

PLAT RECORDING SHEET

PLAT NAME: Revera Street Dedication and Reserves Section One

PLAT NO: _____

ACREAGE: 24.11

LEAGUE: Wiley Martin League

ABSTRACT NUMBER: A-56

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 4

OWNERS: PHTB Revera LLC

(DEPUTY CLERK)

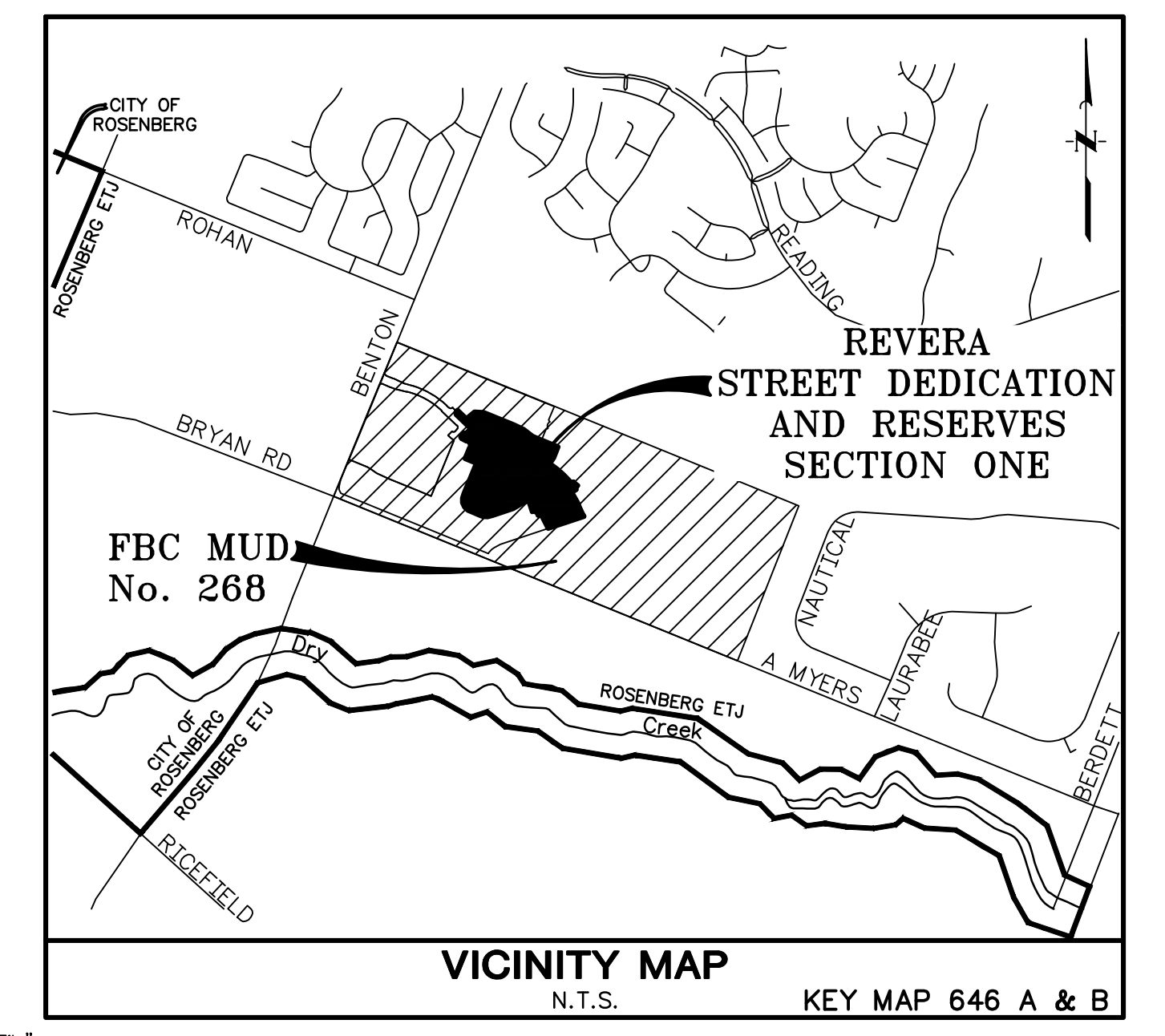
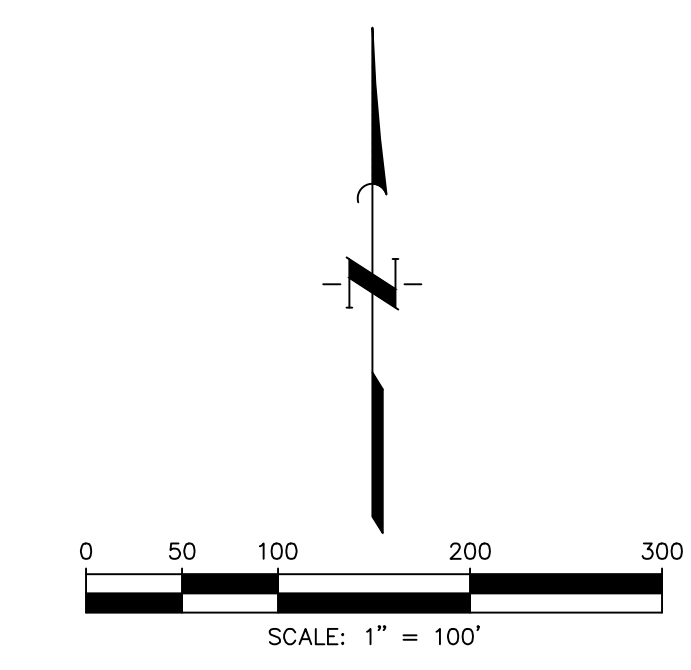
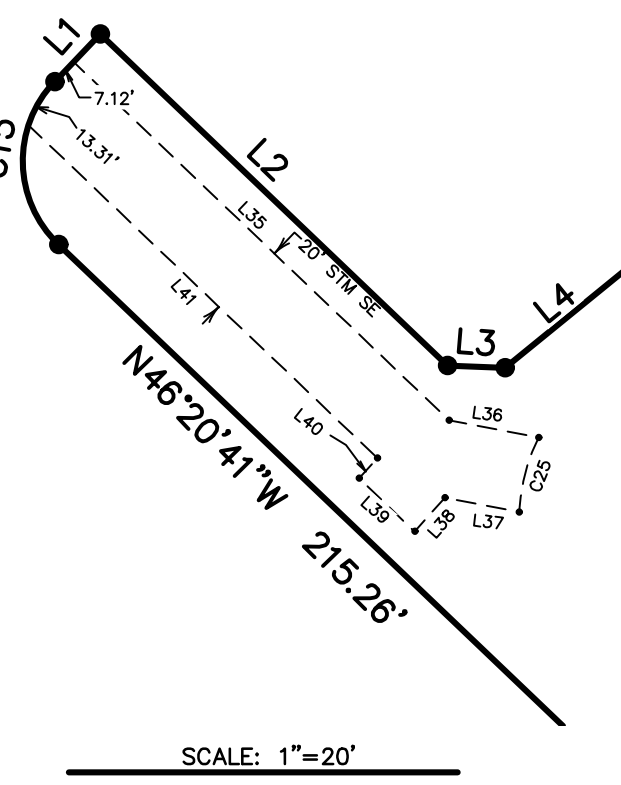
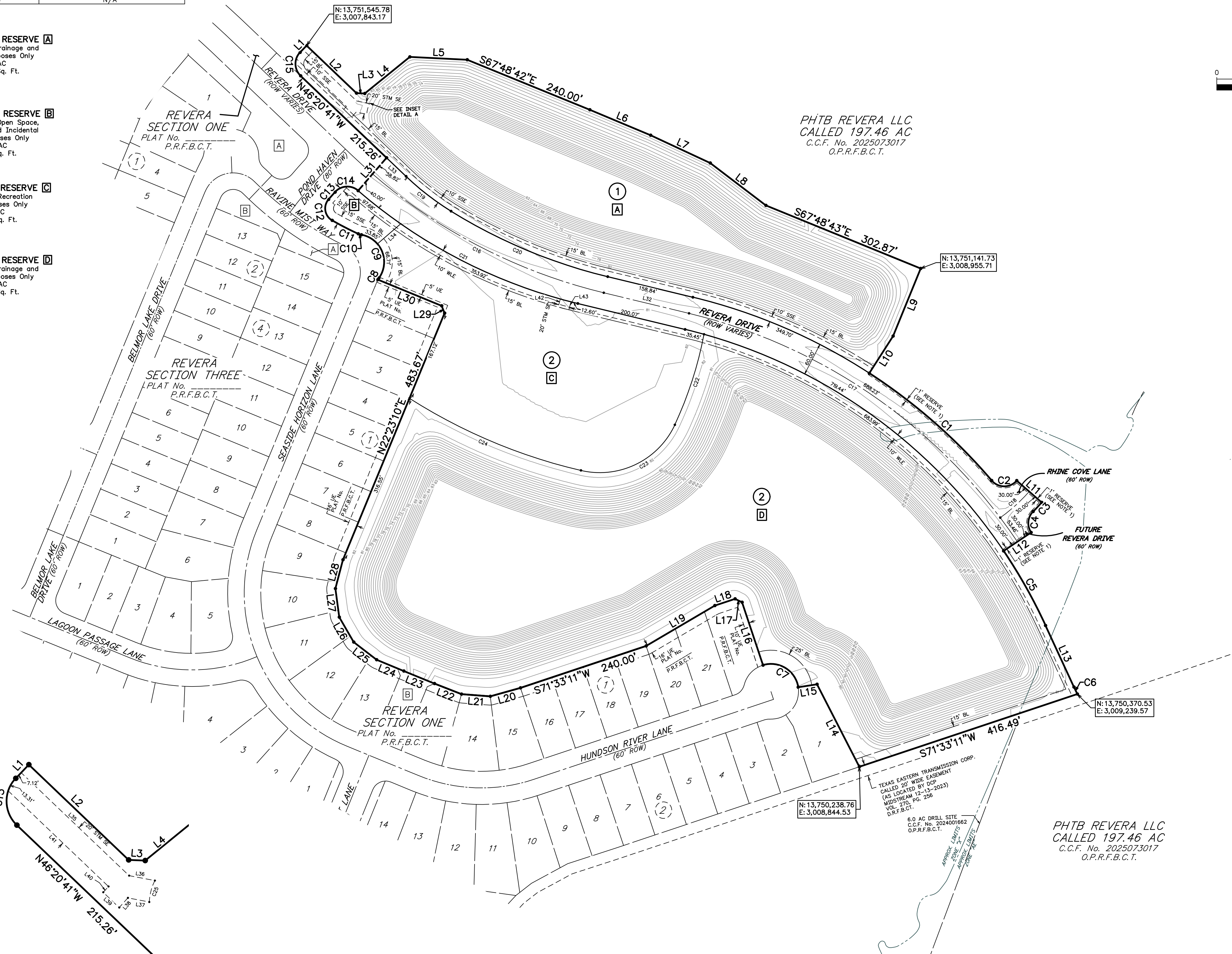
DISTRICT NAMES	
FBC ASSISTANCE	N/A
MUD	FBCMUD No. 268
LTD	N/A
D/D	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CTSO
FIRE	ROSENBERG
CITY OR CITY ETJ	ROSENBERG ETJ
UTILITIES CO.	CENTERPOINT ENERGY
WCID	N/A

