
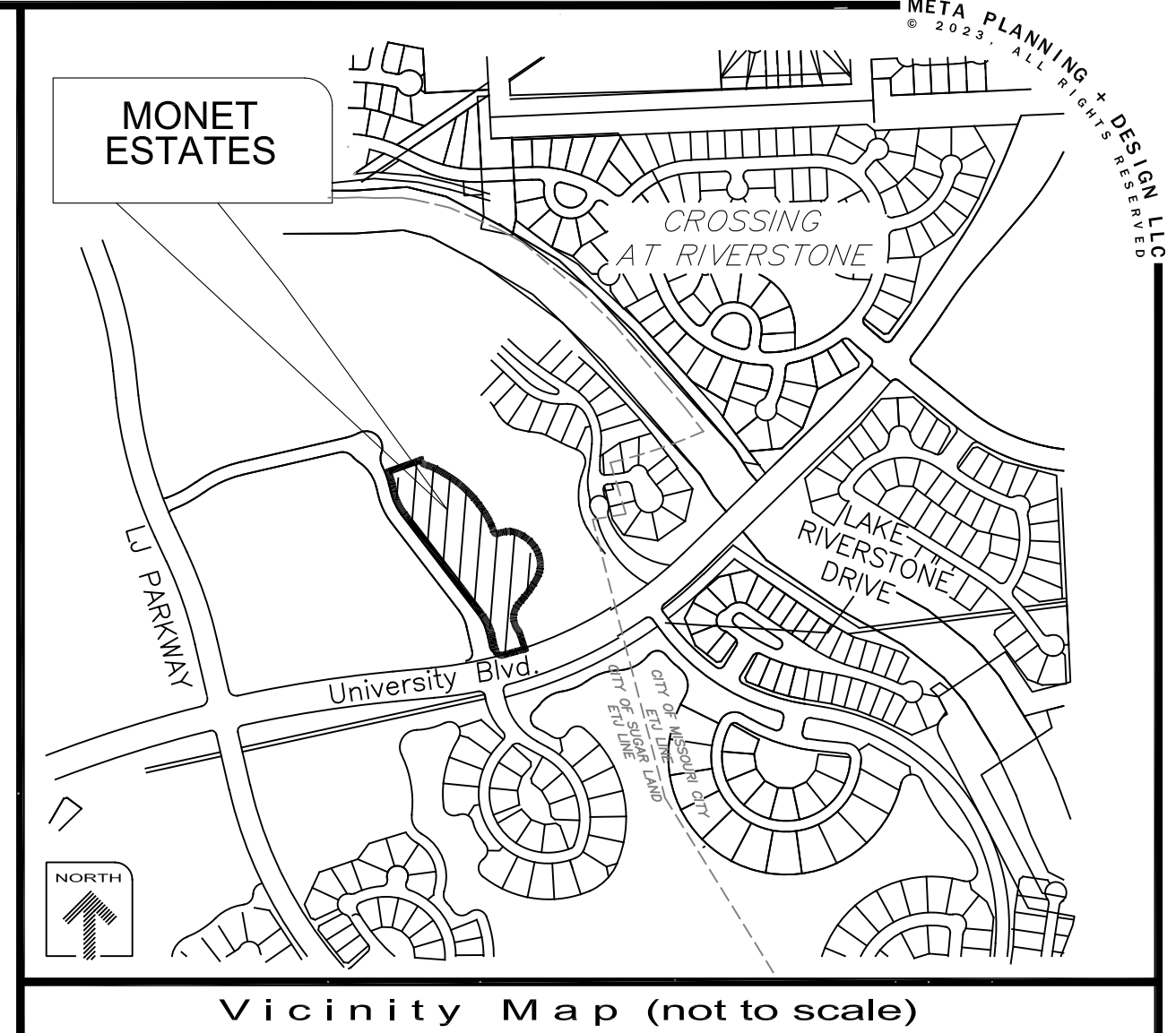


 **Monet Estates**

180

Feet



THE VILLAGE AT RIVERSTONE
 C.F. NO. 2017024182
 O.R.F.B.C.

THE ENCLAVE AT RIVERSTONE
 SEC 1
 PLAT NO. 20140286
 F.B.C.P.R.

THE ENCLAVE AT RIVERSTONE
 SEC 2
 PLAT NO. 20140266
 F.B.C.P.R.

