

PLAT RECORDING SHEET

PLAT NAME: Avalon at Riverstone, Section Nineteen

PLAT NO: _____

ACREAGE: 43.63

LEAGUE: William Little Survey

ABSTRACT NUMBER: 54

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 66

NUMBER OF RESERVES: 11

OWNERS: Taylor Morrison of Texas, Inc., & Fort Bend County Levee Improvement

District No. 15

(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, HEREINAFTER REFERRED TO AS OWNER OF 30.14 ACRES WITHIN THE 43.63 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT RIVERSTONE SECTION NINETEEN AND FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15 HEREINAFTER REFERRED TO AS OWNER OF 4.65 ACRES (RESERVE "B") AND 8.84 ACRES (RESERVE "C") ACTING BY AND THROUGH, DARRELL GROVES, PRESIDENT, EACH HEREINAFTER REFERRED TO AS OWNERS WITHIN THE 43.63 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT RIVERSTONE SECTION NINETEEN, 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 NINETEEN, LOCATED IN THE WILLIAM LITTLE SURVEY, A-54, FORT BEND, COUNTY TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE AS SUCH, ALL STREETS (EXCEPT STREETS DESIGNATED AS PRIVATE) AND EASEMENTS SHOWN THEREON FOREVER AND DO 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 DO HEREBY BIND THEMSELVES, AND THEIR 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 _____, 2019.

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 _____, 2019.

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 DARRELL GROVES, ITS PRESIDENT.

THIS _____ DAY OF _____, 2019.

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15

BY: _____
DARRELL GROVES, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARRELL GROVES, 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 _____, 2019.

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 NINETEEN, 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 _____, 2019.

NOTARY PUBLIC 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 NINETEEN, 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 _____, 2019.

NOTARY PUBLIC 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 NINETEEN, 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 _____, 2019.

NOTARY PUBLIC 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

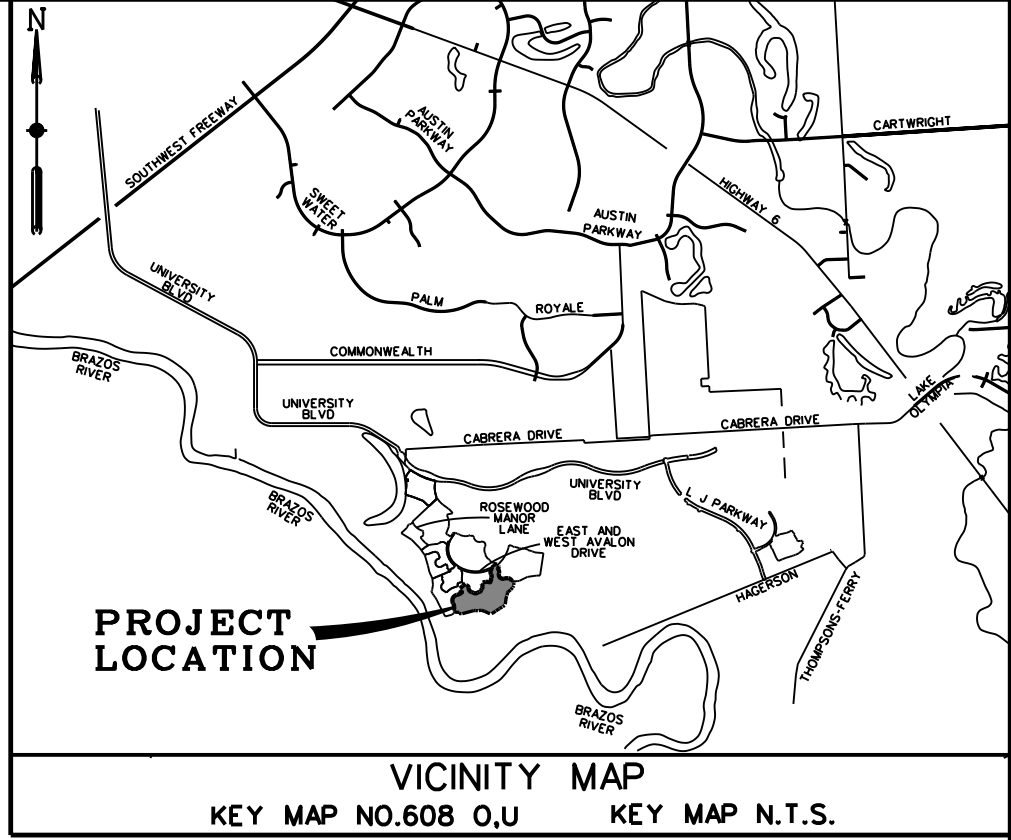
I, GUY L. HUMPHREY, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF SUGAR LAND.

