUMBER:** 54

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Riverstone QI, Ltd.

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, RIVERSTONE QI, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, KEVIN M. KIRTON, CHIEF EXECUTIVE OFFICER, HERINAFTER REFERRED TO AS OWNERS OF THE 6.6971 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF ARISTA RIVERSTONE ACTIVE ADULT COMMUNITY, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS ARISTA RIVERSTONE ACTIVE ADULT COMMUNITY, 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, RIVERSTONE QI, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, ITS \_\_\_\_\_, THEREUNTO AUTHORIZED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

RIVERSTONE QI, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
GENERAL PARTNER IS R QI GP, LLC  
BY: BUCKHEAD INVESTMENT PARTNERS, INC.

BY: \_\_\_\_\_  
NAME: KEVIN M. KIRTON  
TITLE: CHIEF EXECUTIVE OFFICER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN M. KIRTON, CHIEF EXECUTIVE OFFICER, OF THE RIVERSTONE QI, LTD., A TEXAS LIMITED PARTNERSHIP, 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

\_\_\_\_\_  
PRINT NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_

**LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT**

WE, INTERNATIONAL BANK OF COMMERCE, A TEXAS STATE BANKING CORPORATION, ARE THE OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ARISTA RIVERSTONE ACTIVE ADULT COMMUNITY, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2017022087 AND 2017064750, 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.

INTERNATIONAL BANK OF COMMERCE,  
A TEXAS STATE BANKING CORPORATION

\_\_\_\_\_  
CRAIG A. BUNK  
TITLE: EXECUTIVE VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRAIG A. BUNK EXECUTIVE VICE PRESIDENT, OF INTERNATIONAL BANK OF COMMERCE, A TEXAS STATE BANKING 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 LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
NOTARY PUBLIC AND  
FOR THE STATE OF \_\_\_\_\_

\_\_\_\_\_  
PRINT NAME  
MY COMMISSION EXPRES: \_\_\_\_\_

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.

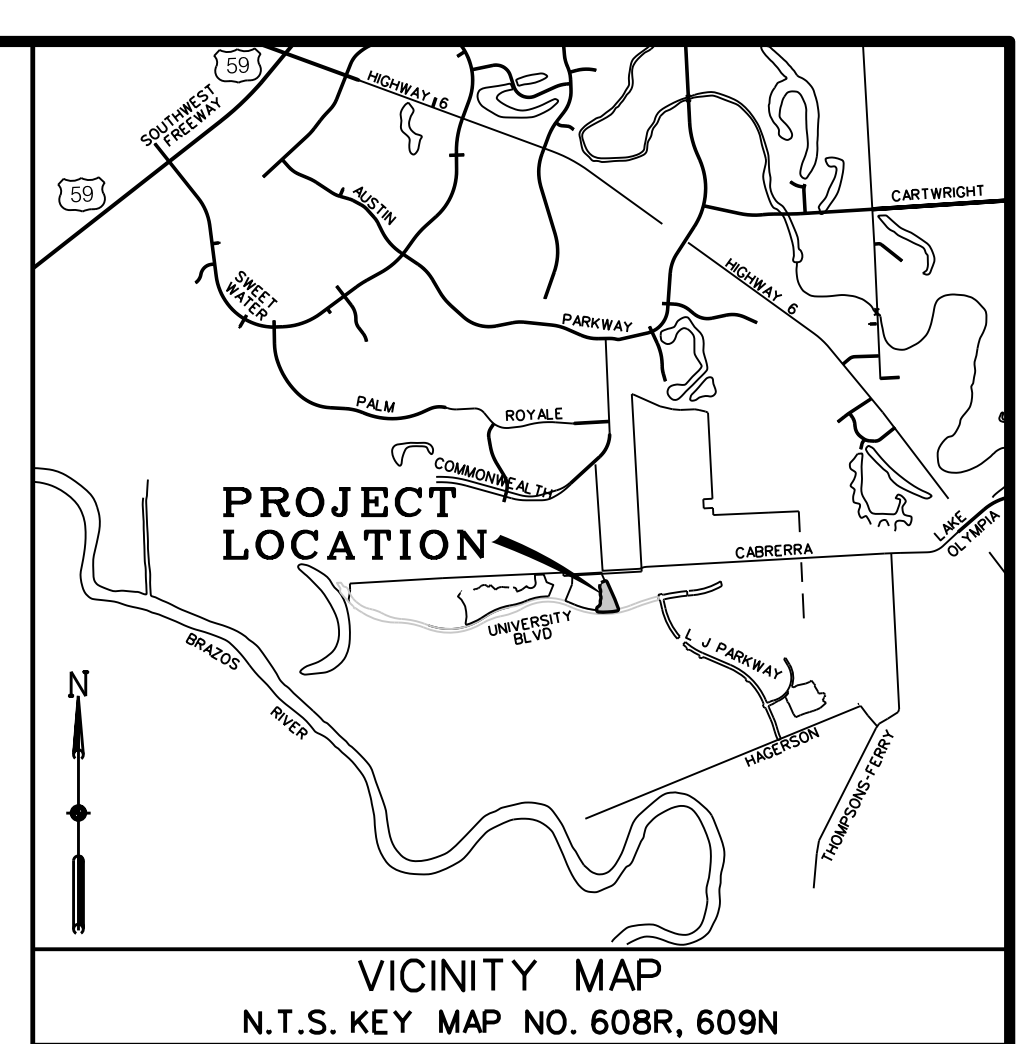
\_\_\_\_\_  
CHAD E. HABLINSKI  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 85466

