

**PLAT RECORDING SHEET**

**PLAT NAME:** Riverside Garden Villas

\_\_\_\_\_

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

**ACREAGE:** 2.500

**LEAGUE:** I. & G.N.R.R. Company Survey, Section 4

**ABSTRACT NUMBER:** A-361

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

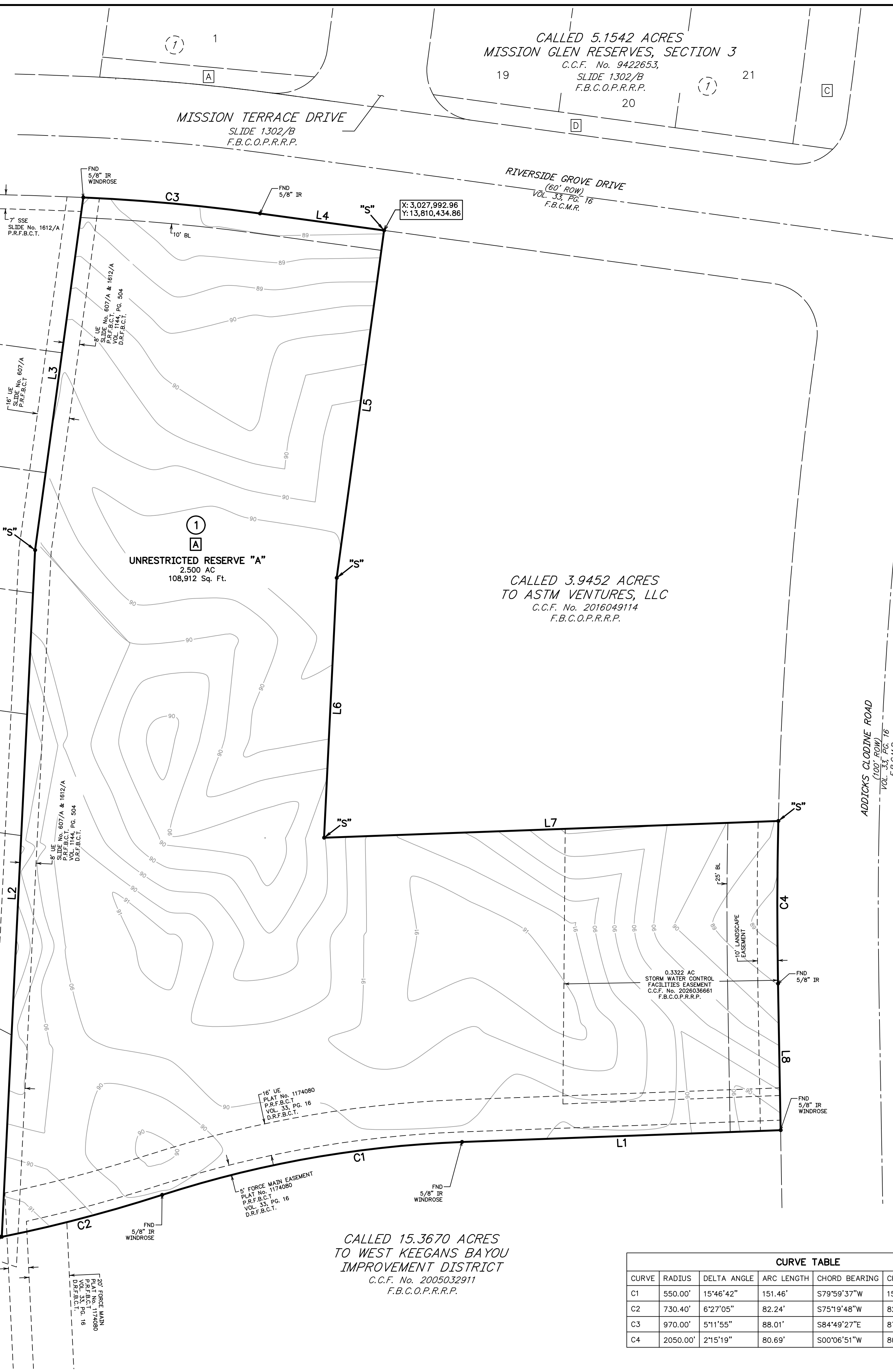
**NUMBER OF RESERVES:** 1

**OWNERS:** ASTM Ventures, LLC,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

DISTRICT NAMES	
FBC ASSISTANCE	N/A
WCID	N/A
MUD	NORTH MISSION GLEN MUD
LID	WEST KEEGANS BAYOU IMPROVEMENT DISTRICT
DD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND ISD
FIRE	FORT BEND COUNTY ESD No. 100
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY



