

PLAT RECORDING SHEET

PLAT NAME: Revera Section One

PLAT NO: _____

ACREAGE: 26.59

LEAGUE: Wiley Martin League

ABSTRACT NUMBER: A-56

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 90

NUMBER OF RESERVES: 4

OWNERS: PHTB Revera LLC

(DEPUTY CLERK)

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

N:13,751,966.07
E:3,007,038.18

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.06 AC
2,679 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.17 AC
7,226 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.24 AC
10,632 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
1.38 AC
60,207 Sq. Ft.

PHTB REVERA LLC
CALLED 197.46 AC
C.C.F. No. 2025073017
O.P.R.F.B.C.T.

WILBERT ULLRICH
CALLED 133.450 AC
VOL. 2236, PG. 2080
O.P.R.F.B.C.T.

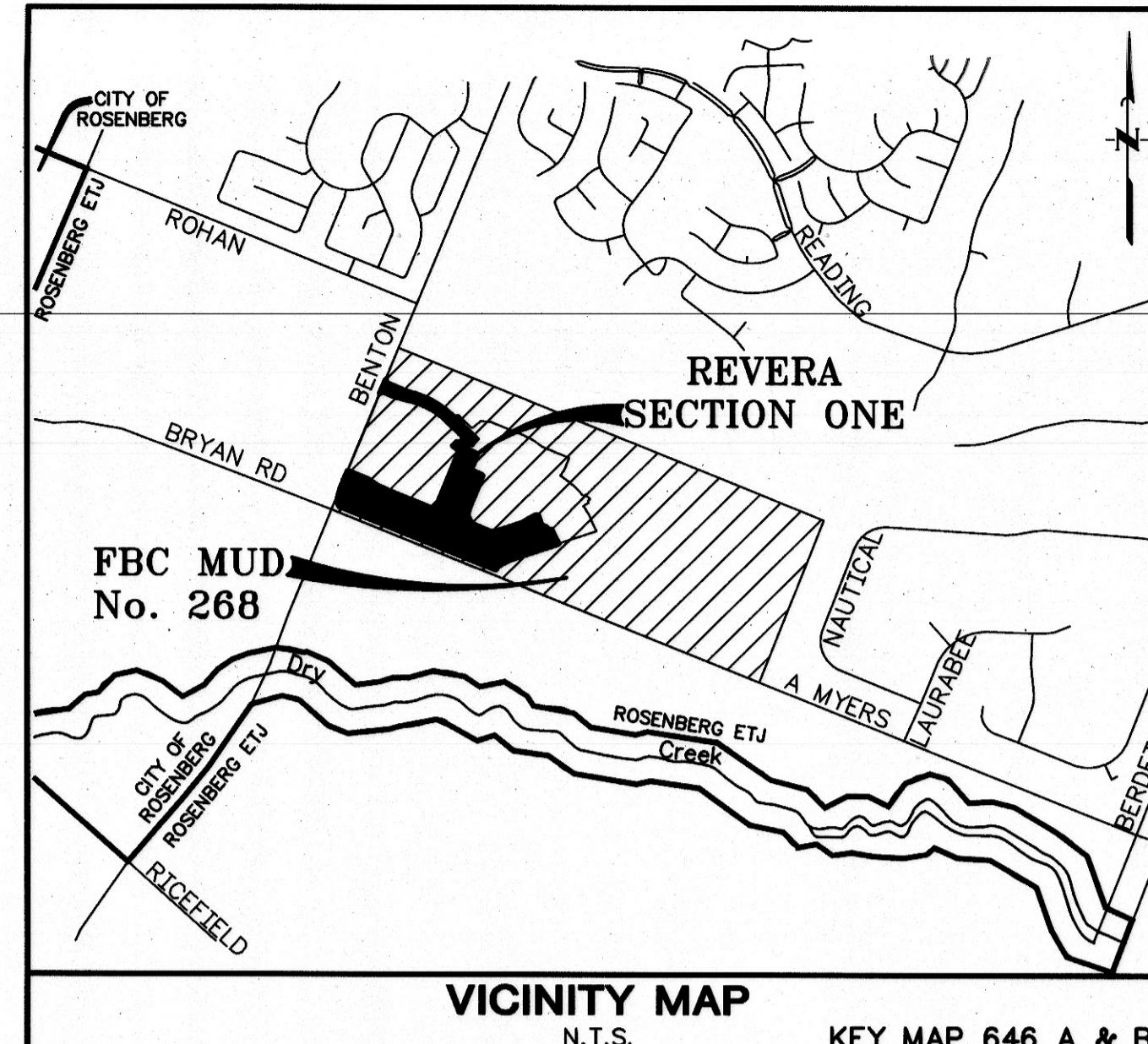
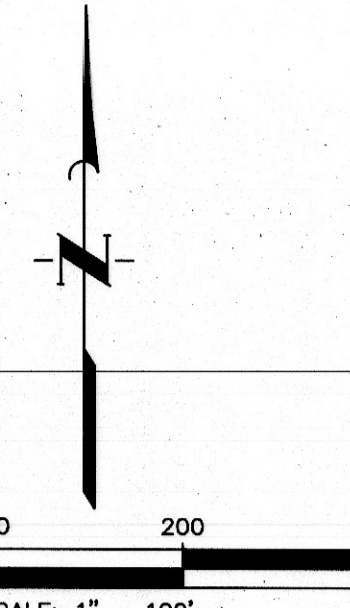
SUNSET CROSSING
SEC 7
C.C.F. No. 20240044
P.R.F.B.C.T.