RESTRICTED RESERVE A
Restricted to Drainage and Detention Purposes Only
5.69 AC
248,008 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.17 AC
7,544 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Recreation Center Purposes Only
3.28 AC
143,109 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Drainage and Detention Purposes Only
12.91 AC
562,439 Sq. Ft.



- LEGEND**
- AC "Acres"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Emst "Easement"
 - No. "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq. Ft. "Square Feet"
 - STM SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - VOL. & PG. "Volume and Page"
 - WLE "Waterline Easement"
 - Ⓚ "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity Eng. Property Corner' as Per Certification"
- GENERAL NOTES**
1. One-foot reserve (1' Reserve) dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs, assigns or successors.
 2. Approval of this plat will expire one year from City Council approval if not recorded in the Official Public Records of the County of Fort Bend.
 3. Three-quarter inch (3/4") Iron Rods with caps marked "Quiddity Eng. Property Corner" three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
 4. Reference Benchmark: Elevations shown hereon are based upon GPS observations calibrated to the published values of HGSD 71, and HGSD 72 (NAVD 88)
 5. A permanent benchmark shall be established within the plat boundary in accordance with Fort Bend County Requirements prior to acceptance of the road and streets within this subdivision.
 6. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated ROW within said plat on the contiguous ROW of all perimeter roads surrounding said plat, in accordance with A.D.A.
 7. This plat lies within Fort Bend County Lighting Ordinance Zone No. L22.
 8. Elevations used for delineating contour lines are based upon NAVD-88 Datum.
 9. The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (Grid NAD 83) and may be brought to surface by applying the following combine scale factor: 1.00013184.
 10. The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
 11. All drainage easements shall be kept clear of fences, buildings, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
 12. All property to drain into the drainage easements only through an approved drainage structure.
 13. This tract lies within Zone "X" and Zone "AE" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0265L, Panel 0265, Suffix "L," dated April 2, 2014, and revised under LOAR 17-05-3041P dated June 12, 2018. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. Zone "AE" is defined as Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. Base flood elevations determined.
 14. This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements.
 15. This plat lies wholly within Fort Bend County Municipal Utility District No. 268, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated ISD, the City of Rosenberg ETJ, and Fort Bend County.
 16. Project Benchmark: being a 5/8-inch Iron Rod with cap marked "Quiddity Eng. Control" located approximately 2,549 feet northwest of the south corner of a called 200.37 acre tract recorded under County Clerk's File Number 2024001666, being a cotton spindle, also being approximately 2,331 feet southeast of the east corner of said called 200.37 acre tract, being a Mag nail, Coordinates = N: 13,750,206.08 E: 3,008,724.98 Elevation = 81.06' (NAVD 88)
 17. This plat was prepared from information furnished by Executive Title Company, effective date September 16, 2025. The surveyor has not abstracted the above property.
 18. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. White wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 19. There are no pipelines and/or pipeline easements within the platted area shown hereon.
 20. The top of all floor slabs shall be a minimum 82.20 feet above mean sea level. However, the minimum slab elevation shall be elevated to or above a height which is the higher of twenty-four (24) inches above the lowest adjacent top of curb or in the absence of a curb, twenty-four (24) inches above highest natural ground along the perimeter of the building foundation, or twelve (12) inches above the down gradient roadway or any down gradient drainage restraint.