GUY L. HUMPHREY
TEXAS LICENSE NO. 106072

THIS _____ DAY OF _____, 2019.

BY: _____
KATHY HUEBNER, CHAIR

BY: _____
GLENDA GUNDERMANN, CITY SECRETARY



I, J. STACY SLAWINSKI, 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.

J. STACY SLAWINSKI, 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 R. 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, 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 NINETEEN

BEING 43.63 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
SUGAR LAND E.T.J.
FORT BEND COUNTY, TEXAS

66 LOTS 3 BLOCKS 11 RESERVES

DATE: MARCH, 2019

RIVERSTONE DEVELOPMENT

OWNER:
FORT BEND COUNTY LEVEE
IMPROVEMENT DISTRICT NO. 15

DARRELL GROVES, PRESIDENT
C/O THE MULLER LAW GROUP, PLLC
202 CENTURY SQUARE BLVD.
SUGAR LAND, TEXAS 77478
PHONE: 281-598-3035

OWNER / DEVELOPER:
TAYLOR MORRISON OF TEXAS, INC.

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

PREPARED BY:



ENGINEER/SURVEYOR:

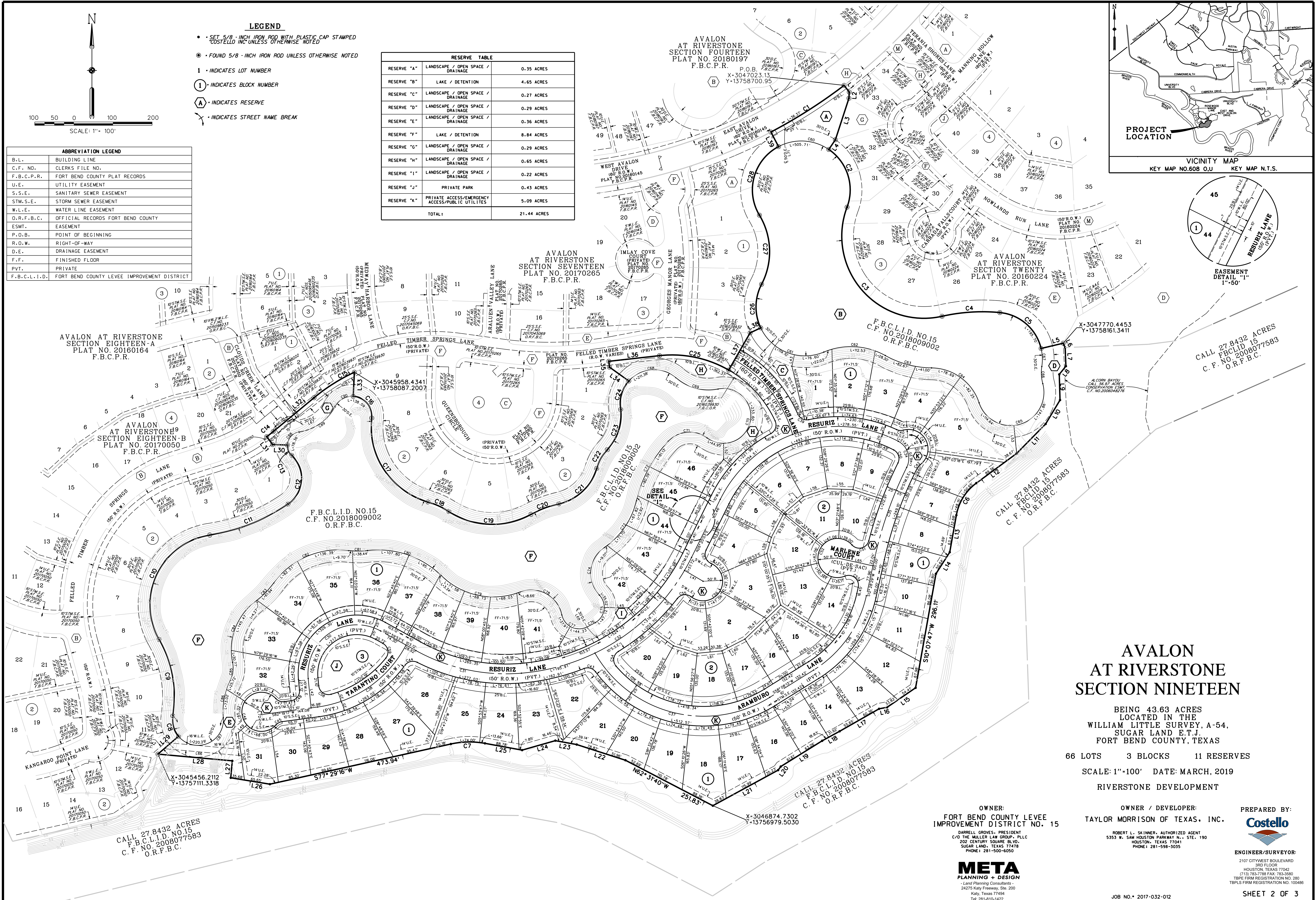
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPB FIRM REGISTRATION NO. 280
TBPBS FIRM REGISTRATION NO. 100486