N:13,750,626.11
E:3,006,552.85

NELSON MARQUEZ AND
MARTHA C. ROMERO
RESIDUE CALLED 11.2489 AC
C.C.F. No. 2013146713
O.P.R.F.B.C.T.

WALNUT CREEK
SEC 15
PLAT No. 20170062
P.R.F.B.C.T.

PHTB REVERA LLC
CALLED 197.46 AC
C.C.F. No. 2025073017
O.P.R.F.B.C.T.



LEGEND

- AC "Acres"
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - ESM "Easement"
 - F. "Found 5/8\" IR w/cap stamped Quiddity Eng. Property Corner"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - JRF "Found 3/4\" IR w/cap \"Quiddity Eng. Property Corner"
 - 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. "Volume and Page"
 - WLE "Waterline Easement"
 - ① "Block Number"
 - ② "Street Name Break"
- ① "Set 3/4\" 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 remain in the dedicator, his heirs, assigns or successors.
2. All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
3. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
4. All easements are centered on lot lines unless otherwise indicated.
5. 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.
6. 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.
7. Elevations shown hereon are based upon GPS observations calibrated to the published values of HGCSD 71, and HGCSD 72 (NAVD83).
8. A permanent benchmark shall be established within the plot boundary in accordance with Fort Bend County Requirements prior to acceptance of the road and streets within this subdivision.
9. 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.
10. This plat lies within Fort Bend County Lighting Ordinance Zone No. L22.
11. Elevations used for delineating contour lines are based upon NAVD-88 Datum.
12. 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 combined scale factor 1.00013164.
13. 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.
14. 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.
15. All property to drain into the drainage easements only through an approved drainage structure.
16. This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 481570265L, Panel 0265, Suffix "L" dated April 2, 2014, revised under LDMR 17-06-3041P effective June 12, 2018 for Fort Bend County, Texas and incorporated areas. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements.
17. This plat lies wholly within Fort Bend County Municipal Utility District No. 268, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar CISD, the City of Rosenberg ETJ, and Fort Bend County.
18. 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 202401666, 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).
19. The top of all floor slabs shall be a minimum of 82.60 feet above mean sea level (NAVD83 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 shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and back to back easements and along rear lot 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 sold wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
20. This plat was prepared from information furnished by Executive Title Company, ETO No. 2409386, effective date September 16, 2025. The surveyor has not abstracted the above property.
21. A minimum distance of 10' shall be maintained between residential dwelling units.
22. All lots shall have a minimum of five (5) foot side building line.
23. 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.
24. 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. While wooden posts and paneled wooden fences along the perimeter and back to back easements and along rear lot 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 sold wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
25. There are no pipelines or pipeline easements within the platted area shown hereon.