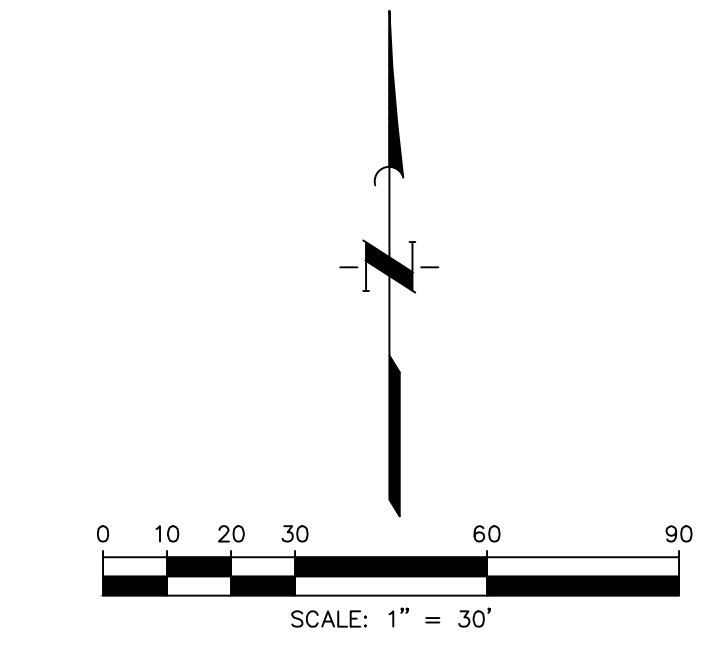
CALLED 5.1542 ACRES  
MISSION GLEN RESERVES, SECTION 3  
C.C.F. No. 9422653,  
SLIDE 1302/B  
F.B.C.O.P.R.R.P.

CALLED 3.9452 ACRES  
TO ASTM VENTURES, LLC  
C.C.F. No. 2016049114  
F.B.C.O.P.R.R.P.

MISSION GLEN  
SECTION SEVEN  
SLIDE No. 1612/A  
P.R.F.B.C.T.

CALLED 15.3670 ACRES  
TO WEST KEEGANS BAYOU  
IMPROVEMENT DISTRICT  
C.C.F. No. 2005032911  
F.B.C.O.P.R.R.P.

CALLLED 15.3670 ACRES  
TO WEST KEEGANS BAYOU  
IMPROVEMENT DISTRICT  
C.C.F. No. 2005032911  
F.B.C.O.P.R.R.P.



- 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.B.C.M.U.D. . . . . "Fort Bend County Municipal Utility District"
  - F.B.C.O.P.R.R.P. . . . . "Fort Bend Official Public Records Real Property"
  - F.B.C.M.R. . . . . "Fort Bend County Map Records"
  - FND . . . . . "Found"
  - IRF . . . . . "Found 5/8-inch Iron Rod with Cap Stamped "Windrose"
  - IR . . . . . "Iron Rod"
  - No. . . . . "Number"
  - POB . . . . . "Place of Beginning"
  - 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"
  - "S" . . . . . "Set 5/8-inch Iron Rod (with Cap Stamped "Quiddity Eng. Property Corner")"
  - UE . . . . . "Utility Easement"
  - VOL., PG. . . . . "Volume and Page"
  - WLE . . . . . "Water Line Easement"
  - WME . . . . . "Water Meter Easement"
  - ⓐ . . . . . "Block Number"
  - ⓑ . . . . . "Reserve"
  - . . . . . "Set 3/4-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as per certification"

GENERAL NOTES:

1. Unless otherwise indicated the building lines (BL) whether one or more, shown on this subdivision plot are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
2. This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, North Mission Glen Municipal Utility District, West Keegans Bayou Improvement District, Fort Bend Independent School District, CenterPoint Energy, Fort Bend County Drainage District, and Fort Bend County Emergency Services District No. 100.
3. Per the Flood Insurance Rate Map (FIRM) No. 48157C0145L, for Fort Bend County, Texas dated April 2, 2014, Riverside Garden Villas is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.
4. The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows street ponding with intense rainfall events.
5. Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
6. All elevations are based on Fort Bend County Survey Marker No. 31 with a published elevation of 90.00'.
7. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99988145031316.
8. This property lies within lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".
9. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
10. All property to drain into the drainage easement only through an approved drainage structure.
11. 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.
12. The top of all floor slabs shall be a minimum of 91.50 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
13. 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 alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should there be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
14. There are no pipelines nor pipeline easements within the platted area.
15. All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone.
16. All on-site storm water drainage, storm water pump and detention, and floodplain mitigation facilities shall be owned and maintained by the property owner as further detailed in the Declaration of Maintenance Covenant and Easement for Storm Water Control Facilities recorded under County Clerk's File No. 2026036661 of the Fort Bend County Official Public Records of Real Property.

CALLLED 2.6178 ACRES  
TO FORT BEND COUNTY, TEXAS,  
A POLITICAL SUBDIVISION  
OF THE STATE OF TEXAS  
C.C.F. No. 2014071616  
F.B.C.O.P.R.R.P.

# RIVERSIDE GARDEN VILLAS

A SUBDIVISION OF 2,500 ACRES OF LAND  
OUT OF THE  
I. & G.N.R.R. COMPANY SURVEY,  
SECTION 4, A-361  
FORT BEND COUNTY, TEXAS  
1 RESERVE 1 BLOCK  
APRIL 2026

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	550.00'	15°46'42"	151.46'	S79°59'37"W	150.98'	76.21'
C2	730.40'	6°27'05"	82.24'	S75°19'48"W	82.20'	41.16'
C3	970.00'	5°11'55"	88.01'	S84°49'27"E	87.98'	44.04'
C4	2050.00'	2°15'19"	80.69'	S00°06'51"W	80.68'	40.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°52'58"W	158.10'
L2	N02°46'47"E	341.04'
L3	N07°46'31"E	176.51'
L4	S82°13'29"E	62.12'
L5	S07°46'31"W	173.95'
L6	S02°46'47"W	129.03'
L7	N87°52'58"E	225.42'
L8	S01°00'48"E	72.72'

OWNER  
ASTM VENTURES, LLC,  
a Texas limited liability company  
7514 SAN CLEMENTE POINT CT  
KATY, TEXAS 77494  
281.748.9980

ENGINEER/PLANNER/SURVEYOR:  
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & L0808100  
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, ASTM VENTURES, LLC, a Texas limited liability company, acting by and through \_\_\_\_\_, owner hereinafter referred to as Owners of the 2.500 acre tract described in the above and foregoing map of Riverside Garden Villas, do hereby make and establish said subdivision and development plan 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, or permanent access easements), 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, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 the 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 purpose 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 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 thirty feet (30' 0") in width.

