

PLAT RECORDING SHEET

PLAT NAME: Riverstone Village

PLAT NO: _____

ACREAGE: 5.3891

LEAGUE: William Stafford Survey

ABSTRACT NUMBER: 89

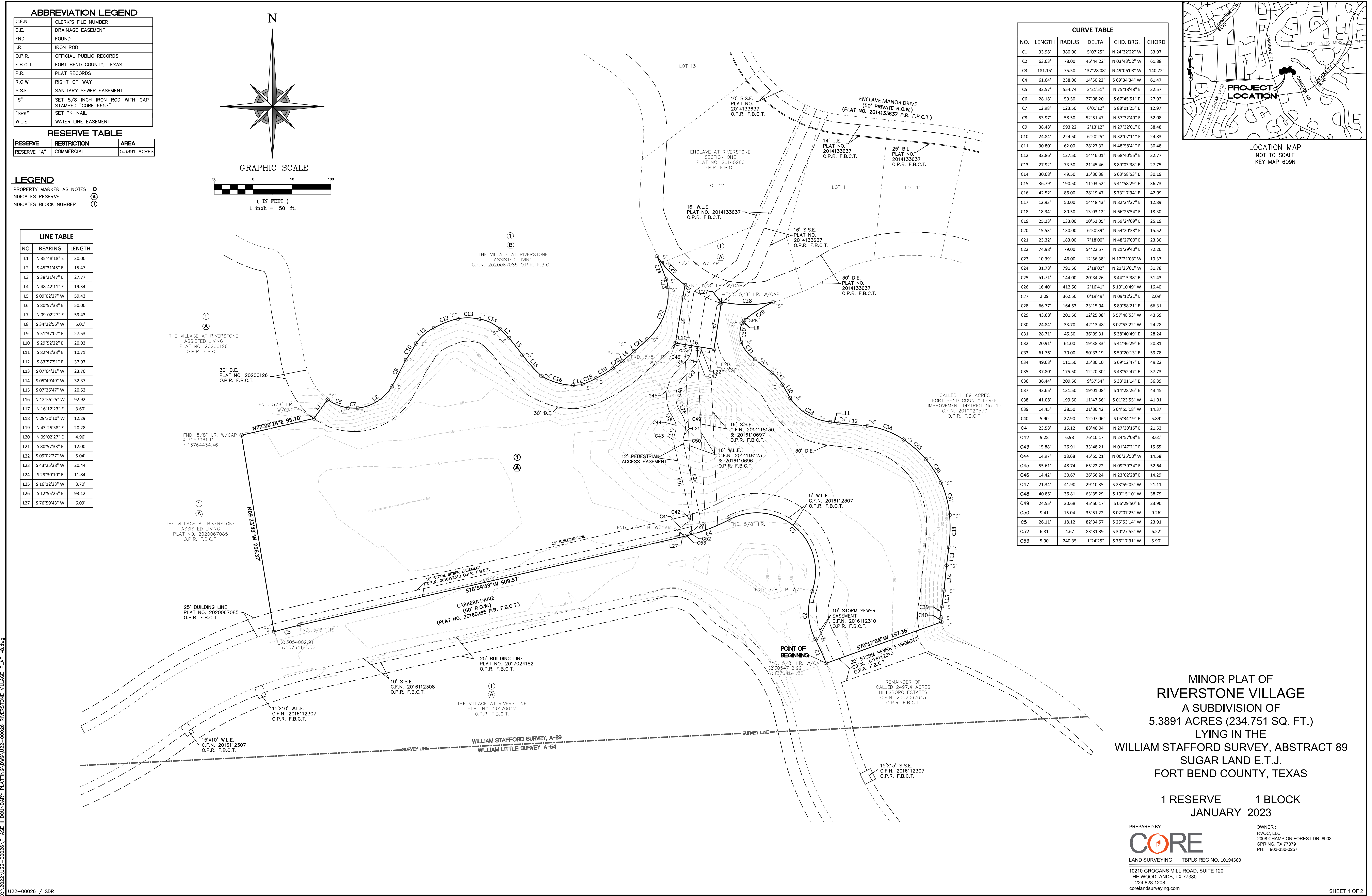
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: RVOC, LLC

(DEPUTY CLERK)



ABBREVIATION LEGEND	
C.F.N.	CLERK'S FILE NUMBER
D.E.	DRAINAGE EASEMENT
FND.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
F.B.C.T.	FORT BEND COUNTY, TEXAS
P.R.	PLAT RECORDS
R.O.W.	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
"S"	SET 5/8 INCH IRON ROD WITH CAP STAMPED "CORE 6657"
"SPK"	SET PK-NAIL
W.L.E.	WATER LINE EASEMENT