CALL 11.89 ACRES
 FBCLID 15
 C.F. NO. 2010020570
 O.R.F.B.C.

WILLIAM STAFFORD SURVEY, A-89
 WILLIAM LITTLE SURVEY, A-54

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1930'	35947'31"	12120'	S 7145'16" W	7'
C2	510'	0339'03"	32'	S 7544'08" W	32'
C3	35'	28710'13"	175'	N 4924'40" W	42'
C4	212'	33527'42"	1238'	N 2515'55" W	90'
C5	270'	33527'42"	1581'	N 2515'55" W	115'
C6	380'	0858'23"	60'	S 1728'57" E	59'
C7	28'	6232'51"	30'	N 4254'02" W	29'
C8	284'	35202'00"	1745'	S 6809'58" E	39'
C9	802'	35252'37"	4939'	S 5838'42" E	100'
C10	546'	35651'35"	3402'	S 5254'29" E	30'
C11	781'	35314'44"	4815'	S 4538'35" E	92'
C12	512'	35455'08"	3168'	S 3459'23" E	45'
C13	268'	35153'15"	1643'	S 3002'14" E	38'
C14	522'	35708'27"	3251'	S 2519'43" E	26'
C15	142'	35432'17"	879'	S 1624'19" E	14'
C16	12'	9751'55"	21'	S 5902'49" E	19'
C17	388'	0611'01"	42'	N 7743'51" E	42'
C18	65'	1815'49"	21'	N 8753'17" E	21'
C19	185'	0855'26"	29'	S 7333'58" E	29'
C20	151'	0923'18"	25'	S 6152'41" E	25'
C21	293'	0658'06"	36'	S 3944'04" E	36'
C22	84'	1402'53"	20'	N 3056'28" W	20'
C23	132'	1618'57"	37'	S 1215'20" E	37'
C24	207'	0748'15"	28'	S 0045'15" W	28'
C25	78'	1127'41"	16'	S 0939'42" W	15'
C26	148'	0550'40"	15'	S 2013'01" W	15'
C27	341'	0754'33"	47'	S 2746'56" W	47'
C28	587'	0327'28"	35'	S 3817'15" W	35'
C29	298'	35612'11"	1853'	S 3958'24" W	20'
C30	120'	34328'04"	719'	S 1928'09" W	35'
C31	59'	34401'24"	351'	S 0443'58" W	16'
C32	87'	35114'15"	536'	S 1620'25" E	13'
C33	81'	33155'51"	472'	S 2956'33" E	40'

LINE	DISTANCE	BEARING
L1	69'	S 7354'37" W
L2	73'	N 1259'46" W
L3	238'	N 3732'04" W
L4	352'	N 3732'04" W
L5	35'	N 1259'46" W
L6	157'	N 7017'35" E
L7	14'	N 6952'26" W
L8	37'	S 3738'40" E
L9	18'	S 2317'40" E
L10	8'	N 8340'39" W
L11	28'	S 5426'27" E
L12	10'	S 4955'32" E
L13	18'	S 2135'19" E
L14	37'	S 3312'34" W
L15	24'	N 3925'45" E
L16	18'	N 3342'35" E
L17	14'	N 0734'50" W
L18	86'	S 1820'58" E

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE 0.6524 ACRE
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE .2109 ACRE
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE 0.0281 ACRE
 - D** RESTRICTED RESERVE "D" PRIVATE ACCESS EASEMENT 1.120 ACRES
 - E** RESTRICTED RESERVE "E" OPEN SPACE/STORM SEWER EASEMENT 0.2680 ACRE

- ABBREVIATIONS NOTE:
- 1) "B.L." INDICATES BUILDING LINE.
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 - 15) "C.F. NO." INDICATES CLERK'S FILE NUMBER.

A PRELIMINARY PLAT OF
MONET ESTATES
 BEING 5.99 ACRES OF LAND
 CONTAINING 32 LOTS (30'/40'/55' X 95' TYP.) AND
 FIVE RESERVES IN TWO BLOCKS.

