

**PLAT RECORDING SHEET**

**PLAT NAME:** The Village at Riverstone Assisted Living

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

**ACREAGE:** 12.70

**LEAGUE:** William Stafford Survey

**ABSTRACT NUMBER:** 89

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 2

**OWNERS:** SRGL Riverstone Owner, L.P., & Fort Bend County Levee Improvement  
District No. 15

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, SRGL RIVERSTONE OWNER, L.P. A DELAWARE LIMITED PARTNERSHIP ACTING BY AN THROUGH ITS GENERAL PARTNER SRGL RIVERSTONE OWNER GP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, NATE BAGNASCHI, AUTHORIZED SIGNATORY, AND FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15, ACTING BY AND THROUGH DARRELL GROVES, PRESIDENT, HERINAFTER REFERRED TO AS OWNERS OF THE 12.70 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE VILLAGE AT RIVERSONE ASSISTED LIVING, 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 RIVERSONE ASSISTED LIVING, 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, SRGL RIVERSTONE OWNER, L.P. A DELAWARE LIMITED PARTNERSHIP ACTING BY AN THROUGH ITS GENERAL PARTNER SRGL RIVERSTONE OWNER GP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY NATE BAGNASCHI, AUTHORIZED SIGNATORY, THEREUNTO AUTHORIZED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SRGL RIVERSTONE OWNER, L.P.  
A DELAWARE LIMITED PARTNERSHIP  
BY: SRGL RIVERSTONE OWNER GP, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
NATE BAGNASCHI, AUTHORIZED SIGNATORY

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATE BAGNASCHI, AUTHORIZED SIGNATORY, OF SRGL OF RIVERSTONE OWNER GP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OF SRGL RIVERSTONE OWNER, L.P. A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

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 \_\_\_\_\_, 2020.

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15

BY: \_\_\_\_\_  
DARRELL GROVES  
PRESIDENT

STATE OF TEXAS  
COUNTY 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 NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

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

WE, ZIONS BANCORPORATION, N.A. dba VECTRA BANK COLORADO, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS THE VILLAGE AT RIVERSTONE ASSISTED LIVING, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBERS 2020036453, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT AND SAID LIENS AND WE CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

ZIONS BANCORPORATION, N.A.  
dba VECTRA BANK COLORADO

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

THE STATE OF COLORADO  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY

APPEARED \_\_\_\_\_ OF ZIONS BANCORPORATION, N.A. dba VECTRA BANK COLORADO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

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.