RESERVE TABLE		
RESERVE	RESTRICTION	AREA
RESERVE "A"	COMMERCIAL	5.3891 ACRES

LEGEND
PROPERTY MARKER AS NOTES ○
INDICATES RESERVE (A)
INDICATES BLOCK NUMBER (1)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 35°48'18" E	30.00'
L2	S 45°31'45" E	15.47'
L3	S 38°21'47" E	27.77'
L4	N 48°42'11" E	19.34'
L5	S 09°02'27" W	59.43'
L6	S 80°57'33" E	50.00'
L7	N 09°02'27" E	59.43'
L8	S 34°22'56" W	5.01'
L9	S 51°37'02" E	27.53'
L10	S 29°52'22" E	20.03'
L11	S 82°42'33" E	10.71'
L12	S 83°57'51" E	37.97'
L13	S 07°04'31" W	23.70'
L14	S 05°49'49" W	32.37'
L15	S 07°26'47" W	20.52'
L16	N 12°55'25" W	92.92'
L17	N 16°12'23" E	3.60'
L18	N 29°30'10" W	12.29'
L19	N 43°25'38" E	20.28'
L20	N 09°02'27" E	4.96'
L21	S 80°57'33" E	12.00'
L22	S 09°02'27" W	5.04'
L23	S 43°25'38" W	20.44'
L24	S 29°30'10" E	11.84'
L25	S 16°12'23" W	3.70'
L26	S 12°55'25" E	93.12'
L27	S 76°59'43" W	6.09'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	33.98'	380.00	5°07'25"	N 24°32'22" W	33.97'
C2	63.63'	78.00	46°44'22"	N 03°43'52" W	61.88'
C3	181.15'	75.50	137°28'08"	N 49°06'08" W	140.72'
C4	61.64'	238.00	14°50'22"	S 69°34'34" W	61.47'
C5	32.57'	554.74	3°21'51"	N 75°18'48" E	32.57'
C6	28.18'	59.50	27°08'20"	S 67°45'51" E	27.92'
C7	12.98'	123.50	6°01'12"	S 88°01'25" E	12.97'
C8	53.97'	58.50	52°51'47"	N 57°32'49" E	52.08'
C9	38.48'	993.22	2°13'12"	N 27°32'01" E	38.48'
C10	24.84'	224.50	6°20'25"	N 32°07'11" E	24.83'
C11	30.80'	62.00	28°27'32"	N 48°58'41" E	30.48'
C12	32.86'	127.50	14°46'01"	N 68°40'55" E	32.77'
C13	27.92'	73.50	21°45'46"	S 89°03'38" E	27.75'
C14	30.68'	49.50	35°30'38"	S 63°58'53" E	30.19'
C15	36.79'	190.50	11°03'52"	S 41°58'29" E	36.73'
C16	42.52'	86.00	28°19'47"	S 73°17'34" E	42.09'
C17	12.93'	50.00	14°48'43"	N 82°24'27" E	12.89'
C18	18.34'	80.50	13°03'12"	N 66°25'54" E	18.30'
C19	25.23'	133.00	10°52'05"	N 59°24'09" E	25.19'
C20	15.53'	130.00	6°50'39"	N 54°20'38" E	15.52'
C21	23.32'	183.00	7°18'00"	N 48°27'00" E	23.30'
C22	74.98'	79.00	54°22'57"	N 21°29'40" E	72.20'
C23	10.39'	46.00	12°56'38"	N 12°21'03" W	10.37'
C24	31.78'	791.50	2°18'02"	N 21°25'01" W	31.78'
C25	51.71'	144.00	20°34'26"	S 44°15'38" E	51.43'
C26	16.40'	412.50	2°16'41"	S 10°10'49" W	16.40'
C27	2.09'	362.50	0°19'49"	N 09°12'21" E	2.09'
C28	66.77'	164.53	23°15'04"	S 89°58'21" E	66.31'
C29	43.68'	201.50	12°25'08"	S 57°48'53" W	43.59'
C30	24.84'	33.70	42°13'48"	S 02°53'22" W	24.28'
C31	28.71'	45.50	36°09'31"	S 38°40'49" E	28.24'
C32	20.91'	61.00	19°38'33"	S 41°46'29" E	20.81'
C33	61.76'	70.00	50°33'19"	S 59°20'13" E	59.78'
C34	49.63'	111.50	25°30'10"	S 69°12'47" E	49.22'
C35	37.80'	175.50	12°20'30"	S 48°52'47" E	37.73'
C36	36.44'	209.50	9°57'54"	S 33°01'14" E	36.39'
C37	43.65'	131.50	19°01'08"	S 14°28'26" E	43.45'
C38	41.08'	199.50	11°47'56"	S 01°23'55" W	41.01'
C39	14.45'	38.50	21°30'42"	S 04°55'18" W	14.37'
C40	5.90'	27.90	12°07'06"	S 05°34'19" E	5.89'
C41	23.58'	16.12	83°48'04"	N 27°30'15" E	21.53'
C42	9.28'	6.98	76°10'17"	N 24°57'08" E	8.61'
C43	15.88'	26.91	33°48'21"	N 01°47'21" E	15.65'
C44	14.97'	18.68	45°55'21"	N 06°25'50" W	14.58'
C45	55.61'	48.74	65°22'22"	N 09°39'34" E	52.64'
C46	14.42'	30.67	26°56'24"	N 23°02'28" E	14.29'
C47	21.34'	41.90	29°10'35"	S 23°59'05" W	21.11'
C48	40.85'	36.81	63°35'29"	S 10°15'10" W	38.79'
C49	24.55'	30.68	45°50'17"	S 06°29'50" E	23.90'
C50	9.41'	15.04	35°51'22"	S 02°07'25" W	9.26'
C51	26.11'	18.12	82°34'57"	S 25°53'14" W	23.91'
C52	6.81'	4.67	83°31'39"	S 30°27'55" W	6.22'
C53	5.90'	240.35	1°24'25"	S 76°17'31" W	5.90'