REVERA SECTION ONE

A SUBDIVISION OF 26.59 ACRES OF LAND
OUT OF THE
WILEY MARTIN LEAGUE, A-56
CITY OF ROSENBERG ETJ
FORT BEND COUNTY, TEXAS
90 LOTS 4 RESERVES 4 BLOCKS
SEPTEMBER 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-32326 & 30463500
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

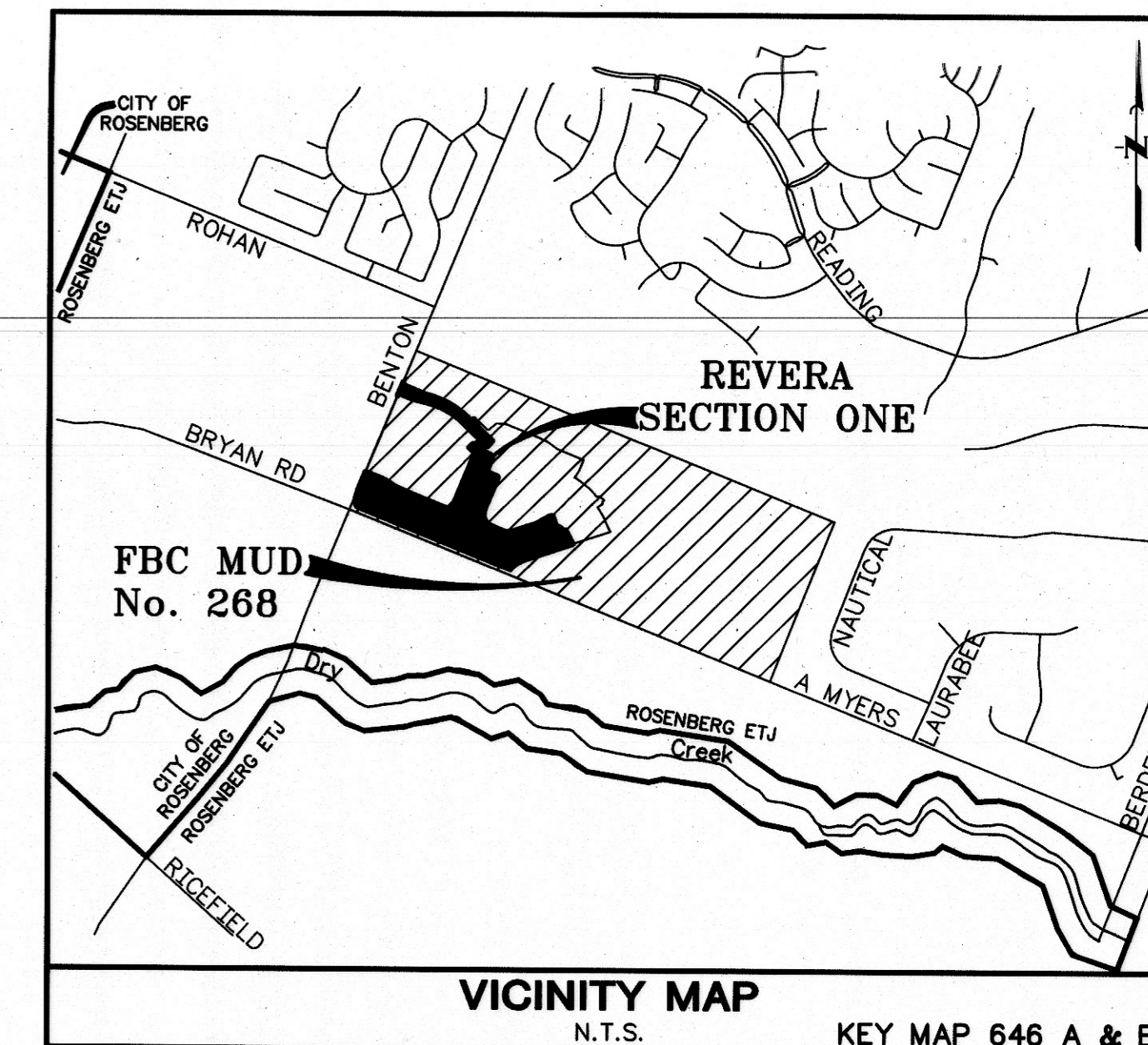
PARKLAND DEDICATION TABLE REVERA SECTION ONE	
TOTAL PARKLAND REQUIRED = (1.875 / 100) * 90 UNITS = 1.69 AC	
TOTAL PARKLAND PROVIDED (PUBLIC) = 0.000 AC	
- LANDSCAPE/OPEN SPACE = (0.06+0.17+0.24+1.38) = 1.85 @ 25% = 0.46 AC	
TOTAL PARKLAND PROVIDED (PRIVATE) = 0.46 + 1.23 AC (FROM PARKLAND BANK)	
TOTAL PARKLAND REMAINING (PARKLAND BANK) = (6.19 AC - 1.23 AC) = 4.96 AC	
MINIMUM 10% PAYMENT REQUIRED = 90 UNITS X \$200 = \$18,000	