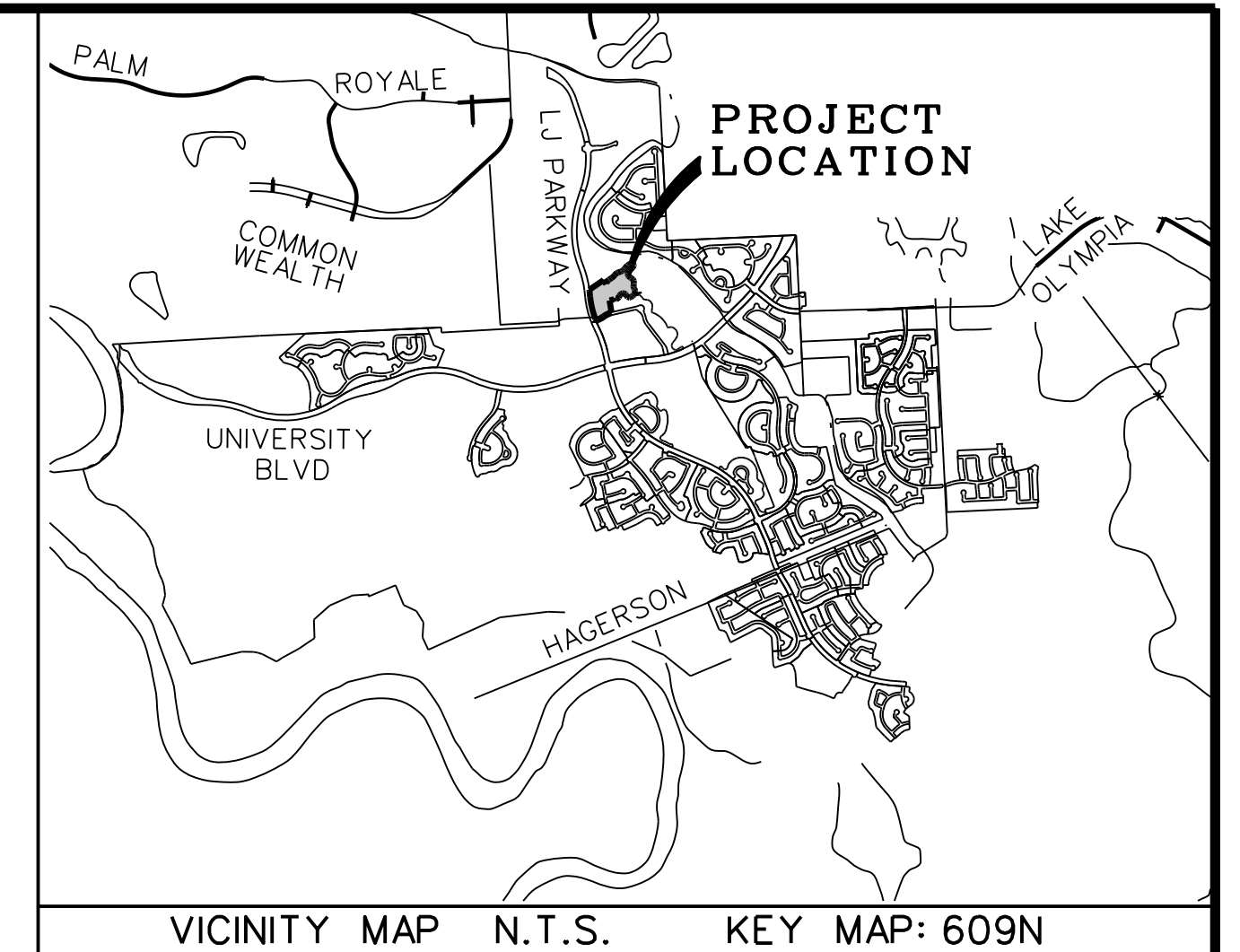
\_\_\_\_\_  
CHAD E. HABLINSKI  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 85466

THIS IS TO CERTIFY THAT THIS PLAT IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODES SECTION 212.0065 AND METES 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 \_\_\_\_\_, 2020.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
JOE R. ZIMMERMAN, MAYOR THOMAS HARRIS III,  
CITY SECRETARY

BY: \_\_\_\_\_  
MIKE GOODRUM, CITY MANAGER



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. 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
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 \_\_\_\_\_, 2020, 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 ASSISTED LIVING

BEING 12.70 ACRES  
LOCATED IN THE  
WILLIAM STAFFORD SURVEY, A-89  
SUGAR LAND E.T.J.  
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 2 RESERVES

DATE: APRIL, 2020

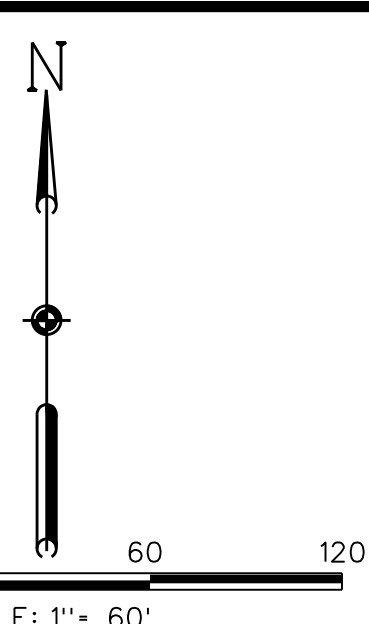
RIVERSTONE DEVELOPMENT

OWNERS:  
FORT BEND COUNTY LEVEE  
IMPROVEMENT DISTRICT NO. 15  
DARRELL GROVES, PRESIDENT  
C/O THE MILLER LAW GROUP, PLLC  
202 CENTURY SQUARE BLVD.  
SUGAR LAND, TEXAS 77478  
PHONE: 281-500-6050

OWNERS:  
SRGL RIVERSTONE OWNER, L.P.,  
A DELAWARE LIMITED PARTNERSHIP  
NATE BAGNASCHI, AUTHORIZED SIGNATORY  
533 SOUTH THIRD STREET, SUITE 100  
MINNEAPOLIS, MN 55415