MINOR PLAT OF
RIVERSTONE VILLAGE
A SUBDIVISION OF
5.3891 ACRES (234,751 SQ. FT.)
LYING IN THE
WILLIAM STAFFORD SURVEY, ABSTRACT 89
SUGAR LAND E.T.J.
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK
JANUARY 2023

PREPARED BY:
CORE
LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

OWNER:
RVOC, LLC
2008 CHAMPION FOREST DR. #903
SPRING, TX 77379
PH: 903-330-0257

X:\2022\U22-00026\PHASE II BOUNDARY PLATING\DWG\U22-00026 RIVERSTONE VILLAGE_PLAT_v8.dwg

STATE OF TEXAS
COUNTY OF FORT BEND

We, RVOC, LLC, a Texas Corporation (herein called "Owner"), Owner of the property subdivided in the above and foregoing plat of RIVERSTONE VILLAGE do/does hereby make subdivision of said property according to the lines, streets, lots, building lines, and easements shown thereon and designate said subdivision as RIVERSTONE VILLAGE, 5.3891 acres, located in the William Stafford Survey, Abstract Number 89, Fort Bend County, Texas, and hereby dedicates to public use as such, the streets and easements shown thereon forever and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated or occasioned by the alteration of the surface of any portion of streets to conform to such grades, and does hereby bind itself, 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 apated by Fort Bend County Commissioners Court of March 23, 2004, and any subsequent amendments..

IN TESTIMONY WHEREOF, RVOC, LLC, has caused these presents to be signed by Jason Hughes, authorized signatory, thereunto authorized.

RVOC, LLC

By: _____
Jason Hughes, Vice President

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Jason Hughes, Vice President, RVOC, LLC, known to me to be the person whose name are 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 OFFICE, this ____ day of _____, 2022.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

We, B1Bank, owner and holder of a lien against the property described in the plat known as minor plat of RIVERSTONE VILLAGE, against the property described in instrument of record in File No. 2022073890, of the Official Public Records of Fort Bend County, Texas, do hereby in all things subordinate to said plat said lien and we hereby in all things subordinate to said plat said lien and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

This ____ day of _____, 2022.

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they 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 _____, 2022.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

I, Clemente Turruabartes Jr., 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 (optional: perimeter) 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.

Clemente Turruabartes Jr., R.P.L.S.
Texas Registration No. 6657

This is to certify that this plat is an amending plat under the provisions of the Texas Local Government Codes Section 212.0065 and meets all the requirements of the Subdivision Regulations Section 5-15 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 _____, 2023.