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
REVERA SECTION ONE	90	1.69 ACRES	0.46 ACRES	1.23 ACRES	0 ACRES	4.96 ACRES

LOT TABLE SUMMARY

BLOCK 1				BLOCK 2				BLOCK 3				BLOCK 3				BLOCK 4			
LOT	LOT WIDTH	Sq. Ft.	Lot Depth	LOT	LOT WIDTH	Sq. Ft.	Lot Depth	LOT	LOT WIDTH	Sq. Ft.	Lot Depth	LOT	LOT WIDTH	Sq. Ft.	Lot Depth	LOT	LOT WIDTH	Sq. Ft.	Lot Depth
1	60'	8,050	135'	1	60'	12,449	135'	1	50'	9,174	138'	20	50'	7,059	136'	1	50'	8,220	130'
2	60'	8,100	135'	2	60'	7,874	135'	2	50'	9,709	149'	21	50'	7,296	143'	2	50'	6,890	130'
3	60'	8,100	135'	3	60'	8,100	135'	3	50'	11,284	177'	22	50'	7,550	137'	3	50'	7,124	130'
4	60'	8,100	135'	4	60'	8,100	135'	4	50'	14,409	137'	23	50'	9,052	130'	4	50'	9,223	130'
5	60'	8,100	135'	5	60'	8,100	135'	5	50'	8,820	136'	24	50'	12,244	130'	5	50'	9,000	130'
6	60'	8,100	135'	6	60'	8,103	135'	6	50'	8,452	135'	25	50'	10,964	131'	6	50'	10,625	134'
7	60'	8,100	135'	7	60'	8,105	135'	7	50'	7,590	135'	26	50'	12,823	150'	7	50'	8,650	130'
8	60'	8,100	135'	8	60'	8,099	134'	8	50'	7,425	135'	27	50'	9,535	134'	8	60'	7,800	130'
9	60'	9,759	135'	9	50'	8,230	137'	9	50'	7,425	135'	28	50'	7,797	141'	9	60'	7,800	130'
10	60'	10,739	137'	10	50'	10,100	164'	10	50'	6,750	135'	29	50'	7,272	134'	10	60'	7,800	130'
11	60'	10,739	137'	11	50'	11,213	154'	11	50'	6,750	135'	30	50'	6,984	133'	11	60'	7,800	130'
12	60'	10,739	137'	12	50'	10,333	143'	12	50'	6,750	135'	31	50'	6,623	131'	12	60'	7,800	130'
13	60'	9,287	137'	13	50'	9,339	137'	13	50'	6,750	135'	32	50'	6,641	130'	13	60'	7,800	130'
14	60'	9,527	135'	14	50'	8,160	136'	14	50'	6,750	135'	33	50'	6,500	130'	14	60'	7,800	130'
15	60'	10,739	135'	15	50'	6,750	135'	15	50'	6,750	135'	34	50'	6,500	130'	15	60'	7,796	130'
16	60'	9,560	135'	16	50'	6,750	135'	16	50'	6,750	135'	35	50'	6,500	130'				
17	60'	8,100	135'	17	50'	6,750	135'	17	50'	6,750	135'	36	50'	6,500	130'				
18	60'	8,100	135'	18	50'	6,750	135'	18	50'	6,750	135'	37	50'	6,500	130'				
19	60'	8,100	135'	19	50'	6,811	135'	19	50'	6,811	135'	38	50'	7,819	130'				