OUT OF THE
WILLIAM STAFFORD SURVEY, A-89
WILLIAM LITTLE SURVEY, A-54
 FORT BEND COUNTY, TEXAS
 CITY OF SUGAR LAND, ETI

ALSO BEING A PARTIAL REPLAT OF THE VILLAGE AT RIVERSTONE BEING ALL OF RESERVE D AS RECORDED IN FILM CODE NUMBER 20170042 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
 REASON FOR REPLAT: TO CREATE 32 LOTS AND 5 RESERVES

OWNER:
 PSALMS FINE HOMES
 34 FOGGY HEIGHTS LANE
 MISSOURI CITY, TX 77459

PREPARED BY:
META
 PLANNING + DESIGN

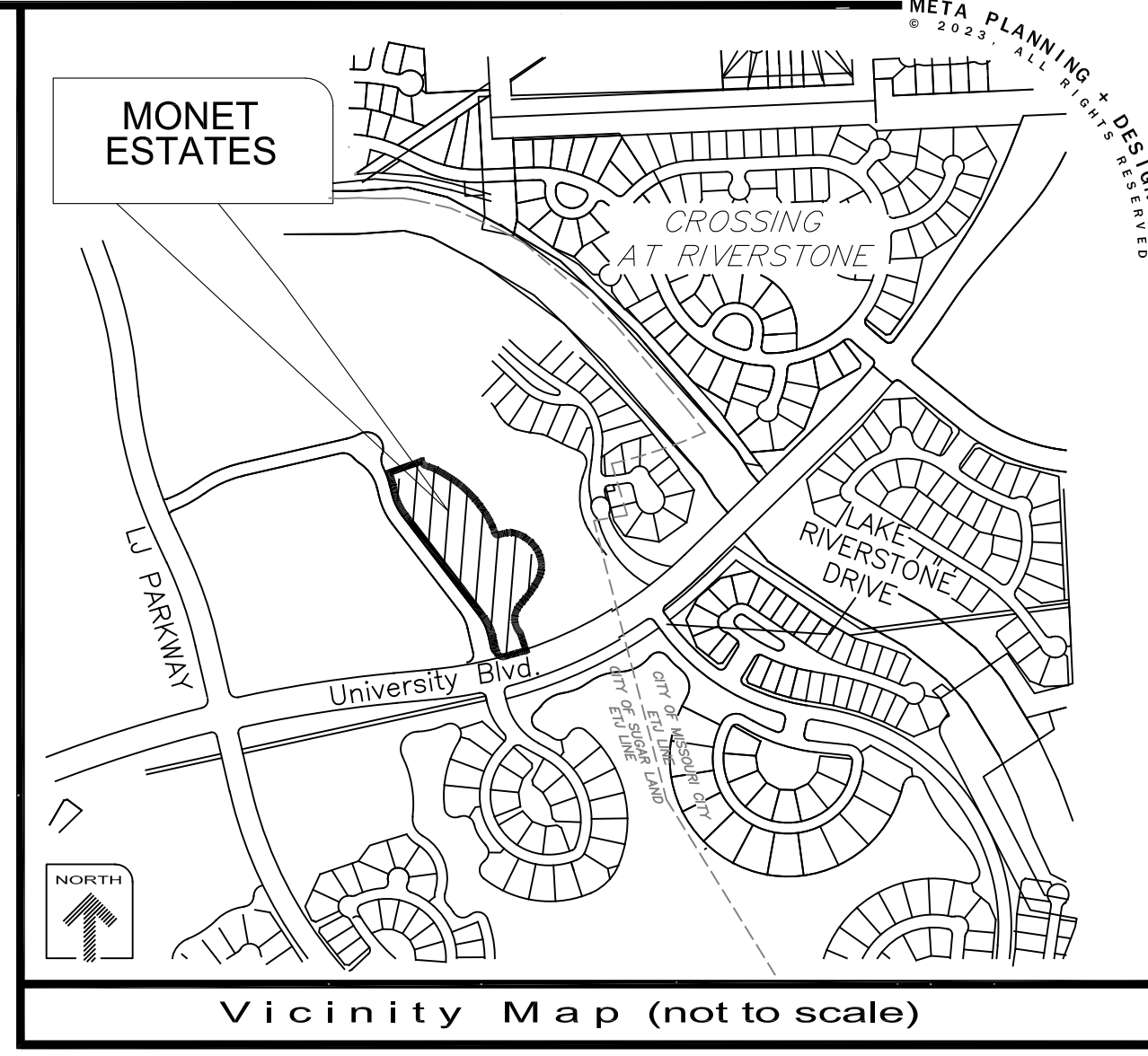
META PLANNING + DESIGN LLC
 24285 KATY FREEWAY, SUITE 525
 KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 60'
 0 60 120