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 \_\_\_\_\_, 2019.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
JOE R. ZIMMERMAN, MAYOR GLENDA GUNDERMANN, CITY SECRETARY

BY: \_\_\_\_\_  
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. 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

\_\_\_\_\_  
GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

\_\_\_\_\_  
KP GEORGE  
COUNTY JUDGE

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

\_\_\_\_\_  
KEN DeMERCHANT  
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 \_\_\_\_\_, 2019, 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

# ARISTA RIVERSTONE ACTIVE ADULT COMMUNITY

BEING 6.6971 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54,  
CITY OF SUGAR LAND E.T.J.  
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE

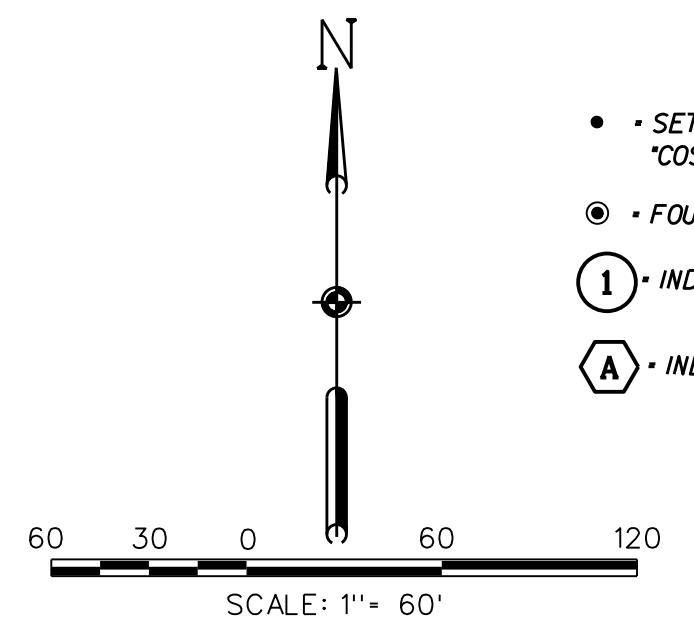
DATE: FEBRUARY, 2019

RIVERSTONE DEVELOPMENT

OWNER\DEVELOPER:  
RIVERSTONE QI, LTD.  
A TEXAS LIMITED PARTNERSHIP  
GENERAL PARTNER IS R QI GP, LLC  
KEVIN M. KIRTON, CHIEF EXECUTIVE OFFICER  
BUCKHEAD INVESTMENT PARTNERS, INC.  
2836 AMHERST STREET, SUITE F  
HOUSTON, TX 77005  
713-822-1800