REVERA STREET DEDICATION AND RESERVES SECTION ONE

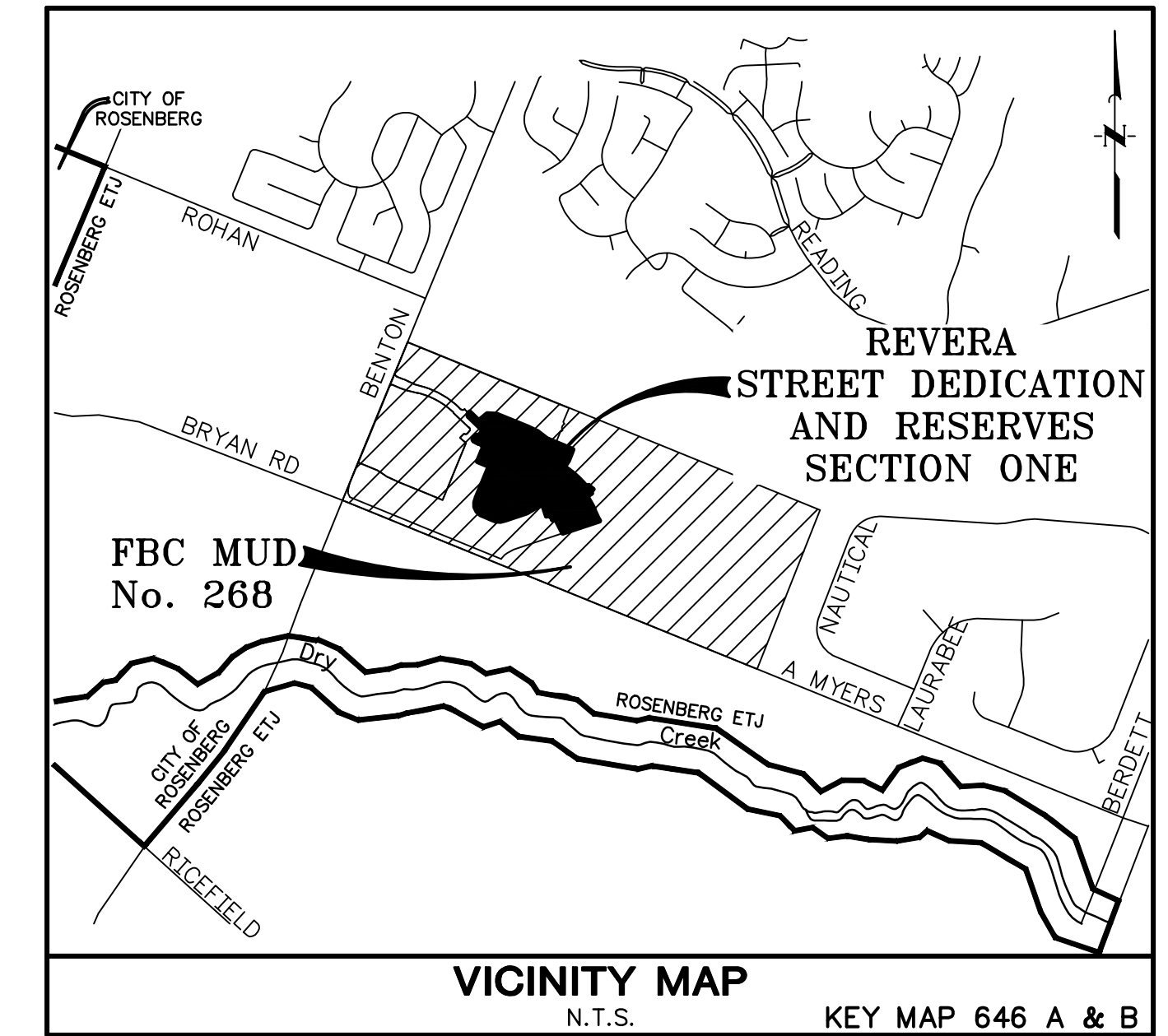
A SUBDIVISION OF 24.11 ACRES OF LAND
OUT OF THE
WILEY MARTIN LEAGUE, A-56
CITY OF ROSENBERG ETJ
FORT BEND COUNTY, TEXAS
4 RESERVES 2 BLOCKS
OCTOBER 2025

OWNER
PHTB REVERA LLC
a Delaware Limited Liability Company
1521 Concord Pike, Suite 201
Wilmington, New Castle County, Delaware 19803
713.948.7783

ENGINEER/PLANNER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 30040100
2322 W. Grand Parkway North, Suite 510 • Katy, TX 77449 • 832.913.4000

PARKLAND DEDICATION TABLE REVERA DRIVE STREET DEDICATION AND RESERVES SECTION ONE	
TOTAL PARKLAND REQUIRED = (1.875 / 100) * 0 UNITS = 0.000 AC	
TOTAL PARKLAND PROVIDED (PUBLIC) = 0.000 AC	
TOTAL PARKLAND PROVIDED (PRIVATE) = 6.19 AC	
- PRIVATE PARK = 3.28 AC @ 100% = 3.28 AC	
- DRAINAGE/DETENTION	
- RESERVE A AND RESERVE D (BERMS ONLY) = (7.10 + 4.40) = 11.50 AC @ 25% = 2.88 AC	
- LANDSCAPE/OPEN SPACE = 0.17 @ 25% = 0.0425	

PARKLAND BANK						
PLAT	NUMBER OF LOTS	REQUIRED PARKLAND DEDICATION	PROVIDED PARKLAND DEDICATION	PARKLAND TAKEN FROM BANK	EXCESS PARKLAND PROVIDED PER SECTION	AMOUNT OF PARKLAND IN BANK AFTER SECTION
ST. DED AND RESERVES SECTION ONE	0	0 ACRES	6.19 ACRES	0 ACRES	6.19 ACRES	6.19 ACRES