NOVEMBER 1, 2023

MTA-05301

DISCLAIMER AND LIMITED WARRANTY
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SUGAR LAND SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE SUGAR LAND PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL.
 THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

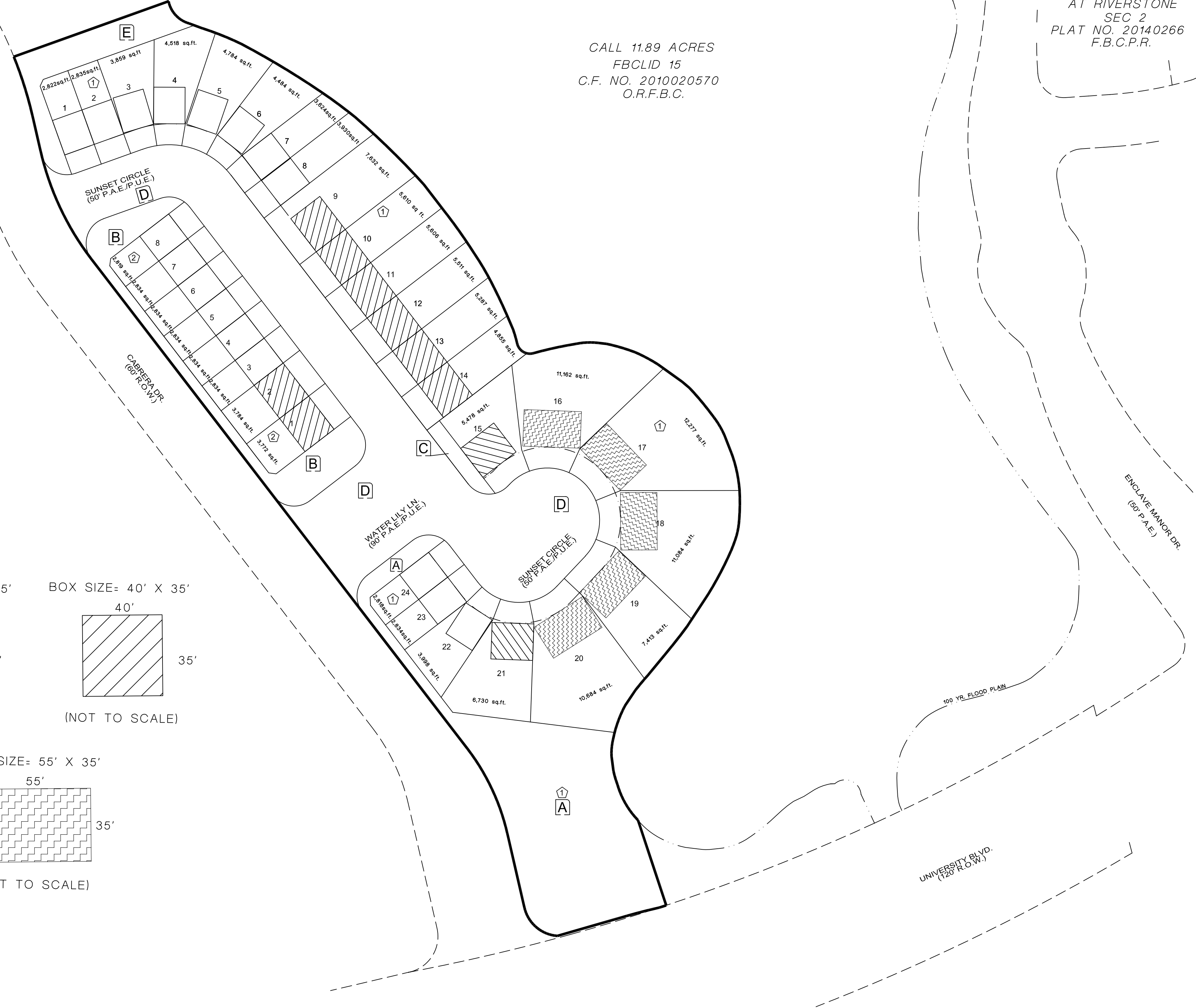


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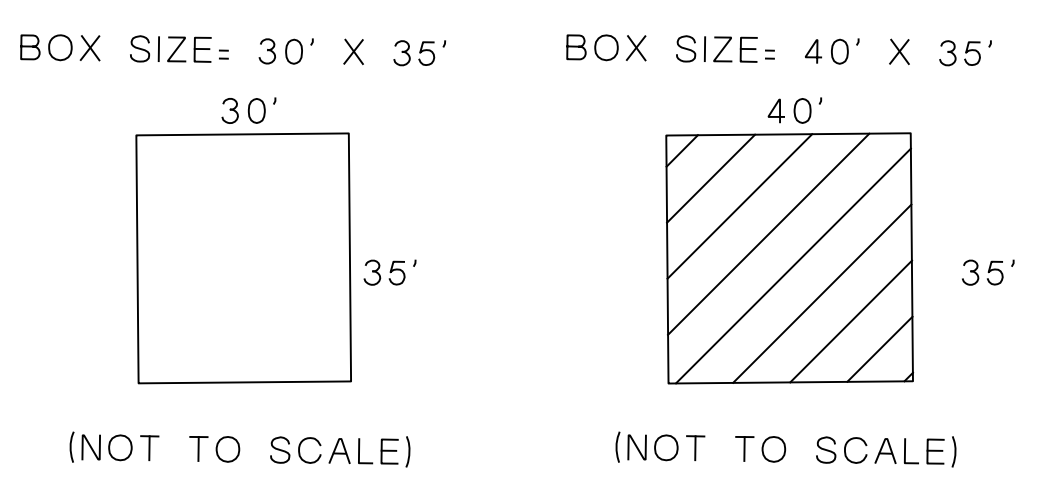
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CALL 11.89 ACRES
 FBCLID 15
 C.F. NO. 2010020570
 O.R.F.B.C.



LOT AREA SUMMARY

LOT NO.	LOT AREA SQ. FT.
BLOCK 1	
LOT 1	2,822
LOT 2	2,835
LOT 3	3,859
LOT 4	4,518
LOT 5	4,784
LOT 6	4,484
LOT 7	3,624
LOT 8	3,930
LOT 9	7,632
LOT 10	5,610
LOT 11	5,606
LOT 12	5,511
LOT 13	5,287
LOT 14	4,855
LOT 15	5,478
LOT 16	11,162
LOT 17	12,277