META
PLANNING + DESIGN

Land Planning Consultants -
24275 Katy Freeway, Ste. 200
Katy, Texas 77484
Tel: 281-810-1422

JOB NO. • 2017-032-012

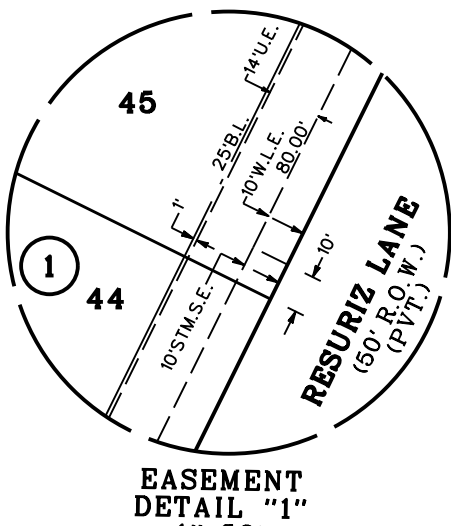
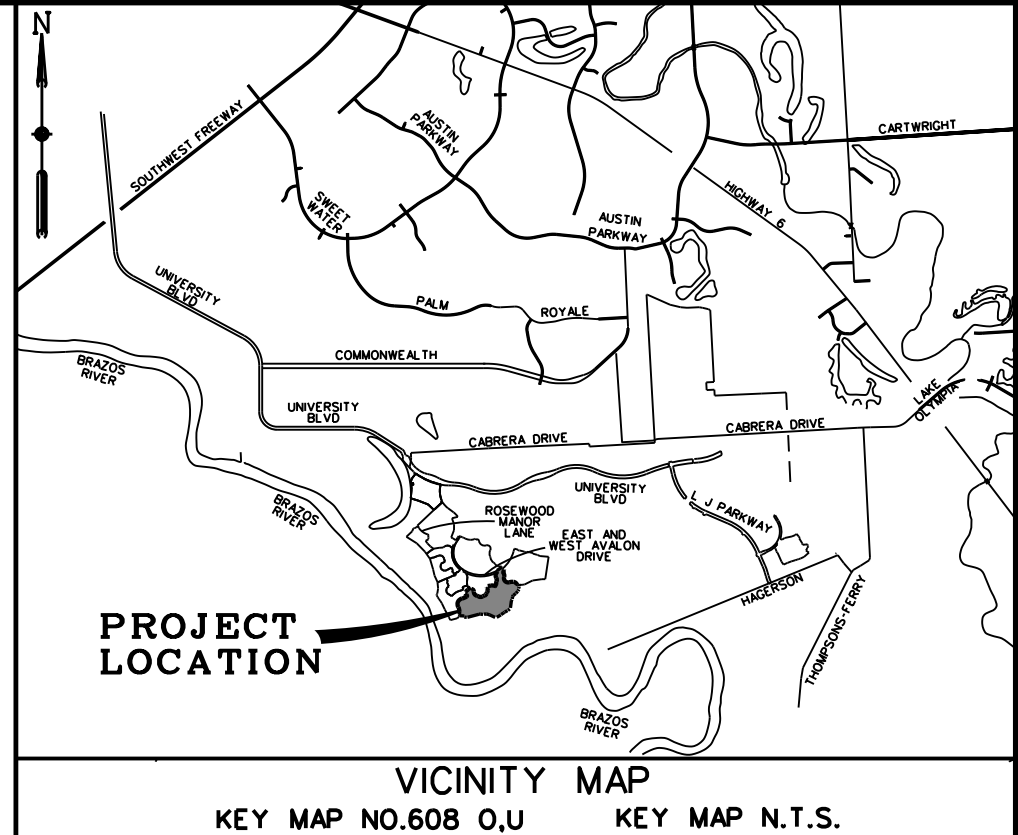
SHEET 1 OF 3



- 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
 - A • INDICATES RESERVE
 - • INDICATES STREET NAME BREAK

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.35 ACRES
RESERVE "B"	LAKE / DETENTION	4.65 ACRES
RESERVE "C"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.27 ACRES
RESERVE "D"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.29 ACRES
RESERVE "E"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.36 ACRES
RESERVE "F"	LAKE / DETENTION	8.84 ACRES
RESERVE "G"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.29 ACRES
RESERVE "H"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.65 ACRES
RESERVE "I"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.22 ACRES
RESERVE "J"	PRIVATE PARK	0.43 ACRES
RESERVE "K"	PRIVATE ACCESS/EMERGENCY ACCESS/PUBLIC UTILITIES	5.09 ACRES
TOTAL:		21.44 ACRES

ABBREVIATION LEGEND	
B.L.	BUILDING LINE
C.F. NO.	CLERKS FILE NO.
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
U.E.	UTILITY EASEMENT
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
ESMT.	EASEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
F.F.	FINISHED FLOOR
PVT.	PRIVATE
F.B.C.L.I.D.	FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT



AVALON AT RIVERSTONE SECTION NINETEEN

BEING 43.63 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
SUGAR LAND E.T.J.
FORT BEND COUNTY, TEXAS

66 LOTS 3 BLOCKS 11 RESERVES

SCALE: 1"=100' DATE: MARCH, 2019

RIVERSTONE DEVELOPMENT

OWNER:
FORT BEND COUNTY LEVEE
IMPROVEMENT DISTRICT NO. 15

OWNER / DEVELOPER:
TAYLOR MORRISON OF TEXAS, INC.

