

**PLAT RECORDING SHEET**

**PLAT NAME:** Revera Section Three

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

**ACREAGE:** 20.93

**LEAGUE:** Wiley Martin League

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**ABSTRACT NUMBER:** A-56

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**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 91

**NUMBER OF RESERVES:** 2

**OWNERS:** PHTB Revera LLC

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**(DEPUTY CLERK)**

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

**RESTRICTED RESERVE A**  
 Restricted to Open Space,  
 Landscape, and Incidental  
 Utility Purposes Only  
 1.80 AC  
 78,444 Sq. Ft.

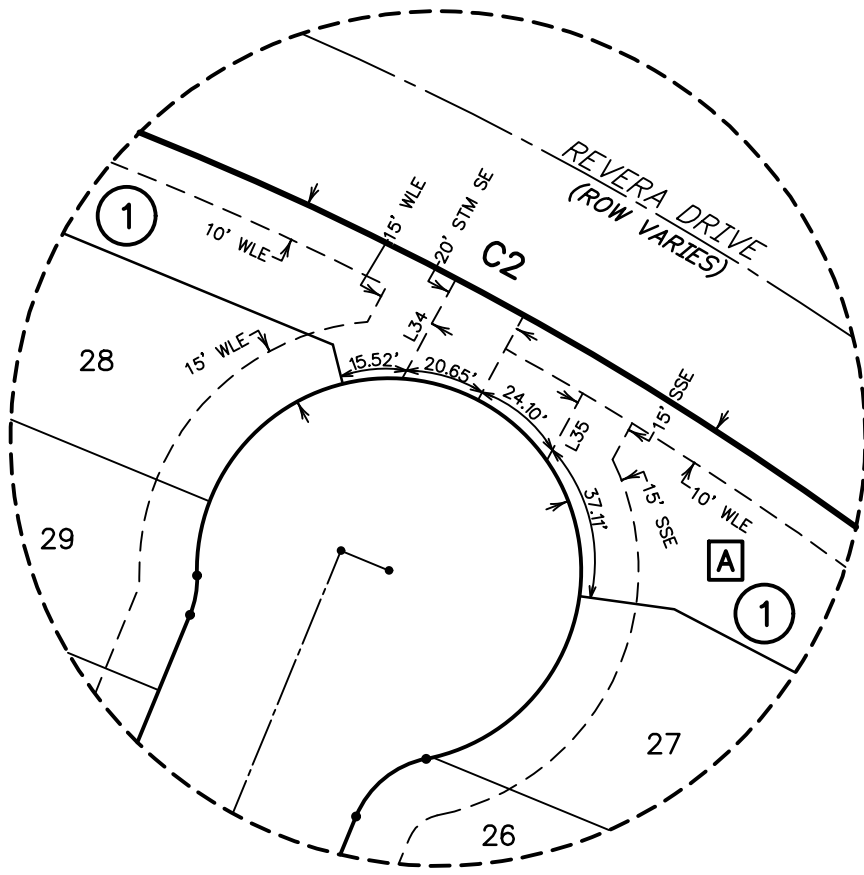
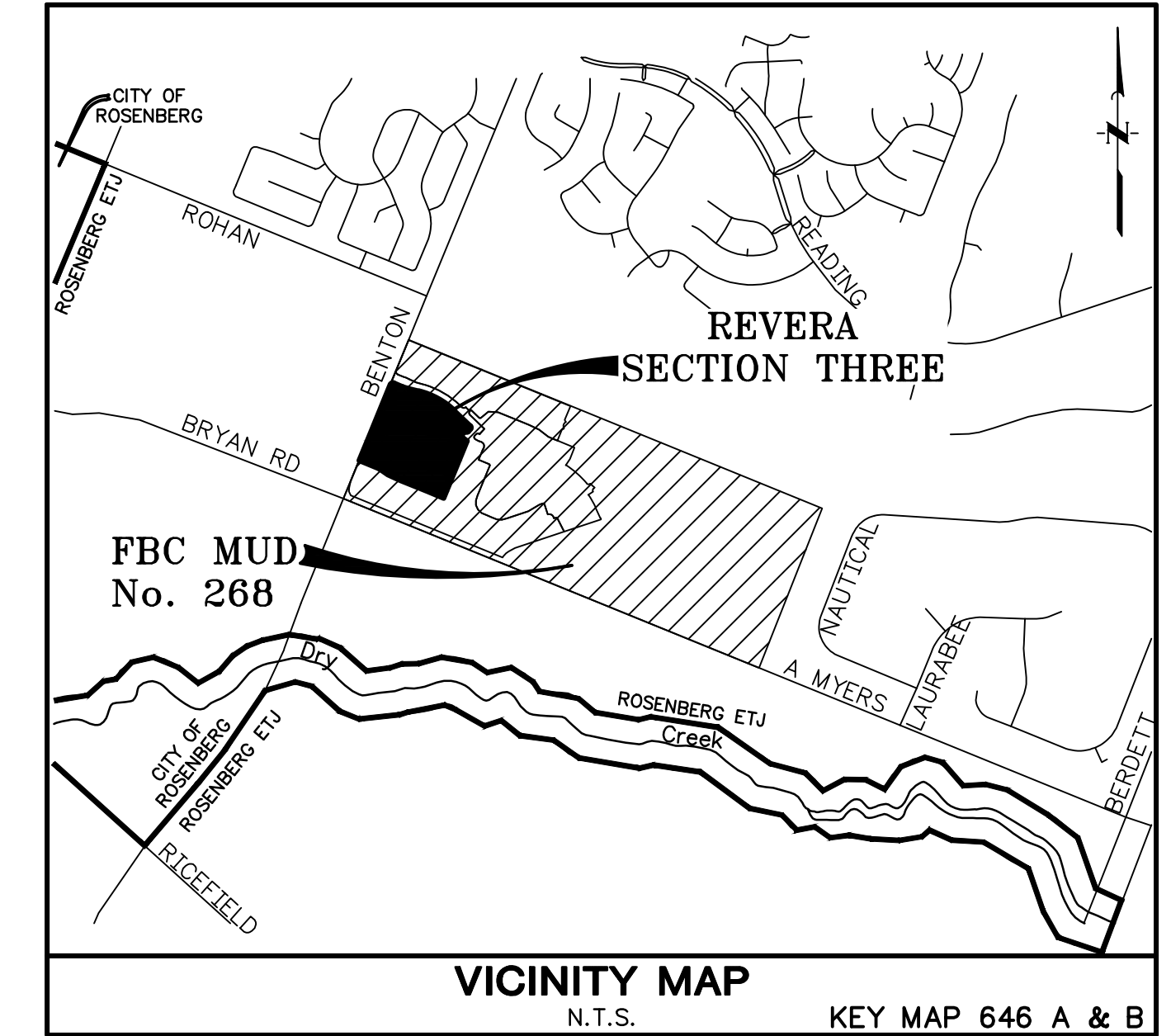
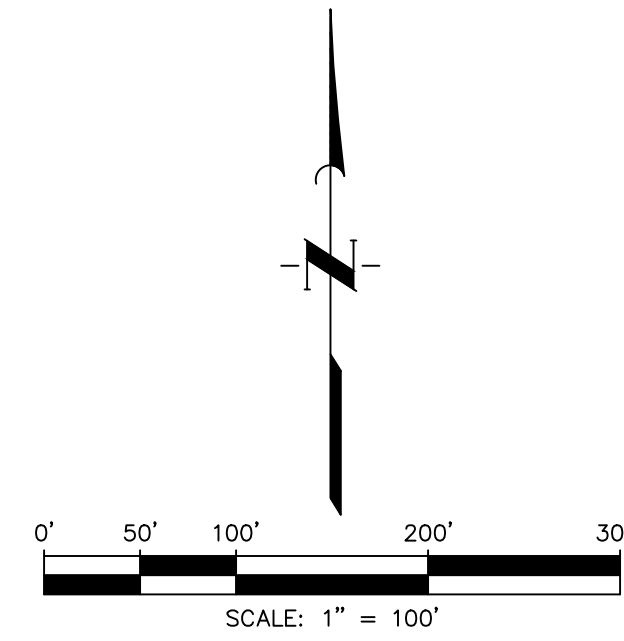
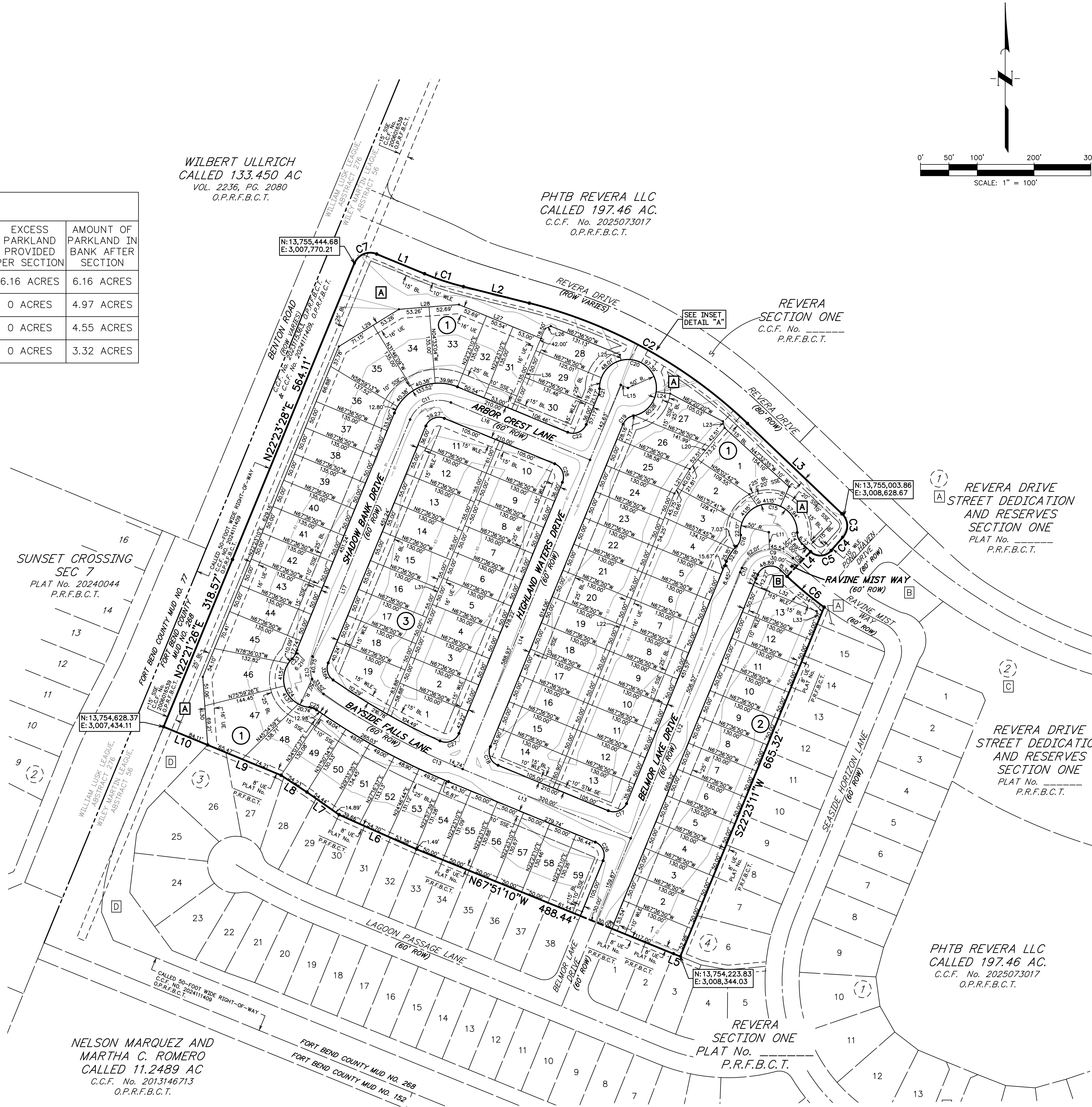
**RESTRICTED RESERVE B**  
 Restricted to Open Space,  
 Landscape, and Incidental  
 Utility Purposes Only  
 0.09 AC  
 3,944 Sq. Ft.