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

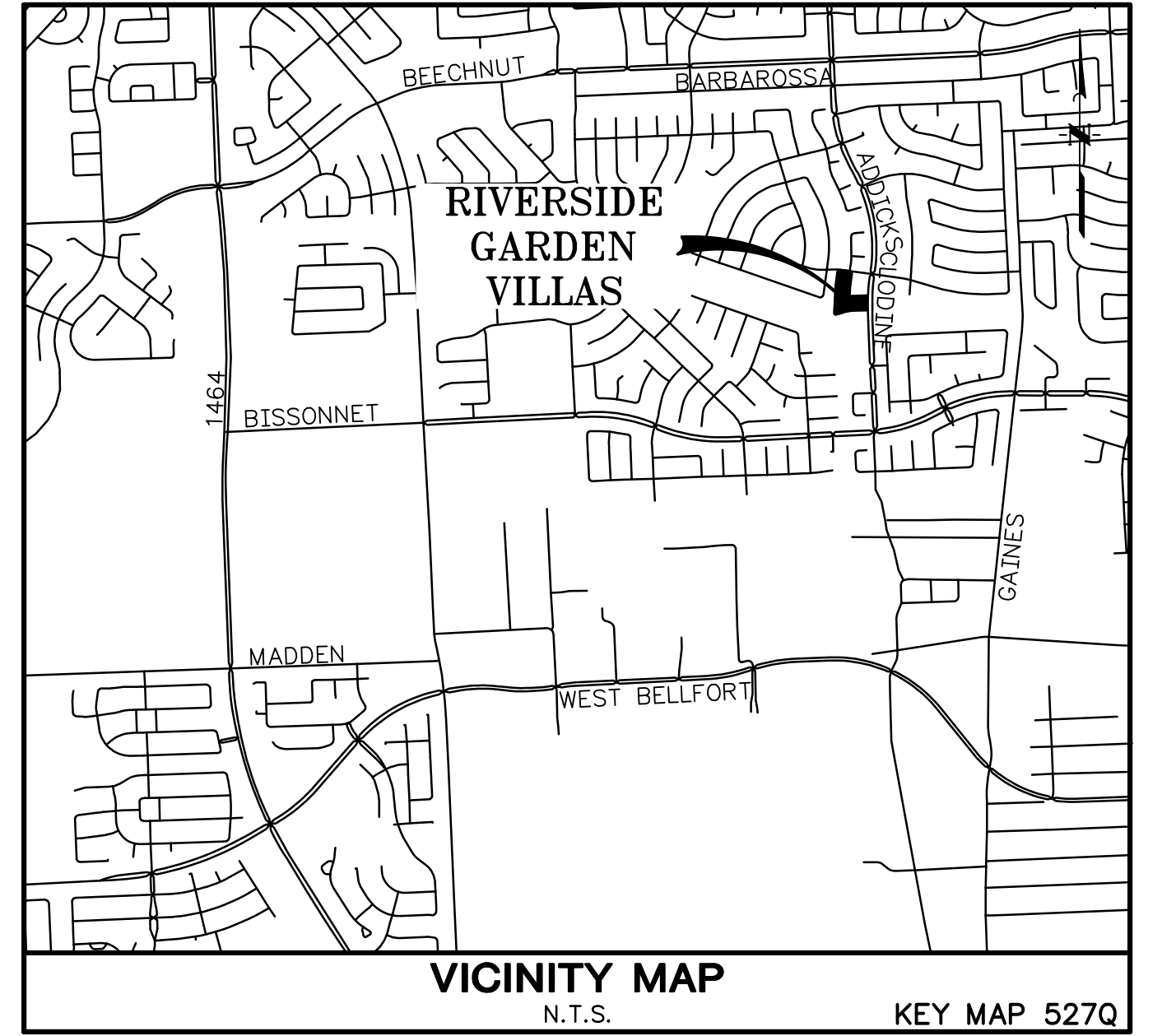
FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation 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 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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.

I, Maria J. Ramirez, 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.

\_\_\_\_\_  
Maria J. Ramirez, PE  
Professional Engineer No. 131543



I, Jeremy Alvin Chandler, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

\_\_\_\_\_  
Jeremy Alvin Chandler  
Registered Professional Land Surveyor No. 5755

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 any other area or subdivision within the watershed.

\_\_\_\_\_  
J. Stacy Slawinski, P.E.  
Fort Bend County Engineer

Date

IN TESTIMONY WHEREOF, ASTM VENTURES, LLC, a Texas limited liability company, has caused these presents to be signed by \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ASTM VENTURES, LLC,  
a Texas limited liability company

By: \_\_\_\_\_

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of ASTM VENTURES, 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 \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Print Name

My commission expires: \_\_\_\_\_

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 \_\_\_\_\_, 202\_\_, at o'clock \_\_\_\_ 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

By: \_\_\_\_\_  
Deputy

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Vincent M. Morales, Jr.  
Commissioner, Precinct 1

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

\_\_\_\_\_  
Daniel Wong  
Interim County Judge

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

\_\_\_\_\_  
Dexter L. McCoy  
Commissioner, Precinct 4

# RIVERSIDE GARDEN VILLAS

A SUBDIVISION OF 2.500 ACRES OF LAND

OUT OF THE


I. & G.N.R.R. COMPANY SURVEY,  
SECTION 4, A-361

FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

APRIL 2026

OWNER  
ASTM VENTURES, LLC,  
a Texas limited liability company  
7514 SAN CLEMENTE POINT CT  
KATY, TEXAS 77494  
281.748.9980

ENGINEER/PLANNER/SURVEYOR:  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-22290 & 20048100  
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337