PREPARED BY:
Costello

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

ENGINEER/SURVEYOR:
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPB FIRM REGISTRATION NO. 280
TBPB FIRM REGISTRATION NO. 280

META
PLANNING + DESIGN
- Land Planning Consultants -
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

JOB NO. • 2017-032-012

SHEET 2 OF 3

GENERAL NOTES:

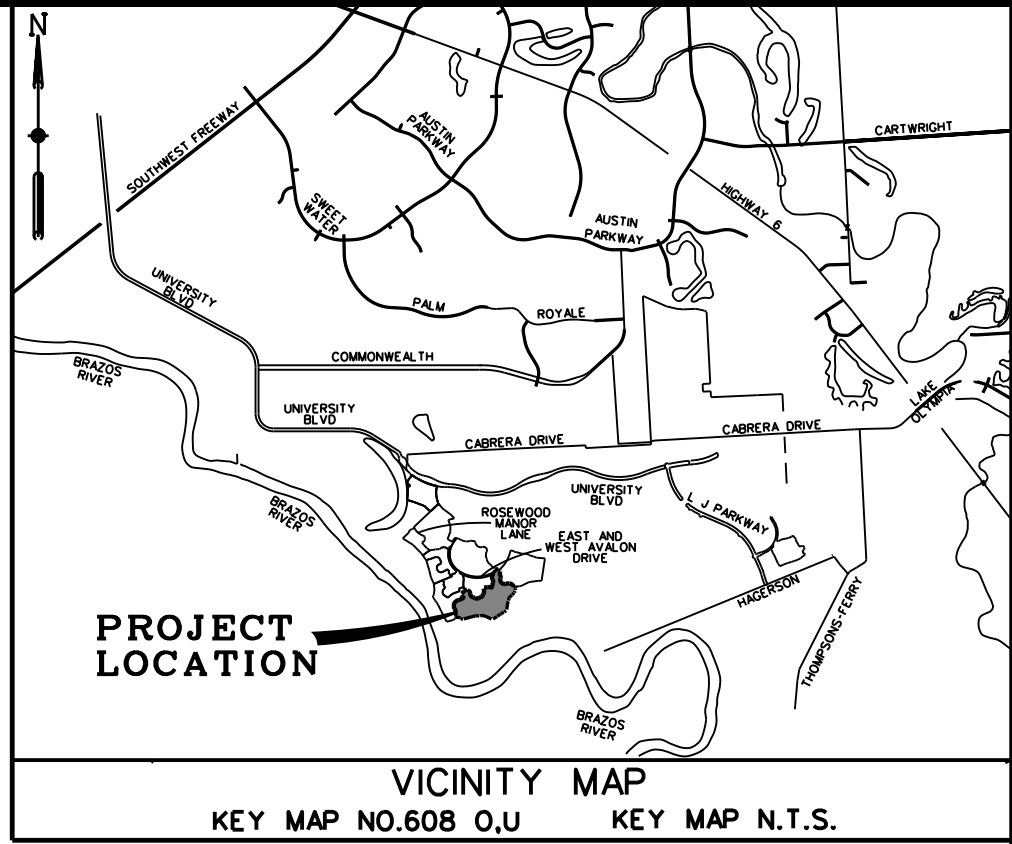
1. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD 1929 DATUM, 1973 ADJUSTMENT.
- SITE TBM: "X" CUT IN CONCRETE 17-FEET SOUTH OF CENTERLINE OF FELLED TIMBER SPRINGS LANE, 161-FEET EAST OF CENTERLINE OF GEORGES MANOR LANE, ELEVATION 65.80, NGVD 1929, 1973 ADJUSTMENT.
- TO CONVERT TO NAVD 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.
2. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
3. THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE FILE NO. 335404, EFFECTIVE DATE MAY 1, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 128, FORT BEND COUNTY LEVEE IMPROVEMENT 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.
6. 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.
7. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
8. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
9. 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.
10. WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
11. 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 HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
12. AVALON AT RIVERSTONE SECTION 19 LIES WITHIN SHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, NUMBER 48157C0290L DATED APRIL 2, 2014.
16. 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.
25. ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
26. 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.
27. 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.
29. 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.
30. 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.
33. PRIVATE STREET RESERVE "K", SHALL PROVIDE ACCESS TO POLICE, FIRE, EMERGENCY VEHICLES, UTILITY OPERATIONS AND MAINTENANCE, AND OTHER MUNICIPAL PERSONNEL AS NEEDED.
36. ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
37. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
38. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