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	0	0 ACRES	6.16 ACRES	0 ACRES	6.16 ACRES	6.16 ACRES
REVERA SECTION ONE	90	1.68 ACRES	0.46 ACRES	1.19 ACRES	0 ACRES	4.97 ACRES
REVERA SECTION TWO	54	1.013 ACRES	0.605 ACRES	0.408 ACRES	0 ACRES	4.55 ACRES
REVERA SECTION THREE	91	1.70 ACRES	0.47 ACRES	1.23 ACRES	0 ACRES	3.32 ACRES

REVERA SECTION THREE PARKLAND ANALYSIS	
TOTAL PARKLAND REQUIRED = (1.875 / 100) * 91 UNITS = 1.70 AC	
TOTAL PARKLAND PROVIDED (PUBLIC) = 0.000 AC	
TOTAL PARKLAND PROVIDED (PRIVATE) = 0.47 + 1.23 AC (FROM PARKLAND BANK)	
TOTAL PARKLAND REMAINING (PARKLAND BANK) = (4.55 AC - 1.23 AC) = 3.32 AC	
- LANDSCAPE/OPEN SPACE = (1.80 + 0.09) X 25% = 0.47 AC	
MINIMUM 10% PAYMENT REQUIRED = 91 UNITS X \$200 = \$18,200	

WILBERT ULLRICH  
 CALLED 133.450 AC  
 VOL. 2236, PG. 2080  
 O.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.



**INSET DETAIL "A"**  
 SCALE: 1"=50'

NELSON MARQUEZ AND  
 MARTHA C. ROMERO  
 CALLED 11.2489 AC  
 C.C.F. No. 2013146713  
 O.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"
  - ESMT ..... "Easement"
  - F. .... "Found 5/8" IR w/cap stamped "Quiddity Eng. Property Corner"
  - FBCMUD ..... "Fort Bend County Municipal Utility District"
  - IRF ..... "Found 3/4" IR w/cap stamped "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. 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"
  - ..... "Street Name Break"
- General Notes
1. All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
  2. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
  3. All easements are centered on lot lines unless otherwise indicated.
  4. 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.
  5. 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.
  6. Reference Benchmark: Elevations shown hereon are based upon GPS observations correlated to the published values of HGSD 71, and HGSD 72 (NAVD 88).
  7. 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.
  8. 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.
  9. This plat lies within Fort Bend County Lighting Ordinance Zone No. L22.
  10. Elevations used for delineating contour lines are based upon NAVD-88 Datum.
  11. 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.
  12. 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.
  13. 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.
  14. All property to drain into the drainage easements only through an approved drainage structure.
  15. This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 481570026SL, Panel 0265, Suffix "L" dated December 21, 2017, for Fort Bend County, Texas and incorporated areas. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
  16. 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. TMB 3000: being a 3/8-inch iron rod with cap marked "Quiddity Eng. Control" located approximately 2.549 feet northwest of a cotton spindle found for the south corner of a called 200.37 acre tract recorded under County Clerk's File Number 2024001666, also being approximately 2.331 feet southeast of a Map not found for the east corner of said called 200.37 acre tract. 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 82.20 feet above mean sea level (NAVD88 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 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
  20. This plat was prepared from information furnished by Executive Title Company, ETO No. 2409298, effective date September 17, 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 for 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 alongside 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 said 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.
  26. This tract is subject to an affidavit to the Public Certification of OSF Requiring Maintenance recorded on August 22, 2024 under County Clerk's File No. 2024081308, Official Public Records of Fort Bend County, Texas.

**REVERA SECTION THREE**  
 A SUBDIVISION OF 20.93 ACRES OF LAND  
 OUT OF THE  
 WILEY MARTIN LEAGUE, A-56  
 CITY OF ROSENBERG ETJ, FORT BEND COUNTY, TEXAS  
 91 LOTS      2 RESERVES      3 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**  
 Quality Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registration No. F-25290 & 30040300  
 2322 W. Grand Parkway North, Suite 350 #429, TX 77469 • 832.933.4000

LINE	BEARING	DISTANCE
L1	S67°36'49"E	91.10'
L2	S75°53'05"E	119.72'
L3	S46°20'41"E	230.00'
L4	S43°37'00"W	60.00'
L5	N67°56'58"W	13.00'
L6	N65°58'37"W	149.23'
L7	N54°57'18"W	69.33'
L8	N56°45'17"W	54.23'
L9	N67°37'11"W	139.68'
L10	N67°38'30"W	84.11'
L11	S02°25'48"E	29.57'
L12	N22°23'10"E	666.44'
L13	N67°36'50"W	334.74'
L14	N22°23'10"E	731.56'
L15	N67°36'50"W	13.54'
L16	S67°36'50"E	265.00'
L17	N22°23'10"E	451.24'
L18	N24°13'45"E	37.63'
L19	S35°09'23"E	25.38'
L20	N40°10'46"E	95.02'