LOT SUMMARY TABLE
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT = 758,147 SF
AVERAGE LOT SIZE WITHIN REVERA SECTION ONE = 8,435 SF



LOT SIZE SUMMARY		
SECTION	50' LOTS	60' LOTS
REVERA SECTION ONE	39	51
REVERA SECTION TWO	0	54
REVERA SECTION THREE	91	0
REVERA SECTION FOUR	0	60
TOTAL LOT COUNTS	130	165
TOTAL LOT PERCENTAGES	24.07%	30.55%
MAX ALLOWED PER DEVELOPMENT AGREEMENT	63%	37%

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°00'17"	47.13'	S22°36'40"E	42.43'	30.00'
C2	500.00'	6°35'21"	57.50'	S64°19'09"E	57.47'	28.78'
C3	300.00'	12°14'49"	64.13'	S67°08'53"E	64.00'	32.19'
C4	940.00'	26°55'36"	441.76'	S59°48'29"E	437.71'	225.04'
C5	30.00'	90°00'00"	47.12'	N88°39'19"E	42.43'	30.00'
C6	30.00'	90°00'00"	47.12'	S01°20'41"E	42.43'	30.00'
C7	30.00'	88°41'40"	46.44'	S86°28'05"W	41.94'	29.32'
C8	810.00'	1°14'43"	17.61'	S41°29'53"W	17.61'	8.80'
C9	25.00'	100°59'19"	44.06'	S09°37'08"E	38.58'	30.32'
C10	570.00'	5°20'06"	53.07'	S62°46'51"E	53.05'	26.56'
C11	25.00'	14°08'15"	6.17'	S72°31'01"E	6.15'	3.10'
C12	50.00'	115°14'00"	100.56'	S21°58'09"E	84.45'	78.84'
C13	25.00'	7°49'02"	3.41'	S31°44'20"W	3.41'	1.71'
C14	50.00'	97°37'45"	85.20'	S57°49'13"E	75.26'	57.14'
C15	390.50'	19°46'57"	134.83'	N122°37'37"E	134.16'	68.09'
C16	630.00'	7°44'02"	85.04'	N50°15'00"W	84.97'	42.58'
C17	25.00'	93°19'41"	40.72'	N86°57'10"E	36.37'	26.50'
C18	890.00'	1°59'02"	30.81'	N41°16'50"E	30.81'	15.41'
C19	30.00'	88°37'02"	46.40'	N02°02'10"W	41.91'	29.28'
C20	860.00'	29°32'24"	443.39'	N61°06'53"W	438.50'	226.74'
C21	500.00'	8°16'16"	72.18'	N71°44'57"W	72.12'	36.15'
C22	30.00'	89°59'42"	47.12'	S67°23'20"W	42.42'	30.00'
C23	1000.00'	5°39'28"	98.75'	S70°26'33"E	98.71'	49.41'
C24	900.00'	26°55'36"	422.96'	N59°48'29"W	419.08'	215.46'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C25	1000.00'	2°50'24"	49.57'	S47°45'53"E	49.56'	24.79'
C26	850.00'	7°04'09"	104.87'	S40°07'15"W	104.81'	52.50'
C27	600.00'	17°33'03"	183.79'	S55°09'31"E	183.08'	92.62'
C28	55.00'	86°19'13"	82.86'	N20°46'27"W	75.24'	51.58'
C29	300.00'	90°05'24"	471.71'	S22°39'32"E	424.60'	300.47'
C30	300.00'	40°44'35"	213.33'	S88°04'31"E	208.86'	111.40'
C31	300.00'	45°14'34"	236.89'	N89°31'33"E	230.78'	125.01'
C32	1000.00'	9°56'11"	173.42'	S62°53'04"E	173.21'	86.93'
C33	25.00'	57°46'09"	25.21'	N42°40'07"E	24.15'	13.79'
C34	50.00'	59°34'52"	51.99'	N43°34'29"E	49.68'	28.62'
C35	50.00'	101°35'53"	88.66'	N41°47'37"E	77.49'	61.30'