39. THE MINIMUM SLAB ELEVATION SHALL BE 71.5 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.
40. THIS PLAT IS IN ACCORDANCE WITH THE AVALON AT RIVERSTONE PHASE II P.U.D. #2 APPROVED BY THE CITY OF SUGAR LAND CITY COUNCIL ON JUNE 03, 2014 AND RECORDED IN FILE NO.2014084243 OF THE O.R.F.B.C.
41. 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.U.D. AND RECORDED COVENANTS AND RESTRICTIONS.
42. 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.
43. 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.
44. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
45. THIS PLAT LIES WITHIN ZONE "L22" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S37°18'05"E	21.69
L2	S03°05'18"W	15.79
L3	S58°04'37"W	111.45
L4	S34°13'39"W	30.00
L5	N76°39'03"E	58.17
L6	S23°55'53"E	12.14
L7	S02°14'21"E	47.61
L8	S38°51'32"W	26.97
L9	S01°38'57"E	65.67
L10	S31°04'10"W	71.37
L11	S44°31'21"W	105.59
L12	S53°40'25"W	128.03
L13	S10°07'47"W	96.12
L14	S32°37'46"W	65.33
L15	S55°38'03"W	88.23
L16	S79°13'15"W	20.96
L17	S60°20'36"W	116.01
L18	S61°25'13"W	50.75
L19	S58°08'13"W	124.67
L20	S36°13'46"W	11.34
L21	S61°25'22"W	190.05
L22	N72°09'07"W	130.78
L23	N79°40'57"W	55.60
L24	S74°06'11"W	88.29
L25	N79°40'57"W	96.63
L26	N80°43'35"W	101.33
L27	N05°09'27"E	43.50
L28	N84°50'07"W	190.84
L29	N49°06'19"E	69.57
L30	N88°02'54"W	37.99
L31	N36°48'50"W	25.00
L32	N50°20'00"E	135.53
L33	S02°48'12"W	61.69
L34	N54°24'57"W	60.76
L35	N06°23'05"W	15.00
L36	N83°36'55"E	130.30
L37	N29°55'26"E	109.65
L38	N64°41'38"E	30.00
L39	N27°43'42"W	41.99
L40	N63°30'09"E	5.00
L41	S59°37'34"E	54.92
L42	S05°37'51"E	75.37
L43	N02°23'38"E	30.00
L44	N40°58'23"W	25.00
L45	N89°12'32"W	61.69
L46	N16°50'02"W	25.00
L47	N29°59'22"E	98.13
L48	S57°23'34"E	56.03
L49	S48°05'39"W	30.00
L50	S07°40'43"E	121.99
L51	N49°15'01"W	25.00
L52	N00°12'43"W	40.70
L53	S05°34'07"E	71.93
L54	S07°40'43"E	137.94
L55	N88°11'17"W	65.18
L56	S71°21'31"W	65.21
L57	S49°43'51"W	65.27
L58	S27°33'50"W	68.74
L59	S15°34'48"W	42.94
L60	S62°47'56"W	65.87
L61	S84°28'14"W	63.64
L62	N72°35'19"W	63.64
L63	N54°14'09"W	75.85
L64	N71°57'02"W	78.47
L65	N77°31'31"W	92.91
L66	N84°50'07"W	197.82
L67	S29°57'08"E	13.37
L68	S27°46'17"E	13.65
L69	N39°13'02"E	32.53
L70	N39°13'02"E	30.35
L71	N32°13'09"W	17.20
L72	N07°40'43"W	7.00