Joe R. Zimmerman, Mayor

Thomas Harris III, City Secretary

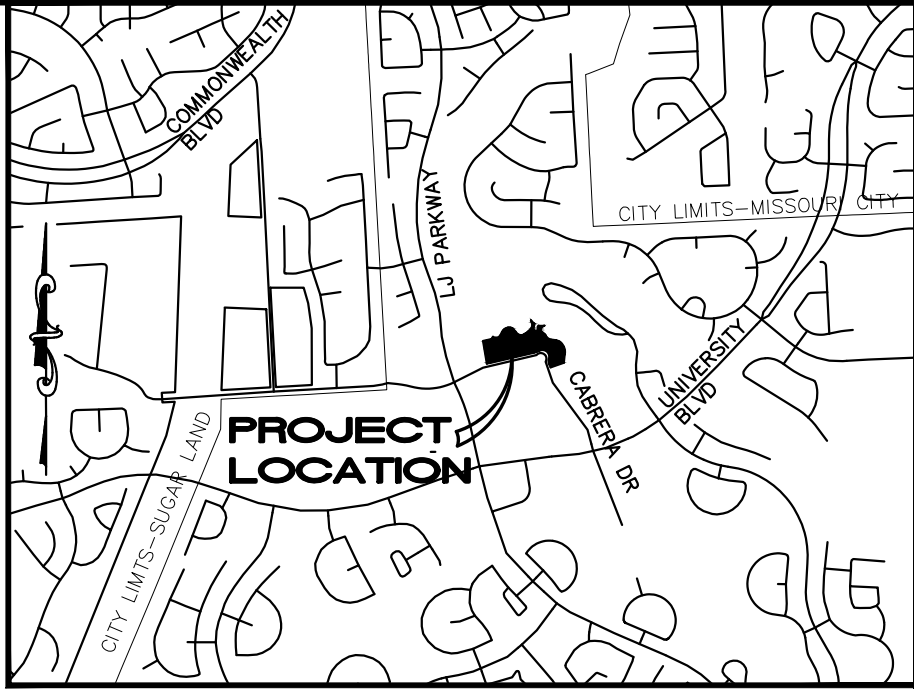
Michael W. Goodrum, City Manager

GENERAL NOTES:

- Elevations used for delineating contour lines are based upon NAVD 1988 datum, 2021 adjustment and referenced to City of Sugar Land recognized benchmark SGR-RM034, a 3" brass disk stamped "RM 034".
- 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 Integrity Title, job. no. 2240163A, effective date November 6, 2022. The surveyor has not abstracted the above property.
- This plat lies wholly within Municipal Utility District No. 128, 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.
- 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 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 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.
- 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.
- The minor plat of Riverstone Village lies within shaded zone "X" (Area of Reduced Flood Risk due to Levee) as per flood insurance rate map, map number 4815700290L, dated April 2, 2014.
- New construction is elevated sufficiently so that the minimum Finish Floor (Slab) elevation is at least 2 feet above the Base Flood Elevation as established by Atlas 14, Vol. 11, Texas, 1.5 feet above adjacent natural ground, or 1 foot above top of curb, whichever is the higher elevation. Provided, however:
 - For new construction located inside Levee protected areas (i.e., levee improvement districts), the minimum finished floor elevation is at least 2 feet above maximum ponding elevations (established using Atlas 14, Vol. 11, Texas), 1.5 feet above adjacent natural ground, or 1 foot above top of curb, whichever is the higher elevation.
- 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 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.
- 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 City of Sugar Land.
- All lots and reserves shall have minimum side and rear building setbacks as specified in Chapter Five, Article III, Section 5-22 Building Lines, of the Development Code of the City of Sugar Land.
- All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
- All numbers omitted above are City of Sugar Land Master Notes that do not apply to this property and were intentionally omitted.
- All corners are 5/8 inch iron rods with cap, stamped "Core 6657" unless otherwise noted.
- This plat lies within Light Zone 3 of the Fort Bend County Lighting Ordinance.
- The top of all floor slabs shall be a minimum of 68 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- The coordinates shown hereon are Texas South Central Zone Number 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale:1.00098106.
- 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 A.D.A.
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

I, Karl Breckon, 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.

Karl Breckon
Licensed Professional Engineer
Texas Registration No. 73425



LOCATION MAP
NOT TO SCALE
KEY MAP 609N

I, J. Stacy Slawinski, the Fort Bend County Engineer, do hereby certify that the plot of this subdivision complies with all of the existing rules and regulations of the 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 Commissioners Court of Fort Bend County, Texas, this ____ day of _____, 2023.

Vincent Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

K.P. George
County Judge

Andy Meyers
Commissioner, Precinct 3

Dexter L. McCoy
Commissioner, Precinct 4

I, Laura Richard, County Clerk of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2023, at ____ o'clock ____M., and duly recorded on _____, 2023, at ____ o'clock ____M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Richmond, the day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

MINOR PLAT OF
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A SUBDIVISION OF
5.3891 ACRES (234,751 SQ. FT.)
LYING IN THE
WILLIAM STAFFORD SURVEY, ABSTRACT 89
SUGAR LAND E.T.J.
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK
JANUARY 2023

PREPARED BY:



LAND SURVEYING TBPLS REG NO. 10194560

10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

OWNER :
RVOC, LLC
2008 CHAMPION FOREST DR. #903
SPRING, TX 77379
PH: 903-330-0257