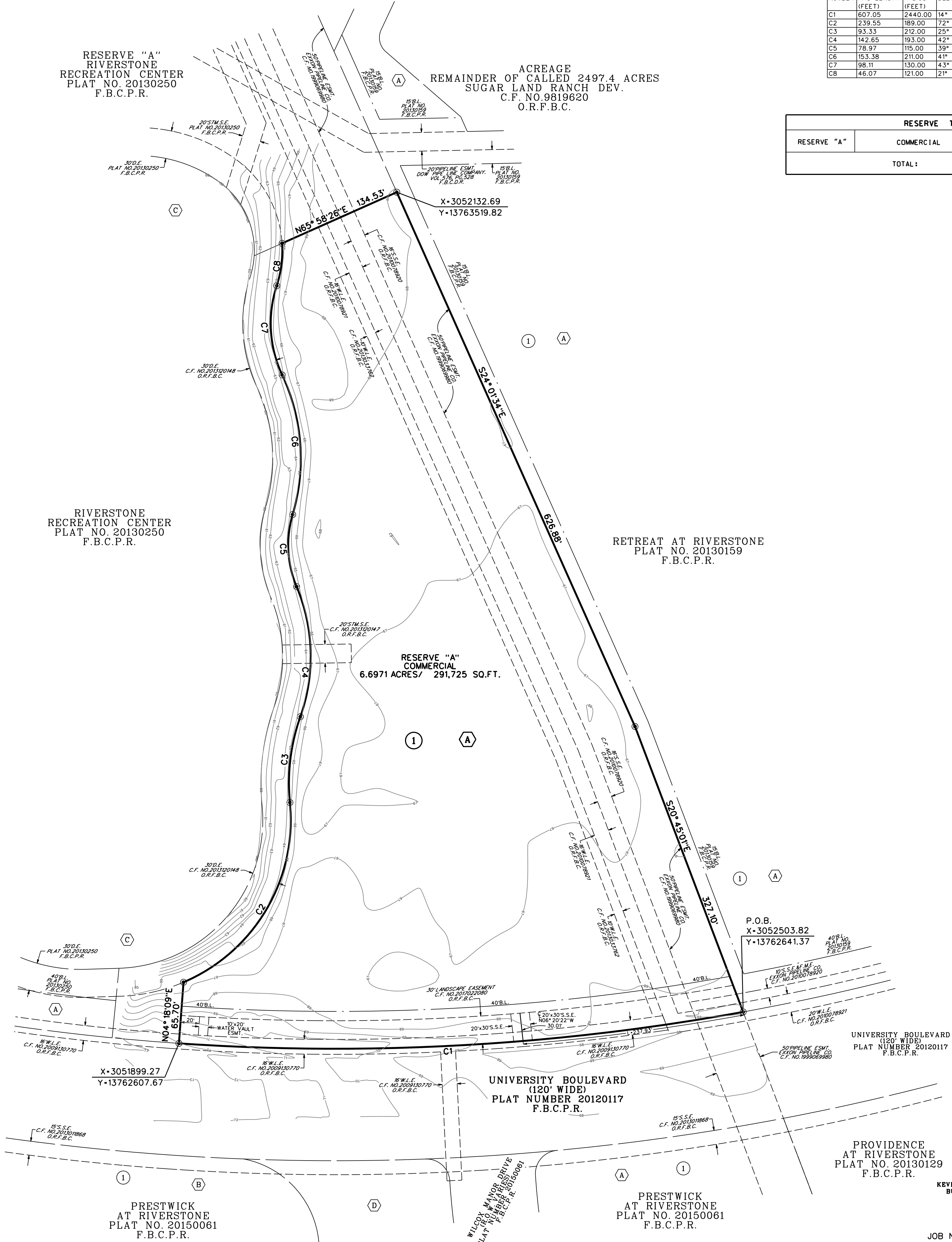
ENGINEER/SURVEYOR:  
**Costello**

2107 CITY WEST 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 BLOCK NUMBER
  - Ⓐ INDICATES RESERVE

- GENERAL NOTES:**
1. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD 1929 DATUM, 1973 ADJUSTMENT.
  2. SITE TBM: CUT "X" IN EASTBOUND LANE OF UNIVERSITY BOULEVARD, 92-FEET EAST OF THE CENTERLINE OF WILCOX MANOR DRIVE, 25-FEET NORTH OF SOUTH CURB LINE OF UNIVERSITY BOULEVARD: ELEV = 67.89.
  3. 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.
  4. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
  5. THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
  6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY RIVERWAY TITLE FILE NO. 180349-JK, EFFECTIVE DATE FEBRUARY 13, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  7. 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.
  8. 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.
  9. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
  10. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
  11. 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 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.
  12. WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
  13. 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 THIS 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.
  14. ARISTA RIVERSTONE ACTIVE ADULT COMMUNITY LIES WITHIN SHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP NUMBER 48157C09ML DATED APRIL 2, 2014.
  15. 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.
  16. 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.
  17. 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 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.
  18. ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
  19. 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.
  20. 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.
  21. ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
  22. THE MINIMUM SLAB ELEVATION SHALL BE 68.50 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.
  23. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  24. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  25. 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.
  26. 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.
  27. THIS PLAT LIES WITHIN "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
  28. AGE-RESTRICTED RESIDENTIAL USE SHALL REQUIRE:
    - AT LEAST ONE (1) RESIDENT OF EVERY UNIT MUST BE 55 YEARS OF AGE OR OLDER
    - ALL HABITABLE UNITS WILL BE ACCESSIBLE FROM CLIMATE-CONTROLLED, INTERIOR CORRIDORS.
    - SITE WILL HAVE A MAXIMUM OF 190 UNITS.
    - SITE WILL BE SERVED BY ON-SITE COMMON DINING AREA AND FITNESS/WELLNESS FACILITIES.
    - SITE WILL REMAIN SUBJECT TO APPLICABLE COMMUNITY ARCHITECTURAL GUIDELINES AND DEED RESTRICTIONS.
    - SITE WILL PROVIDE OPTIONAL HOUSEKEEPING AND TRANSPORTATION SERVICES FOR RESIDENTS.