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



**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
- Ⓢ PLUGGED OR ABANDONED OIL OR GAS WELL LOCATION

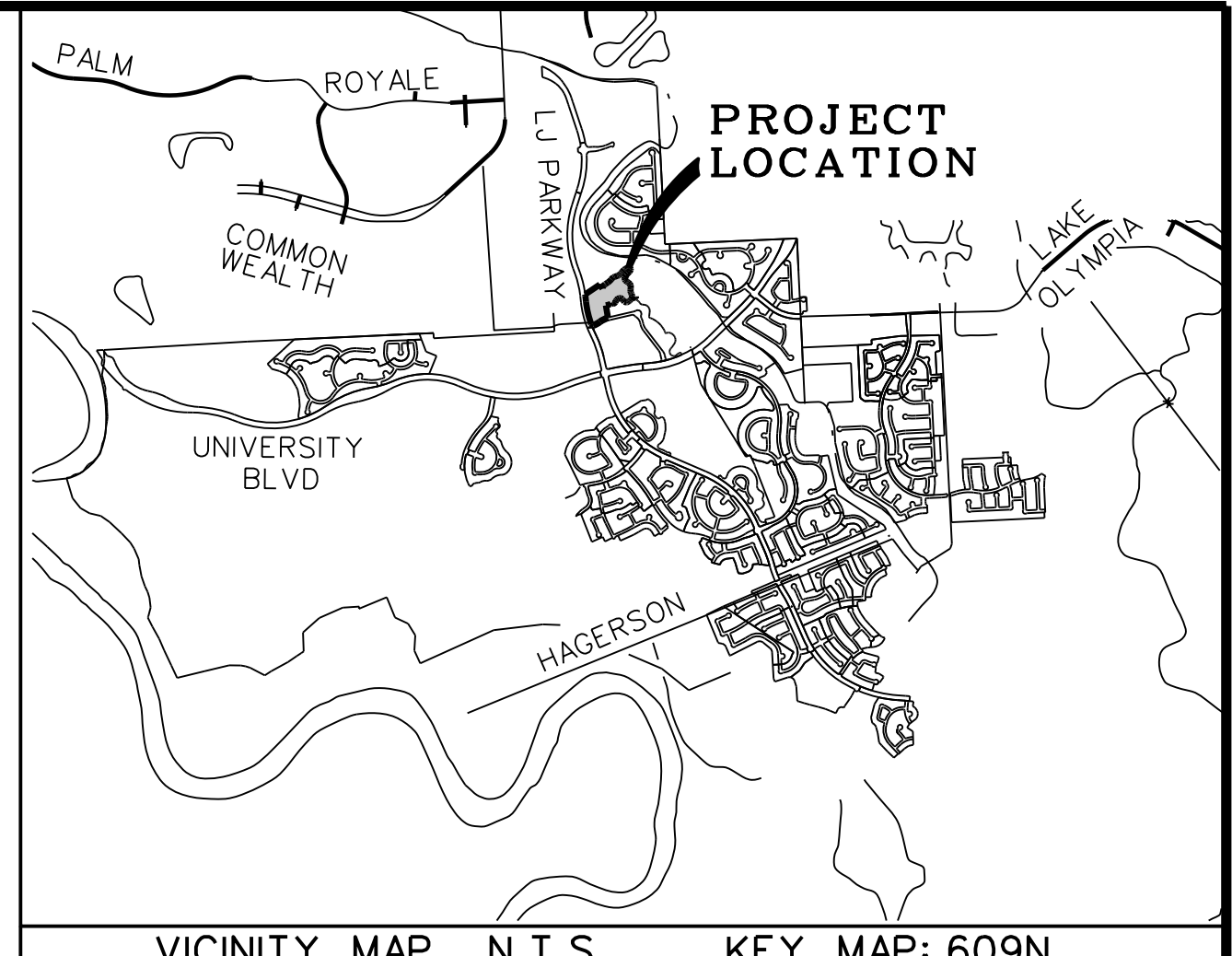
**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)	
C1	482.27	1947.50	14° 11' 18"	N13° 16' 53" W	481.04	
C2	27.15	2052.50	0° 45' 29"	N06° 53' 58" W	27.15	
C3	47.37	76.50	35° 28' 42"	N11° 59' 03" E	46.62	
C4	33.25	146.00	13° 2' 51"	N37° 44' 07" E	33.18	
C5	28.72	145.00	11° 21' 1"	N47° 26' 02" E	28.68	
C6	12.25	231.50	3° 1' 57"	N56° 24' 20" E	12.25	
C7	95.17	268.50	20° 18' 32"	N46° 46' 26" E	94.67	
C8	61.63	167.00	21° 8' 37"	N48° 03' 05" E	61.28	
C9	25.19	109.00	13° 14' 23"	N65° 15' 26" E	25.13	
C10	60.60	751.66	4° 37' 8"	N71° 06' 34" E	60.58	
C11	22.53	100.00	12° 54' 37"	N67° 00' 32" E	22.48	
C12	23.20	232.00	6° 25' 27"	N50° 26' 15" E	23.00	
C13	25.06	208.00	6° 54' 15"	N40° 20' 31" E	25.05	
C14	28.79	7783.00	0° 12' 43"	N39° 33' 17" E	28.79	
C15	50.99	345.00	8° 28' 5"	N42° 56' 48" E	50.94	
C16	15.34	101.05	8° 41' 59"	N51° 59' 16" E	15.33	
C17	19.08	64.90	1° 46' 40"	N55° 07' 23" E	19.08	
C18	24.11	325.00	4° 15' 2"	N59° 31' 31" E	24.11	
C19	23.92	240.11	5° 42' 26"	N65° 56' 03" E	23.91	
C20	17.42	99.00	10° 4' 55"	N76° 46' 21" E	17.40	
C21	36.13	62.50	33° 7' 33"	S80° 27' 20" E	35.63	
C22	22.65	32.50	39° 56' 10"	S28° 43' 45" E	22.20	
C23	11.14	44.00	14° 30' 31"	S04° 38' 37" W	11.11	
C24	51.03	115.50	25° 18' 46"	S30° 04' 20" W	50.61	
C25	49.65	774.50	3° 40' 23"	S44° 26' 00" W	49.64	
C26	52.38	1859.00	1° 36' 52"	S44° 55' 19" W	52.38	
C27	92.40	103.00	10° 52' 48"	S28° 53' 37" W	91.83	
C28	13.11	58.50	12° 50' 20"	S05° 01' 43" W	13.08	
C29	32.41	95.00	19° 32' 56"	S11° 01' 21" E	32.26	
C30	20.62	68.94	17° 8' 8"	S34° 32' 28" E	20.54	
C31	35.90	165.00	13° 19' 52"	S49° 17' 43" E	35.52	
C32	21.54	163.50	7° 8' 54"	S57° 15' 09" E	21.53	