C36	25.00'	21°02'22"	9.18'	S82°04'22"W	9.13'	4.64'
C37	25.00'	90°08'56"	39.33'	S67°13'18"W	35.40'	25.07'
C38	30.00'	90°00'00"	47.12'	S22°51'10"E	42.43'	30.00'
C39	30.00'	90°00'00"	47.12'	N67°08'50"E	42.43'	30.00'
C40	25.00'	87°56'33"	38.37'	N21°49'26"W	34.71'	24.12'
C41	25.00'	73°45'38"	32.18'	N67°50'47"W	30.01'	18.76'
C42	25.00'	41°25'49"	18.08'	N81°28'34"W	17.69'	9.45'
C43	50.00'	265°37'36"	231.80'	S30°37'20"W	73.36'	53.97'
C44	25.00'	44°21'27"	19.35'	S38°44'36"E	18.87'	10.19'
C45	25.00'	89°45'40"	39.17'	N67°16'00"E	35.28'	24.90'
C46	25.00'	90°14'20"	39.37'	S22°44'00"E	35.43'	25.10'
C47	25.00'	91°28'40"	39.91'	N32°48'28"E	35.81'	25.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°23'28"E	160.00'
L2	S67°36'49"E	84.04'
L3	S73°16'17"E	107.65'
L4	S46°20'41"E	29.36'
L5	S46°20'41"E	60.00'
L6	S46°20'41"E	215.26'
L7	S40°48'55"W	78.82'
L8	S67°36'50"E	124.89'
L9	S22°36'50"E	14.14'
L10	S14°35'51"W	53.88'
L11	S07°42'15"E	52.26'
L12	S30°01'27"E	52.26'
L13	S52°20'38"E	52.26'
L14	S67°22'37"E	53.54'
L15	S67°47'52"E	60.00'
L16	S68°35'39"E	52.61'
L17	S85°44'46"E	52.26'
L18	N74°18'42"E	56.71'
L19	N71°33'11"E	240.00'
L20	N59°33'47"E	144.41'
L21	N71°33'11"E	38.74'
L22	S63°26'49"E	14.14'
L23	S18°26'49"E	120.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N80°59'40"E	34.58'
L25	S27°07'05"E	168.05'
L26	S71°33'11"W	294.97'
L27	S71°30'58"W	170.63'
L28	S72°00'28"W	91.22'
L29	S61°33'56"W	74.61'
L30	S51°59'29"W	35.87'
L31	S42°46'19"W	46.89'
L32	S40°02'01"W	11.39'
L33	N22°43'54"W	53.84'
L34	N22°21'26"E	211.28'
L35	S67°38'30"E	84.11'
L36	S67°37'11"E	139.68'
L37	S56°45'17"E	54.23'
L38	S54°57'18"E	69.33'
L39	S65°58'37"E	149.23'
L40	S67°56'58"E	13.00'
L41	N43°37'00"E	60.00'
L42	N46°20'41"W	230.00'
L43	N75°53'05"W	119.72'
L44	N67°36'49"W	91.10'
L45	S43°39'19"W	70.00'
L46	S43°39'19"W	47.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	S68°26'04"W	3.61'
L48	N22°23'10"E	160.00'
L49	N22°08'50"E	189.84'
L50	S18°26'49"E	15.00'
L51	S21°51'19"E	14.18'
L52	N22°17'46"E	124.95'
L53	S66°51'04"W	14.25'
L54	S22°17'46"W	125.00'
L55	N32°40'31"W	25.00'
L56	N22°46'42"W	14.16'
L57	N22°08'50"E	122.89'
L58	N22°08'50"E	123.10'
L59	N67°40'06"E	14.01'
L60	N66°48'38"W	43.28'
L61	S70°25'01"E	55.88'
L62	S22°41'20"W	48.88'
L63	S67°56'58"E	39.47'
L64	S79°44'09"E	47.87'
L65	N84°51'24"E	67.02'
L66	S67°36'50"E	128.43'
L67	N22°17'46"E	135.09'
L68	N22°17'46"E	135.13'