LINE	BEARING	DISTANCE
L21	N32°07'43"E	50.73'
L22	N22°23'10"E	560.90'
L23	N13°43'02"W	11.78'
L24	N82°17'11"W	25.00'
L25	S13°53'18"E	10.62'
L26	N67°23'10"E	11.31'
L27	S67°36'50"E	156.23'
L28	N85°26'56"E	105.95'
L29	N58°13'51"E	124.41'
L30	N04°11'51"W	120.27'
L31	N22°23'10"E	519.88'
L32	N67°36'50"W	119.80'
L33	S21°47'01"E	14.64'
L34	N28°27'26"E	29.73'
L35	S28°12'40"W	19.96'
L36	S22°23'10"W	153.50'

**LOT AREA SUMMARY**

BLOCK 1			
LOT	LOT WIDTH	SQ. FT.	LOT DEPTH
1	50'	9,776	154'
2	50'	7,039	134'
3	50'	7,056	134'
4	50'	6,747	130'
5	50'	6,500	130'
6	50'	6,500	130'
7	50'	6,500	130'
8	50'	6,500	130'
9	50'	6,500	130'
10	50'	6,500	130'
11	50'	6,500	130'
12	50'	6,500	130'
13	50'	7,783	130'
14	50'	7,783	130'
15	50'	6,500	130'
16	50'	6,500	130'
17	50'	6,500	130'
18	50'	6,500	130'
19	50'	6,500	130'
20	50'	6,500	130'
21	50'	6,500	130'
22	50'	6,500	130'
23	50'	6,500	130'
24	50'	6,500	130'
25	50'	6,714	136'
26	50'	7,249	141'
27	50'	7,326	141'
28	50'	6,613	131'
29	50'	6,536	130'
30	50'	7,885	131'