C33	40.40	132.00	17° 32' 12"	S48° 16' 05" E	40.24	
C34	31.92	71.50	25° 34' 53"	S28° 14' 18" E	31.66	
C35	44.18	128.50	19° 41' 55"	S03° 49' 49" E	43.96	
C36	24.04	69.50	19° 49' 19"	S11° 26' 11" E	23.92	
C37	20.93	206.00	5° 49' 12"	S21° 54' 29" E	20.92	
C38	19.98	192.00	5° 57' 48"	S23° 54' 34" E	19.97	
C39	37.42	791.50	2° 42' 31"	S21° 36' 44" E	37.42	
C40	10.39	46.00	12° 56' 37"	S12° 20' 32" E	10.37	
C41	74.98	79.00	54° 22' 56"	S22° 01' 11" W	72.20	
C42	23.32	183.00	7° 18' 5"	S48° 27' 31" W	23.30	
C43	15.53	130.00	6° 50' 47"	S54° 21' 09" W	15.52	
C44	25.23	133.00	10° 52' 8"	S59° 24' 40" W	25.19	
C45	18.34	80.50	13° 3' 0"	S66° 26' 25" W	18.30	
C46	12.83	50.00	14° 49' 1"	S82° 45' 58" W	12.89	
C47	42.52	86.00	28° 19' 34"	N73° 17' 03" W	42.09	
C48	36.78	190.50	11° 3' 46"	N41° 57' 58" W	36.73	
C49	30.68	49.50	35° 30' 48"	N63° 58' 22" W	30.19	
C50	27.92	31.00	73.50	21° 45' 50"	N89° 03' 07" W	27.75
C51	32.86	127.50	14° 45' 59"	S68° 43' 17" W	32.77	
C52	30.80	62.00	28° 27' 32"	S48° 59' 12" W	30.48	
C53	24.84	224.50	6° 20' 21"	S32° 07' 42" W	24.83	
C54	38.48	993.22	2° 13' 12"	S27° 32' 32" W	38.48	
C55	53.98	58.50	52° 51' 58"	S57° 53' 20" W	52.08	
C56	12.97	123.50	8° 1' 54"	N88° 00' 54" W	12.93	
C57	28.18	59.50	27° 8' 18"	N67° 45' 20" W	27.92	
C58	192.47	554.74	19° 52' 45"	S63° 42' 01" W	191.51	
C59	154.63	556.25	15° 55' 38"	S61° 43' 28" W	154.13	
C60	47.09	30.00	89° 56' 10"	N65° 20' 37" W	42.40	
C61	42.94	105.50	23° 19' 18"	N19° 43' 41" W	42.65	
C62	37.03	128.50	16° 30' 35"	S12° 16' 03" E	36.90	
C63	52.71	96.00	31° 27' 28"	S44° 45' 08" E	52.05	
C64	16.60	115.50	7° 44' 17"	S59° 48' 42" E	16.59	
C65	31.10	154.00	11° 34' 12"	S65° 08' 29" E	31.05	
C66	7.34	73.00	5° 45' 30"	S79° 05' 35" E	7.33	
C67	19.88	25.50	44° 39' 31"	S53° 07' 52" E	19.38	
C68	11.94	80.00	8° 32' 55"	S16° 31' 51" E	11.92	
C69	38.38	395.50	5° 33' 35"	S08° 00' 07" E	38.36	
C70	53.93	59.50	5° 56' 5"	N65° 21' 27" W	52.11	