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	222.22	1330.00	9° 34' 24"	N57° 29'06"E	221.97
C2	166.73	125.00	76° 25' 17"	S17° 33'42"E	154.64
C3	452.25	210.00	123° 23' 28"	S41° 02'48"E	369.79
C4	148.63	470.00	18° 7' 8"	N86°19'02"E	148.01
C5	149.28	120.00	71° 16' 27"	S48°59'10"E	139.84
C6	98.80	130.00	43° 32' 38"	S31°54'06"W	96.44
C7	87.66	220.00	22° 49' 46"	S88°54'09"W	87.08
C8	55.67	65.00	49° 4' 24"	N15°29'13"W	53.99
C9	202.34	300.00	38° 38' 37"	N10°16'20"W	198.52
C10	348.71	180.00	110° 59' 54"	N25°54'18"E	296.68
C11	217.14	480.00	25° 55' 10"	N68°26'40"E	215.29
C12	142.77	80.00	102° 15' 7"	N04°21'32"E	124.56
C13	29.76	35.00	48° 43' 8"	N22°24'28"W	28.87
C14	21.16	425.00	2° 51' 10"	N51°45'35"E	21.16
C15	122.34	475.00	14° 45' 25"	N57°42'42"E	122.00
C16	81.65	50.00	93° 34' 4"	S40°24'46"E	72.88
C17	280.66	200.00	80° 24' 10"	S33°49'49"E	258.19
C18	58.88	200.00	16° 52' 4"	S65°35'52"E	58.67
C19	220.50	205.00	61° 37' 44"	S87°58'42"E	210.03
C20	76.57	270.00	16° 14' 58"	N69°19'55"E	76.32
C21	138.62	130.00	61° 5' 47"	N46°54'31"E	132.15
C22	55.78	120.00	26° 37' 56"	N29°40'36"E	55.28
C23	111.93	130.00	49° 19' 54"	N18°19'37"E	108.50
C24	78.15	86.62	51° 41' 21"	N15°59'04"E	75.52
C25	183.77	290.00	36° 18' 31"	S78°13'50"E	180.71
C26	115.44	125.00	52° 54' 57"	N01°09'06"E	111.39
C27	184.60	180.00	58° 45' 41"	N01°46'16"W	176.62
C28	203.82	125.00	93° 25' 25"	N15°33'36"E	181.98
C29	247.65	320.00	44° 20' 28"	N37°54'20"W	241.51
C30	271.91	125.00	124° 37' 58"	N56°41'08"E	221.38
C31	280.10	475.00	33° 47' 10"	S77°53'28"E	276.06
C32	549.81	535.00	58° 52' 54"	N55°46'30"E	625.93
C33	533.05	335.00	91° 10' 10"	N71°55'08"E	478.57
C34	77.67	50.00	88° 59' 55"	S17°59'49"E	70.09
C35	244.83	1000.00	14° 1' 39"	S19°29'19"W	244.22
C36	239.09	300.00	45° 39' 44"	S35°18'21"W	232.81
C37	514.60	320.00	92° 8' 23"	N75°47'36"W	460.92
C38	286.50	300.00	54° 43' 3"	N54°57'45"E	275.74
C39	34.23	25.00	78° 27' 34"	S62°38'40"E	31.62
C40	17.45	25.00	40° 0' 11"	S85°16'04"E	17.10
C41	138.37	50.00	158° 33' 17"	S25°59'31"E	98.25
C42	114.42	25.00	26° 10' 20"	S40°19'57"W	11.32
C43	32.60	25.00	74° 42' 48"	N74°05'44"W	30.34
C44	35.35	25.00	81° 0' 33"	N76°27'21"E	32.48
C45	17.69	25.00	40° 32' 9"	S62°03'12"W	17.32
C46	240.47	50.00	275° 33' 10"	N00°26'17"W	67.20
C47	24.01	25.00	55° 1' 1"	S70°10'13"E	23.09
C48	38.38	25.00	87° 57' 8"	N38°20'43"E	34.72
C49	37.72	25.00	86° 27' 2"	N18°26'05"E	34.24
C50	38.83	25.00	88° 59' 55"	S17°59'49"E	35.05