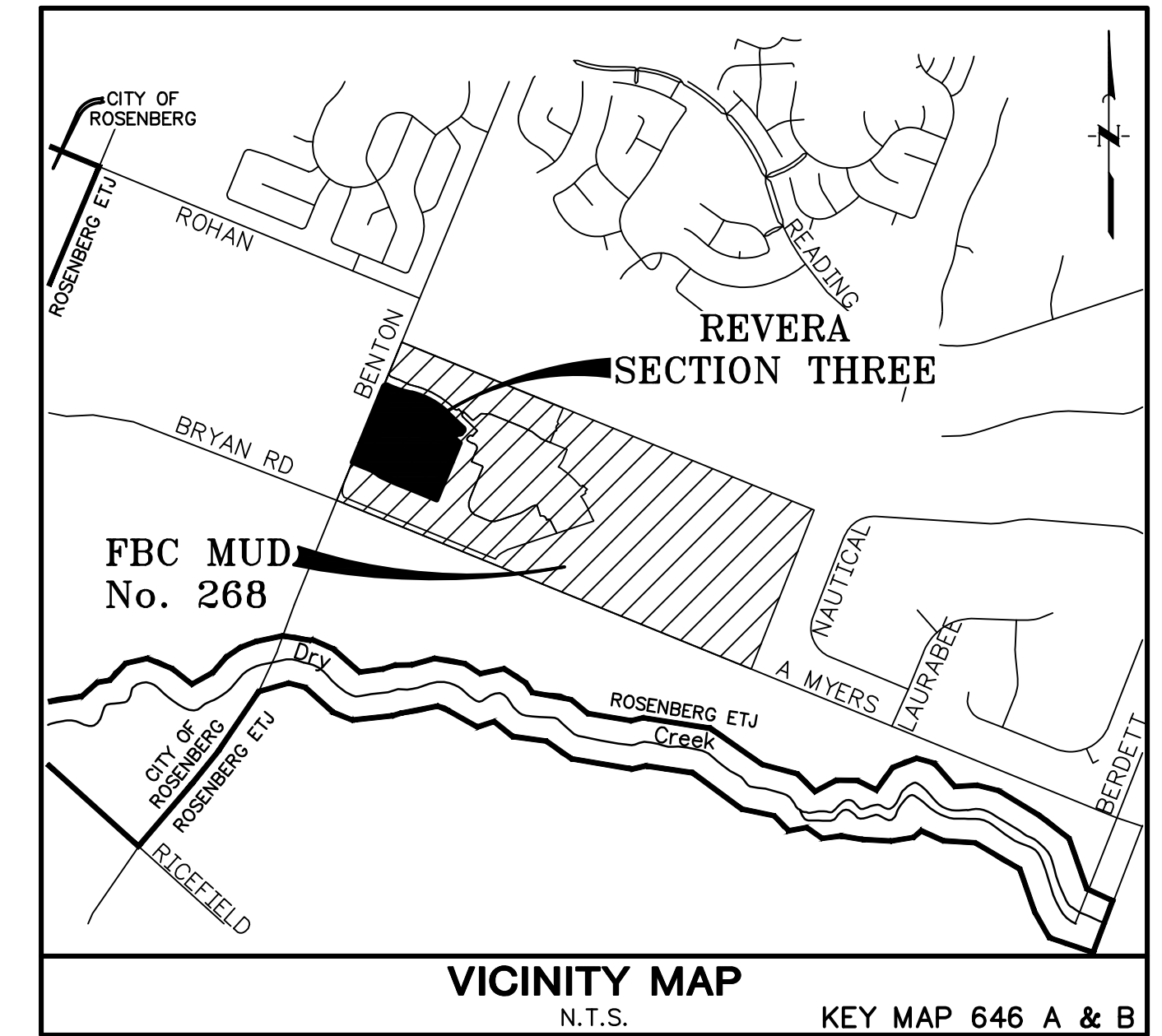
BLOCK 1			
LOT	LOT WIDTH	SQ. FT.	LOT DEPTH
31	50'	7,155	135'
32	50'	6,823	135'
33	50'	9,893	135'
34	50'	10,001	135'
35	50'	10,266	137'
36	50'	7,650	135'
37	50'	6,750	135'
38	50'	6,750	135'
39	50'	6,750	135'
40	50'	6,750	135'
41	50'	6,750	135'
42	50'	6,750	135'
43	50'	6,750	135'
44	50'	6,750	135'
45	50'	7,704	132'
46	50'	9,960	144'
47	50'	12,438	138'
48	50'	7,692	130'
49	50'	6,708	130'
50	50'	6,824	134'
51	50'	6,957	133'
52	50'	6,810	131'
53	50'	6,758	131'
54	50'	6,633	131'
55	50'	6,582	130'
56	50'	6,571	130'
57	50'	6,574	130'
58	50'	6,586	130'
59	50'	7,717	130'

BLOCK 2			
LOT	LOT WIDTH	SQ. FT.	LOT DEPTH
1	50'	6,925	130'
2	50'	6,500	130'
3	50'	6,500	130'
4	50'	6,500	130'
5	50'	6,500	130'
6	50'	6,500	130'
7	50'	6,500	130'
8	50'	6,500	130'
9	50'	6,500	130'
10	50'	6,500	130'
11	50'	6,500	130'
12	50'	6,500	130'
13	50'	6,511	130'

BLOCK 3			
LOT	LOT WIDTH	SQ. FT.	LOT DEPTH
1	50'	8,251	130'
2	50'	6,500	130'
3	50'	6,500	130'
4	50'	6,500	130'
5	50'	6,500	130'
6	50'	6,500	130'
7	50'	6,500	130'
8	50'	6,500	130'
9	50'	6,500	130'
10	50'	7,796	130'
11	50'	7,796	130'
12	50'	7,150	130'
13	50'	7,150	130'
14	50'	7,150	130'
15	50'	7,150	130'
16	50'	7,150	130'
17	50'	6,500	130'
18	50'	6,500	130'
19	50'	9,445	130'

LOT SUMMARY TABLE	
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAN	= 642,193 SF
AVERAGE LOT SIZE WITHIN REVERA SECTION THREE	= 7,057 SF