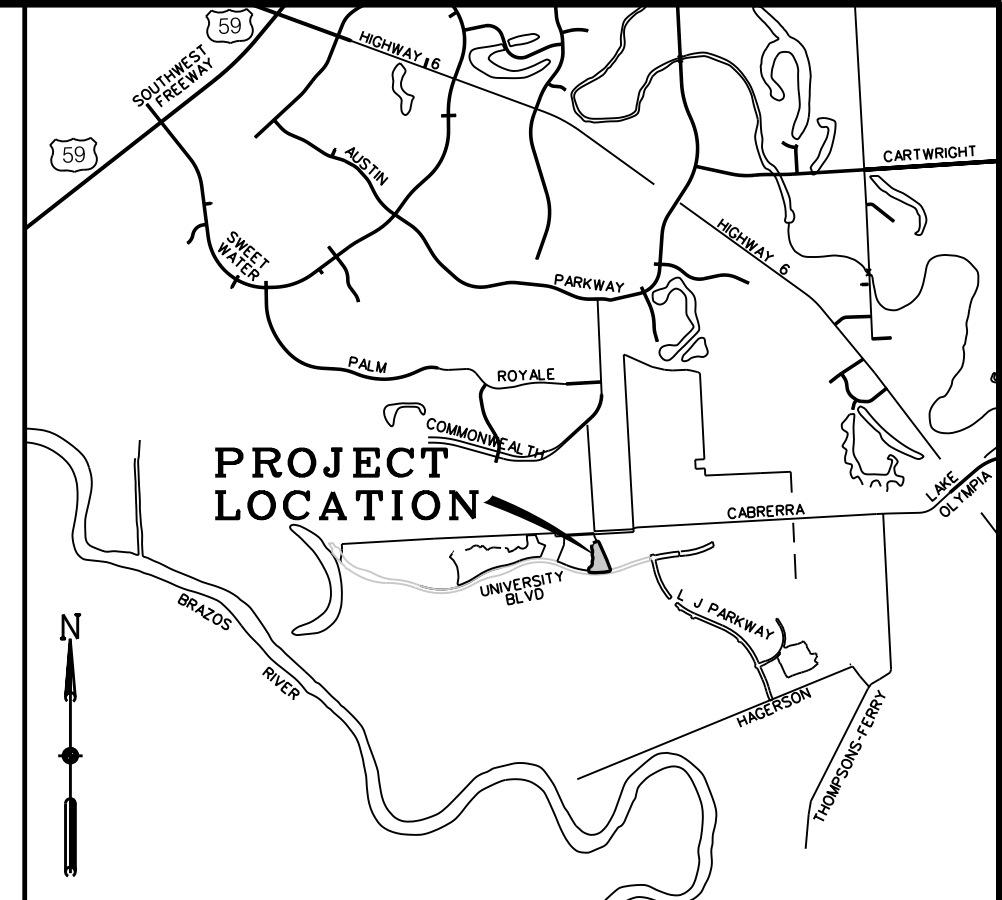


**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	607.05	2440.00	14° 15' 17"	S86° 48' 34" W	605.48
C2	239.55	189.00	72° 37' 16"	N30° 37' 11" E	223.84
C3	93.33	212.00	25° 13' 29"	N06° 55' 17" E	92.58
C4	142.65	193.00	42° 20' 49"	N01° 38' 23" W	139.42
C5	78.97	105.00	39° 20' 48"	N03° 08' 24" W	77.43
C6	153.38	211.00	41° 39' 0"	N04° 17' 30" W	150.03
C7	98.11	130.00	43° 14' 24"	N03° 29' 48" W	95.80
C8	46.07	121.00	21° 48' 50"	N07° 13' 00" E	45.79

**RESERVE TABLE**

RESERVE "A"	COMMERCIAL	6.6971 AC. / SO. FT. 291,725
TOTAL:		6.6971 AC. / SO. FT. 291,725



**ABBREVIATION LEGEND**

B.L.	BUILDING LINE
C.F. NO.	CLERKS FILE NO.
CO.	COMPANY
D.E.	DRAINAGE EASEMENT
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
D.R.F.B.C.	OFFICIAL RECORDS FORT BEND COUNTY
F.M.E.	FORCE MAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
VOL. PG.	VOLUME AND PAGE
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
CL	CENTERLINE
ESMT.	EASEMENT
MIN FF	MINIMUM FINISHED FLOOR

# ARISTA RIVERSTONE ACTIVE ADULT COMMUNITY

BEING 6.6971 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54,  
CITY OF SUGAR LAND E.T.J.  
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE

SCALE: 1"=60' DATE: FEBRUARY, 2019

RIVERSTONE DEVELOPMENT

OWNER/DEVELOPER:  
RIVERSTONE OI, LTD.  
A TEXAS LIMITED PARTNERSHIP  
GENERAL PARTNER IS R OI, GP, LLC

ENGINEER/SURVEYOR:  
**Costello**  
2107 CITY WEST BOULEVARD  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TYPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486

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

PRESTWICK  
AT RIVERSTONE  
PLAT NO. 20150061  
F.B.C.P.R.

PRESTWICK  
AT RIVERSTONE  
PLAT NO. 20150061  
F.B.C.P.R.

JOB NO. 2017-186-022  
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