REVERA SECTION ONE
A SUBDIVISION OF 26.59 ACRES OF LAND
OUT OF THE
WILEY MARTIN LEAGUE, A-56
CITY OF ROSENBERG ETJ
FORT BEND COUNTY, TEXAS
90 LOTS 4 RESERVES 4 BLOCKS
SEPTEMBER 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-22599 & 30048350
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77448 • 832.913.6000

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 26.59 acre tract described in the above and foregoing map of Revera Section One, do hereby make and establish said subdivision and development plot 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 purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times 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 2nd 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 §

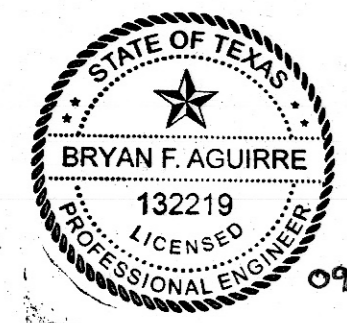
BEFORE ME, the undersigned authority, on this day personally appeared Lee Jones, Senior Vice President of Land, of PH Land Holdings, LLC, a Texas Limited Liability Company, its sole member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd 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, Bryan F. Aguirre, 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.



Bryan F. Aguirre
Bryan F. Aguirre, P.E.
Professional Engineer No. 132219

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 plot 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

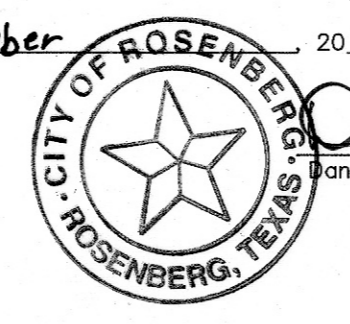


This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of Revera Section One in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this

of this plat this 15th day of October 2025

Wayne Koldrack
Wayne Koldrack, Chairman

Cecilio Moreno
Cecilio Moreno, Secretary



This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of Revera 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