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	500.00'	8°16'16"	72.18'	S71°44'57"E	72.12'	36.15'
C2	860.00'	29°32'24"	443.39'	S61°06'53"E	438.50'	226.74'
C3	30.00'	88°37'02"	46.40'	S02°02'10"E	41.91'	29.28'
C4	890.00'	1°59'02"	30.81'	S41°16'50"W	30.81'	15.41'
C5	25.00'	93°19'41"	40.72'	S86°57'10"W	36.37'	26.50'
C6	630.00'	7°44'02"	85.04'	S50°15'00"E	84.97'	42.58'
C7	30.00'	89°59'43"	47.12'	S67°23'20"W	42.42'	30.00'
C8	600.00'	1°23'47"	14.62'	N45°41'06"W	14.62'	7.31'
C9	55.00'	112°02'37"	107.55'	S78°59'29"W	91.22'	81.61'
C10	800.00'	0°35'00"	8.14'	S22°40'40"W	8.14'	4.07'
C11	55.00'	90°00'00"	86.39'	S67°23'10"W	77.78'	55.00'
C12	55.00'	77°22'30"	74.27'	S16°18'05"E	68.76'	44.04'
C13	1200.00'	12°37'30"	264.42'	S61°18'05"E	263.88'	132.75'
C14	25.00'	50°08'56"	21.88'	S24°26'45"E	21.19'	11.70'
C15	50.00'	186°07'04"	162.42'	S87°34'12"W	99.86'	935.68'
C16	25.00'	50°08'56"	21.88'	N19°35'08"E	21.19'	11.70'
C17	25.00'	90°00'00"	39.27'	N67°23'10"E	35.36'	25.00'
C18	25.00'	90°00'00"	39.27'	S22°36'50"E	35.36'	25.00'
C19	25.00'	56°26'23"	24.63'	S50°36'21"W	23.64'	13.42'
C20	50.00'	260°23'47"	227.24'	N51°22'21"W	76.38'	59.17'
C21	25.00'	23°57'25"	10.45'	N10°24'28"E	10.38'	5.30'
C22	25.00'	90°00'00"	39.27'	N67°23'10"E	35.36'	25.00'
C23	25.00'	27°00'44"	11.79'	N31°42'29"E	11.68'	6.00'
C24	50.00'	130°17'55"	113.71'	S19°56'06"E	90.74'	107.96'
C25	25.00'	29°48'58"	13.01'	N70°10'35"W	12.86'	6.86'
C26	25.00'	90°00'00"	39.27'	N22°36'50"W	35.36'	25.00'
C27	25.00'	92°00'55"	40.15'	N68°23'37"E	35.97'	25.90'
C28	25.00'	90°00'00"	39.27'	N22°36'50"W	35.36'	25.00'



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%

# REVERA SECTION THREE

A SUBDIVISION OF 20.93 ACRES OF LAND  
OUT OF THE  
WILEY MARTIN LEAGUE, A-56  
CITY OF ROSENBERG ETJ, FORT BEND COUNTY, TEXAS  
91 LOTS      2 RESERVES      3 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**  
Quality Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 30040300  
2322 W. Grand Parkway North, Suite 350 #426, TX 77469 • 832.933.4000

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 20.93 acre tract described in the above and foregoing map of Revera Section Three, 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 declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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: PH Land Holdings, LLC,  
 a Texas Limited Liability Company, its sole member

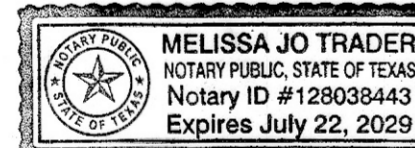
By: [Signature]  
 Lee Jones  
 Senior Vice President of Land

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, 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.

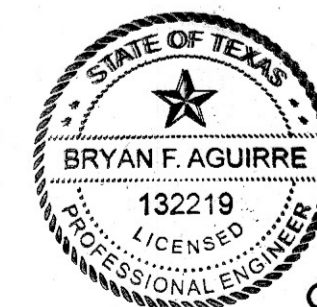
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of October, 2025

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.



[Signature]  
 Bryan F. Aguirre  
 Professional Engineer No. 132219

09/29/2025

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.

[Signature]  
 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 Three 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

[Signature]  
 Wayne Radrack, Chairman  
[Signature]  
 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 Three 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

[Signature]  
 William Benton, Mayor  
[Signature]  
 Danyel Swint, City Secretary