**GENERAL NOTES:**

1. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD 1929 DATUM, 1973 ADJUSTMENT.
2. TO CONVERT TO NAVD 1988 DATUM, 2001 ADJUSTMENT SUBTRACT 1.28 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 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.
6. 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.
7. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE 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 7.0 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.
12. THE VILLAGE AT RIVERSTONE ASSISTED LIVING LIES WITHIN SHADDED ZONE "X" AS PER FLOOD INSURANCE RATE, MAP NUMBER 48157C0290L, DATED APRIL 2, 2014.
13. MASTER NOTE N/A.
14. MASTER NOTE N/A.
15. MASTER NOTE N/A.
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.
17. 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.
18. MASTER NOTE N/A.
19. MASTER NOTE N/A.
20. MASTER NOTE N/A.
21. MASTER NOTE N/A.

22. MASTER NOTE N/A.
23. MASTER NOTE N/A.
24. 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.
25. MASTER NOTE N/A.
26. MASTER NOTE N/A.
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.
28. MASTER NOTE N/A.
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. MASTER NOTE N/A.
31. MASTER NOTE N/A.
32. MASTER NOTE N/A.
33. MASTER NOTE N/A.
34. MASTER NOTE N/A.
35. MASTER NOTE N/A.

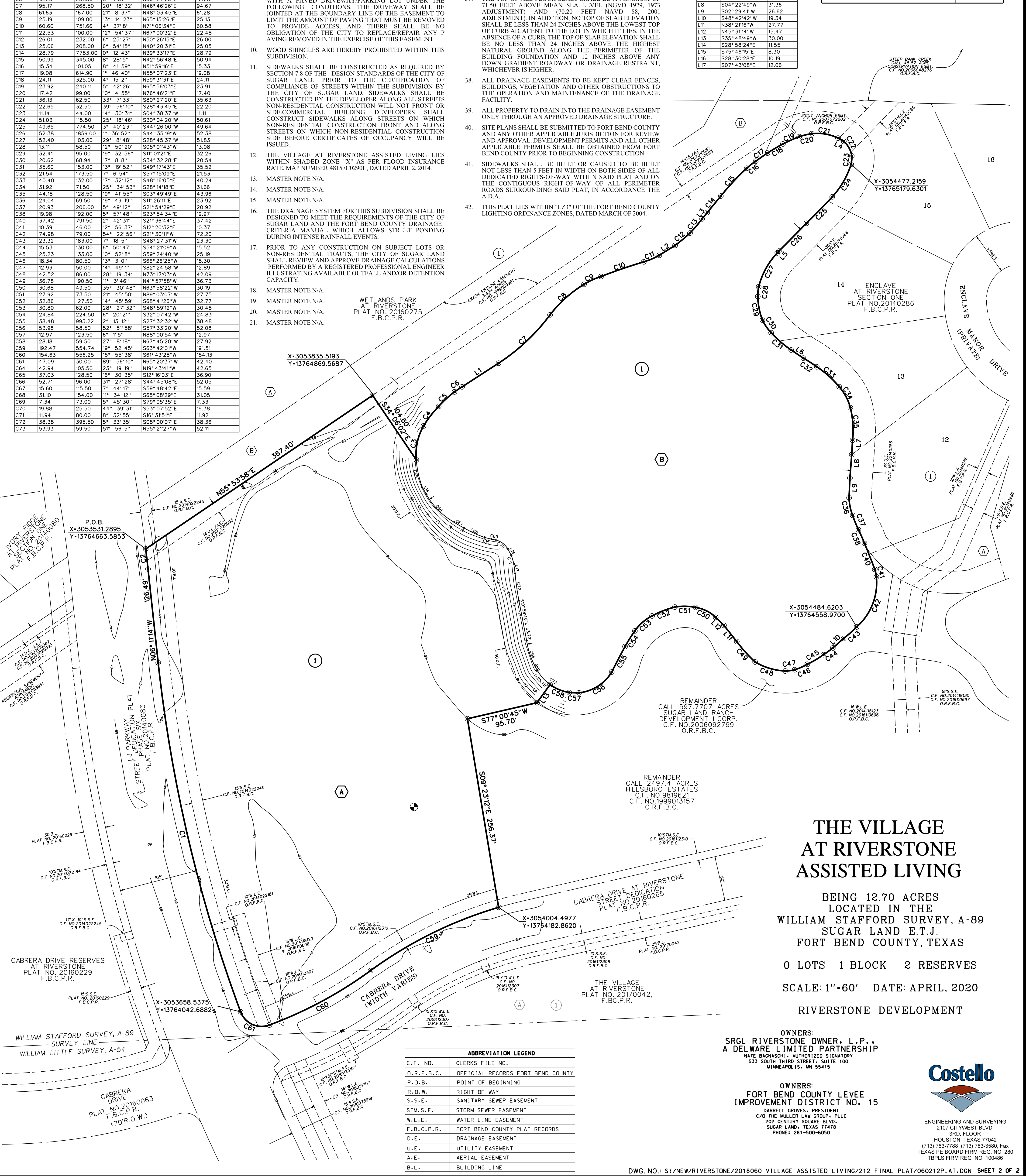