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N43°39'19"E	17.12'	L24	N67°22'37"W	53.54'
L2	S46°20'41"E	125.00'	L25	N52°20'38"W	52.26'
L3	S87°44'50"E	15.00'	L26	N30°01'27"W	52.26'
L4	N50°51'01"E	105.17'	L27	N07°42'15"W	52.26'
L5	S87°05'05"E	104.12'	L28	N14°35'51"E	53.88'
L6	S67°16'17"E	119.46'	L29	N22°36'50"W	14.14'
L7	S64°59'33"E	119.15'	L30	N67°36'50"W	124.89'
L8	S52°43'03"E	126.77'	L31	N40°48'55"E	78.82'
L9	S22°11'17"W	132.28'	L32	N76°25'26"W	158.84'
L10	S32°44'08"W	79.92'	L33	S46°20'41"E	48.81'
L11	S48°53'26"E	60.00'	L34	S49°12'21"W	55.87'
L12	S56°04'18"W	60.00'	L35	S46°20'41"E	135.11'
L13	S24°45'35"E	122.81'	L36	S79°03'45"E	23.75'
L14	N27°07'05"W	168.05'	L37	N79°03'45"W	19.73'
L15	S80°59'40"W	34.58'	L38	S41°45'26"W	11.78'
L16	N18°26'49"W	120.03'	L39	N46°20'41"W	20.01'
L17	N63°26'49"W	14.14'	L40	N41°46'35"E	7.12'
L18	S71°33'11"W	38.74'	L41	N46°20'41"W	125.46'
L19	S59°33'47"W	144.41'	L42	S14°56'21"W	15.05'
L20	S74°18'42"W	56.71'	L43	N14°56'21"E	15.05'
L21	N85°44'46"W	52.26'			
L22	N68°35'39"W	52.61'			
L23	N67°47'52"W	60.00'			

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1030.00'	16°27'44"	295.94'	N48°44'23"W	294.92'	149.00'
C2	30.00'	98°22'55"	51.51'	S89°41'59"E	45.41'	34.74'
C3	330.00'	3°55'15"	22.58'	N43°04'11"E	22.58'	11.30'
C4	30.00'	78°57'31"	41.34'	S05°33'03"W	38.15'	24.71'
C5	970.00'	9°10'07"	155.22'	N29°20'38"W	155.06'	77.78'
C6	330.00'	2°28'07"	14.22'	S25°59'38"E	14.22'	7.11'
C7	50.00'	97°37'45"	85.20'	N57°49'13"W	75.26'	57.14'
C8	25.00'	7°49'02"	3.41'	S31°44'20"W	3.41'	1.71'
C9	50.00'	115°14'00"	100.56'	N21°58'09"W	84.45'	78.84'
C10	25.00'	14°08'15"	6.17'	S72°31'01"E	6.15'	3.10'
C11	570.00'	5°20'06"	53.07'	S62°46'51"E	53.05'	26.56'
C12	25.00'	100°59'19"	44.06'	S09°37'08"E	38.58'	30.32'
C13	810.00'	1°14'43"	17.61'	S41°29'53"W	17.61'	8.80'
C14	30.00'	88°41'40"	46.44'	S86°28'05"W	41.94'	29.32'
C15	30.00'	90°00'00"	47.12'	S01°20'41"E	42.43'	30.00'
C16	1000.00'	27°14'21"	475.41'	S62°48'15"E	470.95'	242.29'
C17	1000.00'	42°29'44"	741.69'	N55°10'34"W	724.80'	388.83'
C18	300.00'	13°31'34"	70.82'	N47°52'21"E	70.66'	35.58'
C19	500.00'	11°50'25"	103.33'	S52°15'54"E	103.14'	51.85'
C20	970.00'	18°14'19"	308.78'	S67°18'16"E	307.47'	155.71'
C21	950.00'	27°14'12"	451.60'	S62°48'20"E	447.36'	230.15'
C22	700.00'	14°08'05"	172.69'	N17°53'52"E	172.25'	86.79'
C23	150.00'	78°09'36"	204.62'	N64°02'43"E	189.12'	121.81'
C24	1000.00'	19°24'18"	338.68'	S67°10'20"E	337.06'	170.98'
C25	50.00'	23°07'17"	20.18'	S14°35'12"W	20.04'	10.23'