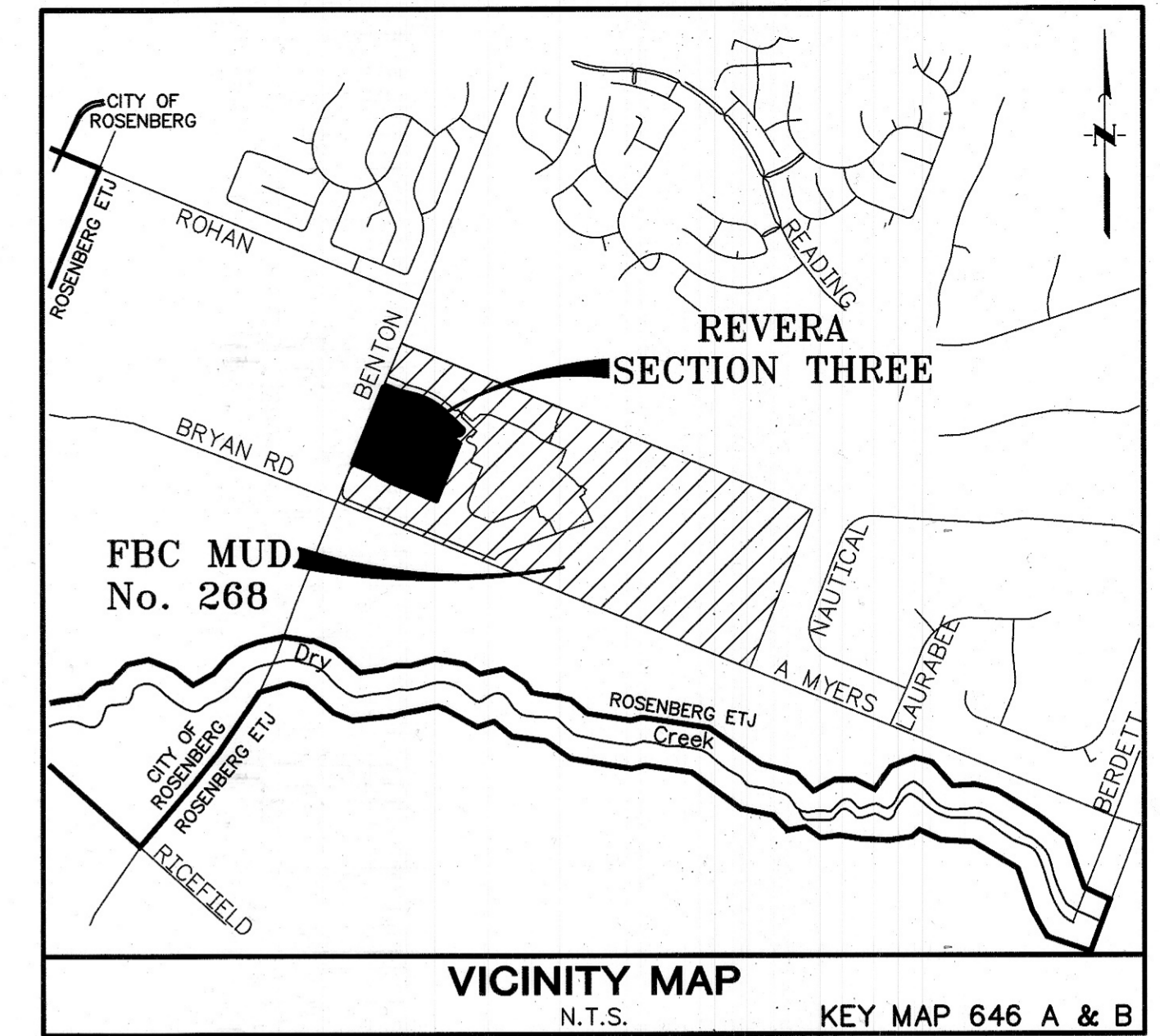
THE STATE OF TEXAS §  
 COUNTY OF FORT BEND §

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. \_\_\_\_\_ Grady Prestage  
 Commissioner, Precinct 1 Commissioner, Precinct 2

KP George \_\_\_\_\_  
 County Judge

W.A. "Andy" Meyers \_\_\_\_\_ Dexter L. McCoy  
 Commissioner, Precinct 3 Commissioner, Precinct 4

**REVERA**  
**SECTION THREE**  
 A SUBDIVISION OF 20.93 ACRES OF LAND  
 OUT OF THE  
 WILEY MARTIN LEAGUE, A-56  
 CITY OF ROSENBERG ETJ, FORT BEND COUNTY, TEXAS  
 91 LOTS 2 RESERVES 3 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. 13220 & 50045100  
 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77460 • 832.913.8000