**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N57° 02' 52" E	58.39
L2	N58° 01' 49" E	25.01
L3	N39° 02' 56" E	10.84
L4	S60° 17' 04" E	9.00
L5	S41° 29' 27" W	3.23
L6	S56° 04' 53" E	19.53
L7	S03° 17' 47" W	19.35
L8	S04° 22' 49" W	31.36
L9	S02° 29' 41" W	26.62
L10	S48° 42' 42" W	19.34
L11	N38° 21' 16" W	27.77
L12	N45° 31' 14" W	15.47
L13	S35° 48' 49" W	30.00
L14	S28° 58' 24" E	11.55
L15	S75° 46' 15" E	8.30
L16	S28° 30' 28" E	10.19
L17	S07° 43' 08" E	12.06

**RESERVE TABLE**

RESERVE	RESTRICTION	AREA
RESERVE "A"	COMMERCIAL	6.70 AC.
RESERVE "B"	DETENTION	6.00 AC.
TOTAL:		12.70 AC.



**THE VILLAGE AT RIVERSTONE ASSISTED LIVING**

BEING 12.70 ACRES  
LOCATED IN THE  
WILLIAM STAFFORD SURVEY, A-89  
SUGAR LAND E.T.J.  
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 2 RESERVES  
SCALE: 1"=60" DATE: APRIL, 2020

RIVERSTONE DEVELOPMENT

**OWNERS:**  
SRGL RIVERSTONE OWNER, L.P.,  
A DELAWARE LIMITED PARTNERSHIP  
MATE BAGNASHI, AUTHORIZED SIGNATORY  
533 SOUTH THIRD STREET, SUITE 100  
MINNEAPOLIS, MN 55415

**OWNERS:**  
FORT BEND COUNTY LEVEE  
IMPROVEMENT DISTRICT NO. 15  
DARRELL GROVES, PRESIDENT  
C/O THE MILLER LAW GROUP, PLLC  
202 CENTURY SQUARE BLVD.  
SUGAR LAND, TEXAS 77478  
PHONE 1 281-500-6050



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

**ABBREVIATION LEGEND**

C.F. NO.	CLERKS FILE NO.
O.R.F.B.C.	OFFICIAL RECORDS FORT BEND COUNTY
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE