

# PLAT RECORDING SHEET

**PLAT NAME:** Monet Estates

\_\_\_\_\_

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

**ACREAGE:** 5.99

\_\_\_\_\_

**LEAGUE:** William Little Survey and William Stafford Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-54 and A-89

\_\_\_\_\_

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 32

**NUMBER OF RESERVES:** 5

**OWNERS:** Psalms Fine Homes, LLC

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

STATE OF TEXAS  
COUNTY OF FORT BEND

THE UNDERSIGNED, PSALMS FINE HOMES, LLC A TEXAS LIMITED LIABILITY COMPANY (HEREIN CALLED "OWNER"), OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF MONET ESTATES DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS SHOWN THEREON AND DESIGNATE SAID SUBDIVISION AS MONET ESTATES, 5.99 ACRES, LOCATED IN THE WILLIAM LITTLE SURVEY, ABSTRACT NUMBER 54, AND THE WILLIAM STAFFORD SURVEY, ABSTRACT NUMBER 89, FORT BEND COUNTY, TEXAS, AND HEREBY DEDICATES TO PUBLIC USE AS SUCH, THE STREETS (EXCEPT STREETS DESIGNATED AS PRIVATE) 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 FOR 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, PSALMS FINE HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER JEFF SUH THEREUNTO AUTHORIZED.

PSALMS FINE HOMES, LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
JEFF SUH, MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JEFF SUH, MANAGER, OF PSALMS FINE HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICES, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

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

WE, AMERICAN FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MONET ESTATES, AGAINST THE PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2023062816, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HERBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIENS AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

AMERICAN FIRST NATIONAL BANK,  
A NATIONAL BANKING ASSOCIATION

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

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ OF AMERICAN FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

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

WE, HILLSBORO ESTATES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MONET ESTATES, AGAINST THE PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2023062819, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HERBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN 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: \_\_\_\_\_  
F.W. REICHERT, III, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED F.W. REICHERT, III, VICE PRESIDENT, OF HILLSBORO ESTATES, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

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

WE, SUGAR LAND RANCH DEVELOPMENT II CORP, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MONET ESTATES, AGAINST THE PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2023062819, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HERBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN 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 II CORP

BY: \_\_\_\_\_  
F.W. REICHERT, III, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED F.W. REICHERT, III, VICE PRESIDENT, OF SUGAR LAND RANCH DEVELOPMENT II CORP, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

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

WE, BELVITERA RIVERSTONE LLC, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MONET ESTATES, AGAINST THE PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2023062818, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HERBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BELVITERA RIVERSTONE LLC

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

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ OF BELVITERA RIVERSTONE LLC KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

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

I, DAVID E. HUNT, 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.

DAVID E. HUNT, R.P.L.S.  
TEXAS REGISTRATION NO. 5198

DATE \_\_\_\_\_

I, GUY L. HUMPHREY, 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.

GUY L. HUMPHREY  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 106072

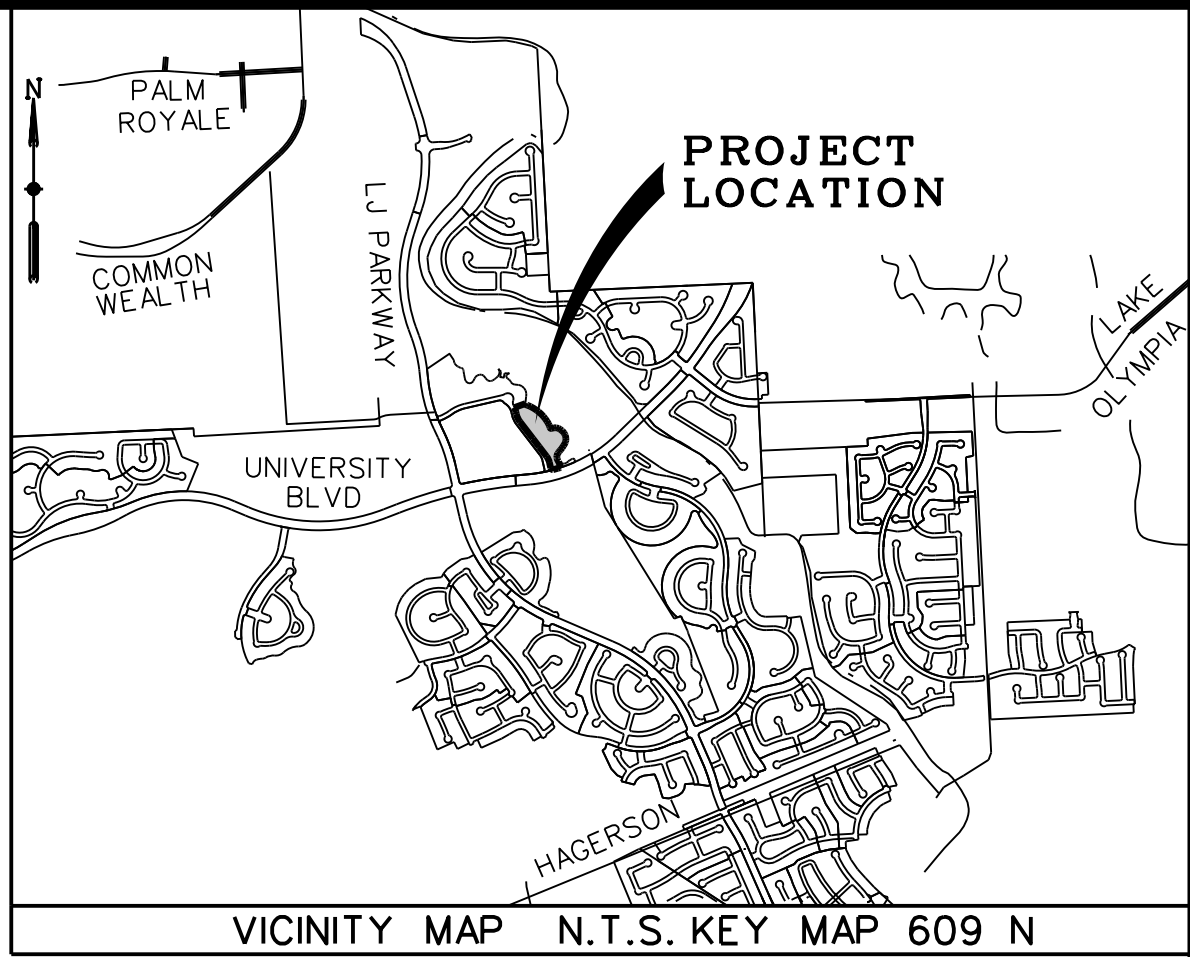
DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF MONET ESTATES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
MATTHEW CALIGUR, CHAIR

BY: \_\_\_\_\_  
LINDA MENDENHALL, CITY CLERK



I, J. STACY SLAWINSKI, P.E., 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 COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING 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 \_\_\_\_\_, 2024.

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

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

DEXTOR L. McCOY  
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 \_\_\_\_\_, 2024, 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, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## MONET ESTATES

BEING 5.99 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54 AND  
THE WILLIAM STAFFORD SURVEY, A-89  
SUGAR LAND E.T.J.  
FORT BEND COUNTY, TEXAS

ALSO BEING ALL OF THE VILLAGE AT  
RIVERSTONE RESERVE "D" MINOR REPLAT  
RECORDED IN PLAT NUMBER 20180212 OF  
THE FORT BEND COUNTY PLAT RECORDS

(PURPOSE OF REPLAT IS TO  
CREATE SINGLE-FAMILY LIVING)

RIVERSTONE DEVELOPMENT

32 LOTS 2 BLOCKS 5 RESERVES

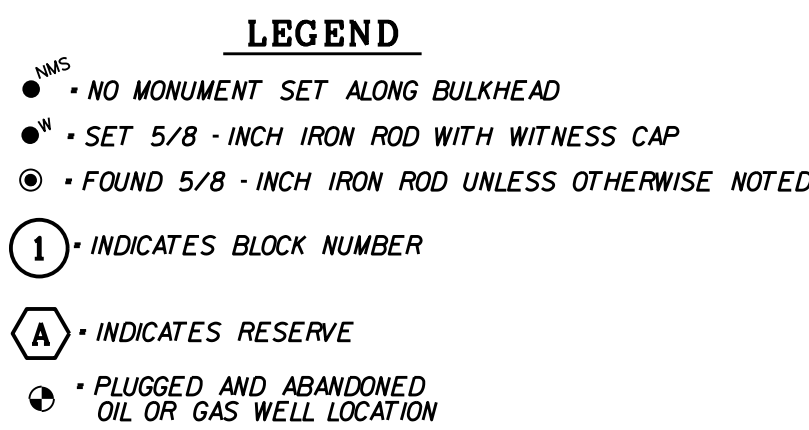
DATE: OCTOBER, 2024

OWNER:  
PSALMS FINE HOMES, LLC  
A TEXAS LIMITED LIABILITY COMPANY

JEFF SUH, MANAGER  
P.O. BOX 631  
STAFFORD, TEXAS 77497  
PHONE: (832) 799-2581

ENGINEER / SURVEYOR:  
**PAPE-DAWSON**  
**ENGINEERS**

2107 CITYWEST BLVD., 3RD FLR. | HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



ABBREVIATION LEGEND	
B.L.	BUILDING LINE
C.F. NO.	CLERKS FILE NO.
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
P.O.B.	POINT OF BEGINNING
SO. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
L.E.	LANDSCAPE EASEMENT
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
D.E.	DRAINAGE EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
¢	CENTER LINE
PVT	PRIVATE

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD 1929 DATUM, 1975 ADJUSTMENT.

SITE TOBEM -XL CUT IN CENTERLINE OF UNIVERSITY BOULEVARD AT RIVERSTONE HIGHWAY INTERCHANGE, EAST SIDE OF MEDIAN ON ADJACENT TO BULLET NOSE. ELEVATION 67.32.

TO CONVERT TO NAVD 1983 DATUM, 2001 ADJUSTMENT SUBTRACT 12" AS ESTABLISHED BY CITY OF SUGAR LAND GEODETIC CONTROL STATION SGR-L LOCATED AT THE INTERSECTION OF ELKINS ROAD AND SABER RIVER ROAD.

ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, ZONE 14Z.

THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.

THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2024-0004/EFFECTIVE DATE OCTOBER 28, 2024. THE SURVEYOR HAS NOTED THAT THE CITY OF SUGAR LAND HAS A RECORD OF THIS PLAT.

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 EJO OF THE CITY OF SUGAR LAND.

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.

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 MAINTAIN 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 EASEMENT. THE OWNER OF THE EASEMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED OR REPLACED. ACCORDING TO THE CITY OF SUGAR LAND, THE CITY OF SUGAR LAND 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 5.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE CERTIFICATION OF THE CITY OF SUGAR LAND, THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG ALL STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.

MONEY ESTIMATES LIES WITHIN SHADED ZONE "X" AS PER FLOOD INSURANCE RATE, MAP NUMBER 48157C2/00L, 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 SLOPES AND/OR FLOOD PROTECTION.

ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.

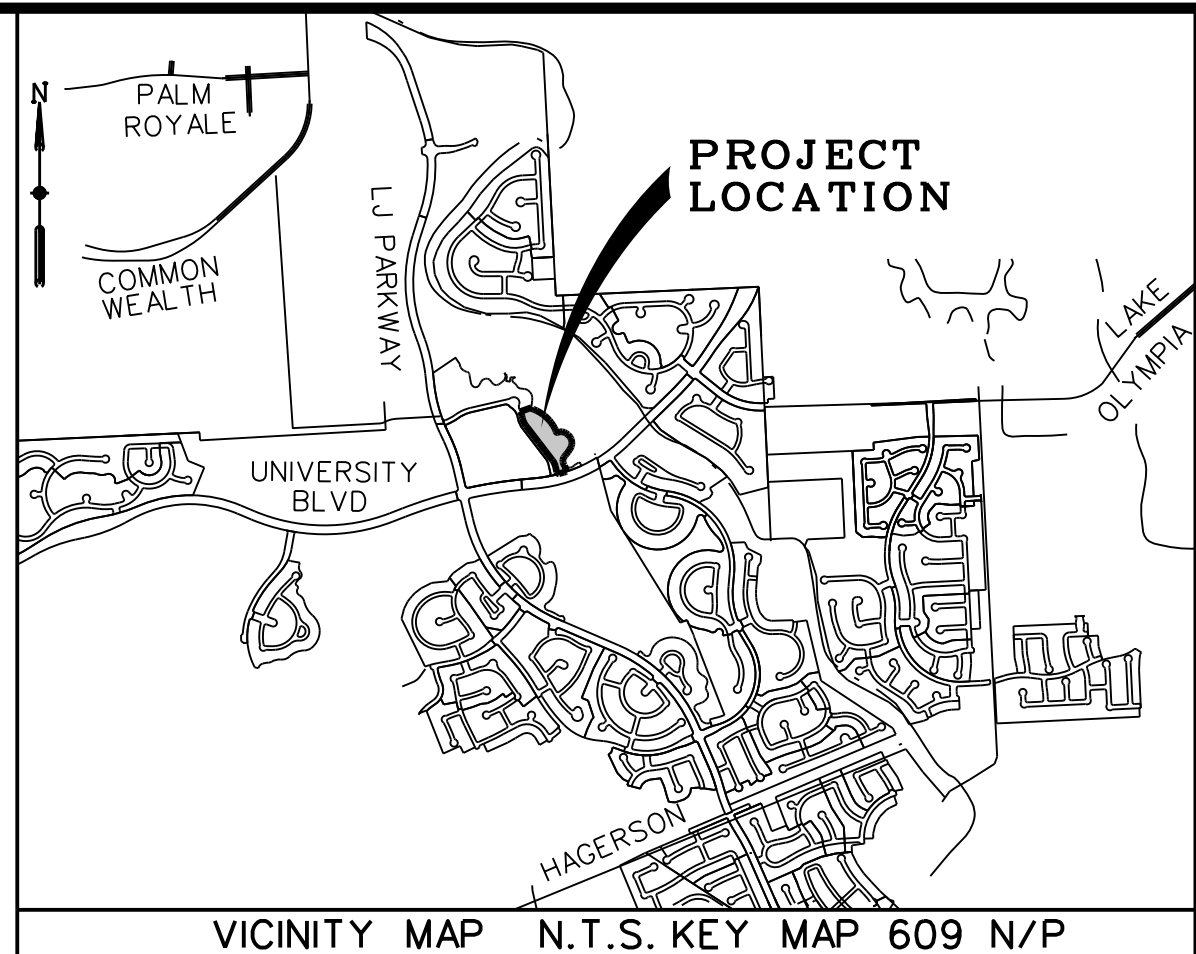
DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.

RESERVE TABLE		
RESERVE "A"	LANDSCAPE/OPEN SPACE	0.652 ACRES
RESERVE "B"	LANDSCAPE/OPEN SPACE	0.211 ACRES
RESERVE "C"	DRAINAGE/EASEMENT	0.148 ACRES
RESERVE "D"	PRIVATE ACCESS EASEMENT/ PRIVATE UTILITY EASEMENT	1.167 ACRES
RESERVE "E"	LANDSCAPE/OPEN SPACE	0.028 ACRES
TOTAL:		2.206 ACRES

LOT AREA TABLE			
BLOCK	LOT	SQUARE FEET	LOT WIDTH AT 66'
1	1	2837	30.00
1	2	2850	30.00
1	3	3975	30.03
1	4	4525	30.5
1	5	4808	32.42
1	6	4500	30.97
1	7	3648	30.00
1	8	3994	30.50
1	9	7648	60.00
1	10	5634	46.00
1	11	5631	40.00
1	12	5536	40.00
1	13	5289	40.00
1	14	4888	40.00
1	15	5478	46.71
1	16	11162	56.00
1	17	12288	56.00
1	18	11073	58.76
1	19	7413	30.00
1	20	10720	56.37
1	21	6746	40.29
1	22	4014	30.00
1	23	2872	30.00
1	24	2834	30.00
2	1	3788	30.00
2	2	3800	40.00
2	3	2850	30.00
2	4	2850	30.00
2	5	2850	30.00
2	6	2850	30.00
2	7	2850	30.00
2	8	2850	30.00
2	9	2850	30.00

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE (FEET)
L1	S69°52'26"E	13.79
L2	S33°38'40"E	37.38
L3	S23°17'40"E	17.63
L4	S83°40'39"E	7.83
L5	S55°26'27"E	28.16
L6	S49°55'12"E	32.26
L7	S21°35'19"E	18.24
L8	S33°12'34"W	36.66
L9	S39°25'45"W	23.74
L10	S34°23'45"W	17.69
L11	S18°45'32"E	13.90
L12	S18°20'58"E	65.82
L13	S73°54'37"E	88.77
L14	N12°59'46"W	73.02
L15	N12°59'46"W	34.66
L16	N12°59'46"W	21.07
L17	N25°17'35"E	21.07
L18	N08°54'14"W	2.29
L19	N09°22'17"E	21.07
L20	N28°37'31"E	20.11
L21	N47°17'04"E	20.00
L22	N20°08'13"E	21.98
L23	N24°42'20"E	25.49
L24	N67°58'14"E	25.49
L25	S68°25'37"E	20.00
L26	S50°57'25"E	24.74
L27	S11°21'50"E	21.98
L28	S20°42'34"W	21.86
L29	S45°14'39"W	20.00
L30	S20°37'25"E	7.77
L31	S20°57'25"E	20.00
L32	S82°32'04"E	7.07
L33	S50°58'25"E	19.96

CURVE DATA TABLE					
CURVE NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE (DEGREES)	CHORD DIRECTION (DEGREES)	CHORD LENGTH (FEET)
C1	30.46	27.90	62° 32' 51"	S42°54'02"E	28.78
C2	39.49	284.00	7° 58' 0"	S68°09'58"E	39.46
C3	99.70	80.93	7° 72' 3"	S58°38'42"E	99.63
C4	29.94	546.27	3° 8' 25"	S52°54'29"E	29.92
C5	92.07	100.00	61° 45' 18"	S42°40'58"E	92.02
C6	55.36	100.00	5° 4' 52"	S43°59'22"E	55.35
C7	37.88	267.50	8° 6' 45"	S30°02'14"E	37.84
C8	26.02	521.50	2° 51' 33"	S59°19'43"E	26.02
C9	13.54	142.00	5° 27' 43"	S66°24'19"E	13.53
C10	21.95	100.00	61° 51' 55"	S48°09'13"E	21.91
C11	40.83	368.50	6° 11' 1"	N77°43'51"E	40.80
C12	20.88	65.50	18° 15' 49"	N87°53'17"E	20.79
C13	28.74	184.50	8° 55' 26"	S73°3'58"E	28.71
C14	24.33	151.00	9° 23' 18"	S67°52'41"E	24.31
C15	39.75	100.00	61° 58' 6"	S42°40'58"E	39.71
C16	20.47	83.50	14° 2' 53"	S30°56'28"E	20.42
C17	37.45	131.50	16° 18' 57"	S12°15'20"E	37.32
C18	28.20	207.00	7° 48' 15"	S00°45'15"W	28.17
C19	15.50	77.00	11° 27' 41"	S09°39'42"W	15.48
C20	15.15	149.50	8° 50' 40"	S04°02'14"E	15.12
C21	47.07	33.10	7° 54' 33"	S22°46'56"W	47.03
C22	35.42	587.00	3° 27' 28"	S38°17'15"W	35.42
C23	19.75	298.00	3° 47' 49"	S59°58'24"W	19.74
C24	34.62	120.00	61° 31' 56"	S9°20'05"W	34.50
C25	92.07	100.00	61° 58' 36"	S42°40'58"E	92.02
C26	13.38	87.50	8° 45' 45"	S56°20'25"E	13.37
C27	39.93	81.50	28° 4' 9"	S29°56'33"E	39.53
C28	7.01	1930.00	10° 12' 29"	S75°45'16"W	7.01
C29	32.52	210.00	3° 39' 3"	S75°44'08"W	32.49
C30	44.49	50.00	61° 49' 47"	S42°40'58"E	44.45
C31	90.58	51.50	24° 32' 18"	N25°15'55"W	89.89
C32	115.63	270.00	24° 32' 18"	N25°15'55"W	114.75
C33	59.51	380.00	8° 58' 23"	N17°28'57"E	59.45
C34	62.98	50.00	72° 1' 21"	S73°37'35"E	58.90
C35	96.49	50.00	98° 6' 53' 22"	S73°37'35"E	76.94
C36	41.86	25.00	95° 56' 42"	S41°44'04"E	37.14
C37	94.47	75.00	72° 10' 21"	S73°37'15"E	88.35
C38	43.98	25.00	100° 48' 17"	S67°56'13"E	38.53
C39	158.45	50.00	181° 41' 20"	S42°40'58"E	99.99
C40	99.49	50.00	98° 6' 53' 22"	N87°53'33"E	76.91
C41	39.27	25.00	90° 0' 0"	N82°32'04"E	35.36
C42	39.27	25.00	90° 0' 0"	S07°27'56"E	35.36
C43	39.27	25.00	90° 0' 0"	S82°32'04"E	35.36
C44	39.27	25.00	90° 0' 0"	N07°27'56"E	35.36
C45	39.27	25.00	90° 0' 0"	S82°32'04"E	35.36
C46	47.01	25.00	107° 44' 1"	S16°25'35"W	40.48



## MONET ESTATES

BEING 5.99 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54 AND  
THE WILLIAM STAFFORD SURVEY, A-89  
SUGAR LAND E.T.J.  
FORT BEND COUNTY, TEXAS

ALSO BEING ALL OF THE VILLAGE AT  
RIVERSTONE RESERVE "D" MINOR REPLAT  
RECORDED IN PLAT NUMBER 20180212 OF  
THE FORT BEND COUNTY PLAT RECORDS


(PURPOSE OF REPLAT IS TO  
CREATE SINGLE-FAMILY LIVING)

RIVERSTONE DEVELOPMENT

32 LOTS    2 BLOCKS    5 RESERVES

SCALE: 1"=60'    DATE: OCTOBER, 2024

OWNER:  
PSALMS FINE HOMES, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
JEFF SUH, MANAGER  
P.O. BOX 631  
STAFFORD, TEXAS 77497  
PHONE: (832) 799-2581

**ENGINEER / SURVEYOR:**  
 **PAPE-DAWSON  
ENGINEERS**  
 2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #01208800