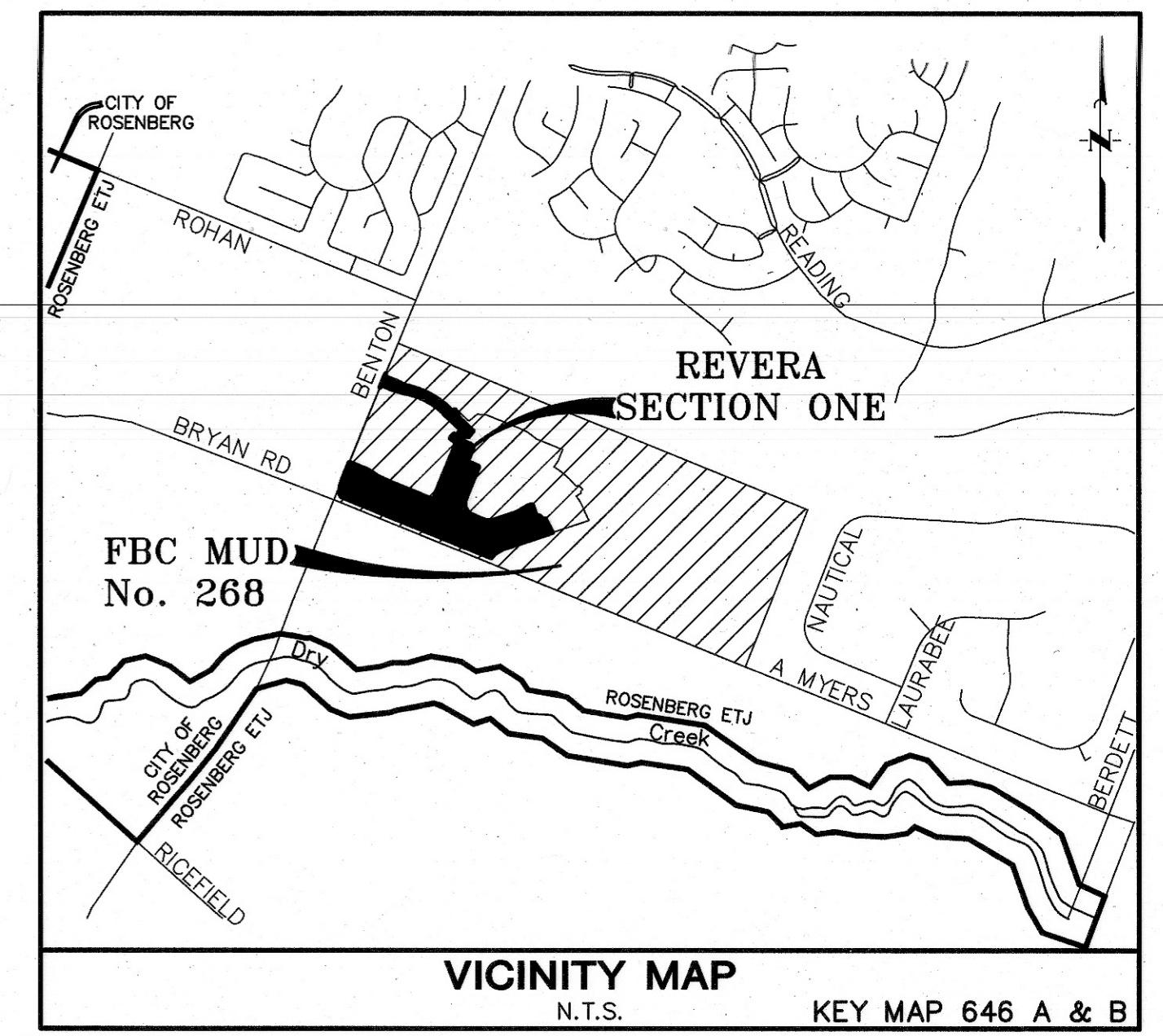
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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
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 SECTION ONE
A SUBDIVISION OF 26.59 ACRES OF LAND
OUT OF THE
WILEY MARTIN LEAGUE, A-56
CITY OF ROSENBERG ETJ
FORT BEND COUNTY, TEXAS
90 LOTS 4 RESERVES 4 BLOCKS
SEPTEMBER 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 Nos. F-23206 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000