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Registration Nos. F-23290 & 30040300
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STATE OF TEXAS §
 COUNTY OF FORT BEND §
 CITY OF ROSENBERG §

We, PHTB REVERA LLC, a Delaware Limited Liability Company, acting by and through Lee Jones, Senior Vice President of Land being an officer of PH Land Holdings, LLC, a Texas Limited Liability Company, its sole member, owner, hereinafter referred to as owners of the 24.11 acre tract described in the above and foregoing map of Revera Street Dedication and Reserves Section One, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend 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. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals 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 feet (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 all public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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, PHTB REVERA LLC, a Delaware Limited Liability Company, has caused these presents to be signed by Lee Jones, Senior Vice President of Land, thereunto authorized this 6th day of October, 2025.

PHTB REVERA LLC,
 a Delaware Limited Liability Company
 By: PHHOU- Benton Road 200, LLC,
 a Texas Limited Liability Company,
 its Administrative Member

By: PH Land Holdings, LLC,
 a Texas Limited Liability Company,
 its Sole Member

Lee Jones
 Lee Jones
 Senior Vice President of Land

STATE OF TEXAS §
 COUNTY OF Harris §

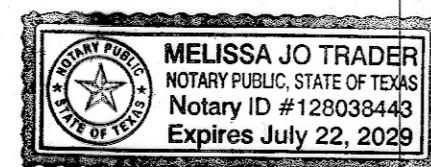
BEFORE ME, the undersigned authority, on this day personally appeared Lee Jones, Senior Vice President of Land, of PH Land Holdings, LLC, a Texas Limited Liability Company, its sole member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of October, 2025

Melissa Jo Trader
 Notary Public in and for the State of Texas

Melissa Jo Trader
 Print Name

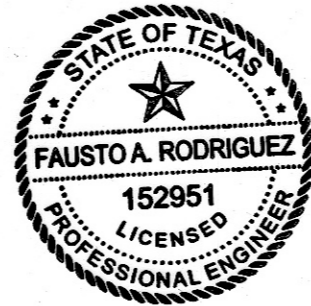
My commission expires: July 22, 2029



I, Chris D. Kalkomey, 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.

Chris D. Kalkomey
 Chris D. Kalkomey
 Registered Professional Land Surveyor
 Texas Registration No. 5869

I, Fausto A. Rodriguez, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.



Fausto A. Rodriguez
 Fausto A. Rodriguez, P.E.
 Professional Engineer No. 152951

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of Revera Street Dedication and Reserves Section One in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording

of this plat this 15th day of October, 2025

Wayne Padrack
 Wayne Padrack, Chairman

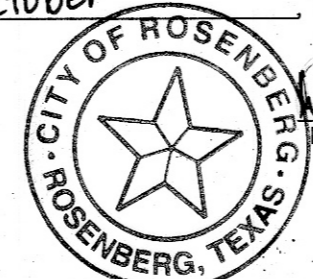
Cecilio Morano
 Cecilio Morano, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of Revera Street Dedication and Reserves Section One in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this