C51	53.87	25.00	123° 27' 3"	S76°19'36"W	44.03
C52	218.58	50.00	250° 28' 42"	S12°48'46"W	81.68
C53	54.50	25.00	124° 54' 4"	S49°58'33"E	44.33
C54	43.25	25.00	99° 7' 53"	N08°57'15"E	38.06
C55	39.31	25.00	90° 6' 11"	N82°43'47"E	35.39
C56	169.37	50.00	194° 5' 18"	N30°44'13"E	99.25
C57	40.42	25.00	92° 38' 29"	N18°59'11"E	36.16
C58	43.67	25.00	100° 4' 46"	N55°40'14"W	38.32
C59	43.56	25.00	99° 49' 48"	S11°04'59"E	38.25
C60	135.17	125.00	61° 57' 21"	N86°45'01"W	128.68
C61	190.70	125.00	87° 24' 36"	S69°00'40"E	172.74
C62	82.86	180.00	51° 50' 20"	S86°47'48"E	157.36
C63	123.67	250.00	28° 20' 38"	S75°02'57"E	122.42
C64	160.94	130.00	70° 55' 56"	S53°45'18"E	150.86
C65	262.50	85.00	176° 56' 36"	N73°14'22"E	169.94
C66	44.07	105.00	24° 2' 49"	N03°12'32"W	43.75
C67	46.42	120.00	22° 9' 50"	N02°18'02"W	46.13
C68	133.24	86.62	88° 7' 32"	N85°53'31"E	120.49
C69	115.88	125.00	53° 7' 4"	S74°51'34"E	111.78
C70	278.55	70.00	227° 59' 47"	S12°34'47"W	127.90
C71	108.86	75.00	83° 9' 33"	S84°59'55"W	99.55
C72	174.44	330.00	30° 17' 13"	S28°16'32"W	172.42
C73	148.53	200.00	42° 33' 7"	S34°24'29"W	145.14
C74	138.90	80.00	99° 28' 57"	S05°56'34"W	122.10
C75	82.14	45.00	104° 35' 16"	S08°29'43"W	71.20
C76	24.12	480.00	2° 52' 43"	S62°15'43"W	24.11
C77	82.14	45.00	104° 35' 16"	N64°02'18"W	71.20
C78	138.58	80.00	99° 14' 50"	N61°22'05"W	121.89
C79	217.00	190.00	65° 26' 12"	N78°16'24"W	205.39
C80	206.25	230.00	51° 22' 47"	N71°14'42"W	199.41
C81	48.14	195.00	14° 8' 39"	N89°57'46"W	48.02
C82	218.90	205.00	61° 10' 47"	S66°37'10"W	208.64
C83	66.21	220.00	17° 14' 35"	S44°39'04"W	65.96
C84	176.24	155.00	65° 8' 51"	S20°41'56"W	166.90
C85	46.64	70.00	38° 10' 30"	S07°12'45"W	45.78
C86	98.74	180.00	31° 25' 51"	S10°35'05"W	97.51
C87	164.62	65.00	145° 6' 25"	S67°25'22"W	124.02
C88	48.60	35.00	79° 33' 23"	N41°43'48"E	44.79
C89	116.44	125.00	53° 22' 26"	N54°49'16"E	112.28
C90	56.43	50.00	64° 40' 9"	N60°28'08"E	53.49



AVALON AT RIVERSTONE SECTION NINETEEN

BEING 43.63 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
SUGAR LAND E.T.J.
FORT BEND COUNTY, TEXAS

66 LOTS 3 BLOCKS 11 RESERVES

DATE: MARCH, 2019

RIVERSTONE DEVELOPMENT

OWNER:
FORT BEND COUNTY LEVEE
IMPROVEMENT DISTRICT NO. 15

OWNER / DEVELOPER:
TAYLOR MORRISON OF TEXAS, INC.

PREPARED BY:



ENGINEER/SURVEYOR:

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

META
PLANNING + DESIGN

- Land Planning Consultants -
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

JOB NO.: 2017-032-012

SHEET 3 OF 3