plat this 14th day of October, 2025

William Benton
 William Benton, Mayor

Danyel Swint
 Danyel Swint, City Secretary



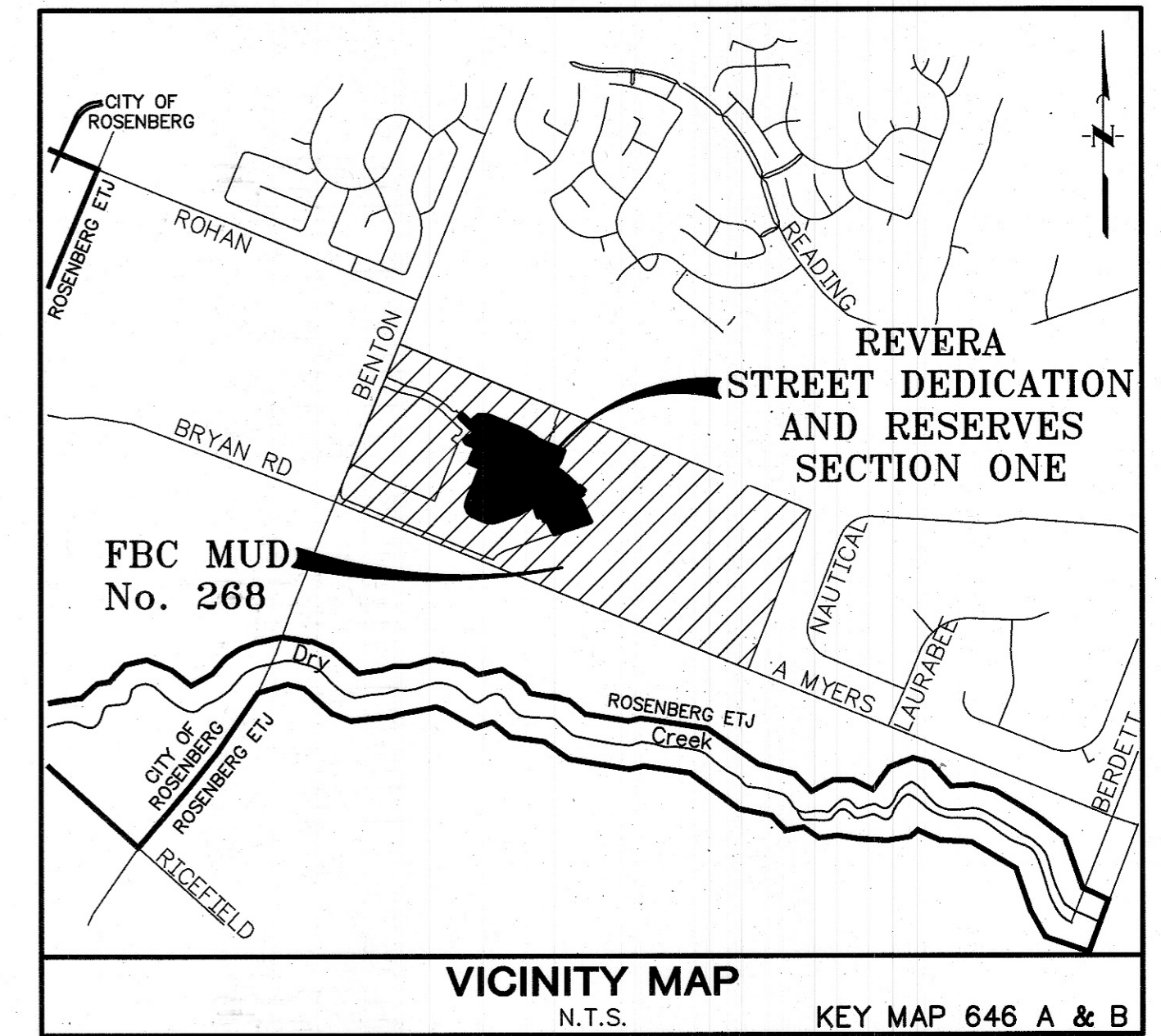
THE STATE OF TEXAS §
 COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock _____ 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
 Laura Richard
 Fort Bend County, Texas
 Deputy

By: _____
 Deputy



I, J. Stacy Slawinski, P.E., 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 Commissioners' 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. Date _____
 Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 20____.

Vincent M. Morales, Jr.
 Commissioner, Precinct 1

Grady Prestage
 Commissioner, Precinct 2

KP George
 County Judge

W.A. "Andy" Meyers
 Commissioner, Precinct 3

Dexter L. McCoy
 Commissioner, Precinct 4

REVERA STREET DEDICATION AND RESERVES SECTION ONE

A SUBDIVISION OF 24.11 ACRES OF LAND
 OUT OF THE
 WILEY MARTIN LEAGUE, A-56
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 4 RESERVES 2 BLOCKS
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 Wilmington, New Castle County, Delaware 19803
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 Registration Nos. P-03298 & S0945100
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