LOT 18	11,084
LOT 19	7,413
LOT 20	10,684
LOT 21	6,730
LOT 22	3,998
LOT 23	2,834
LOT 24	2,818
BLOCK 2	
LOT 1	3,772
LOT 2	3,784
LOT 3	2,834
LOT 4	2,834
LOT 5	2,834
LOT 6	2,834
LOT 7	2,834
LOT 8	2,819



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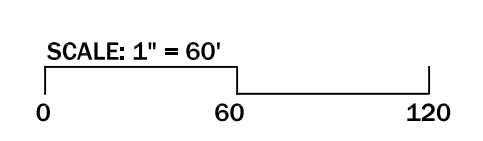
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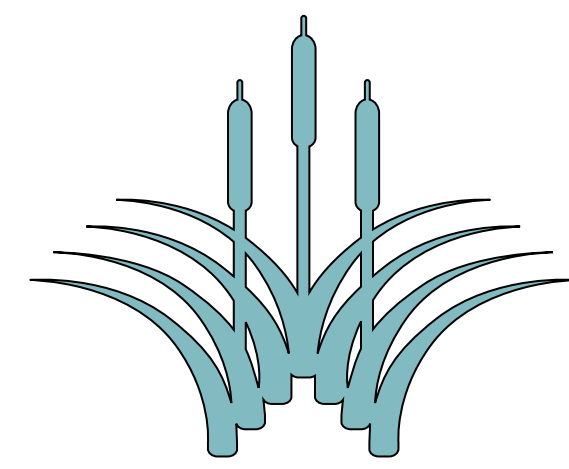


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a general land plan for

RIVERSTONE

± 2,170.8 ACRES of LAND

prepared for

RIVERSTONE DEVELOPMENT COMPANY



SCALE
0 300 600 1200

REVISED:
AUGUST 22, 2022
AUGUST 15, 2016
JUNE 09, 2015
OCTOBER 15, 2014
JULY 01, 2013
FEBRUARY 04, 2013
OCTOBER 01, 2012
SEPTEMBER 21, 2010
JANUARY 5, 2010
JUNE 15, 2008
DECEMBER 22, 2003

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

MTA-05301

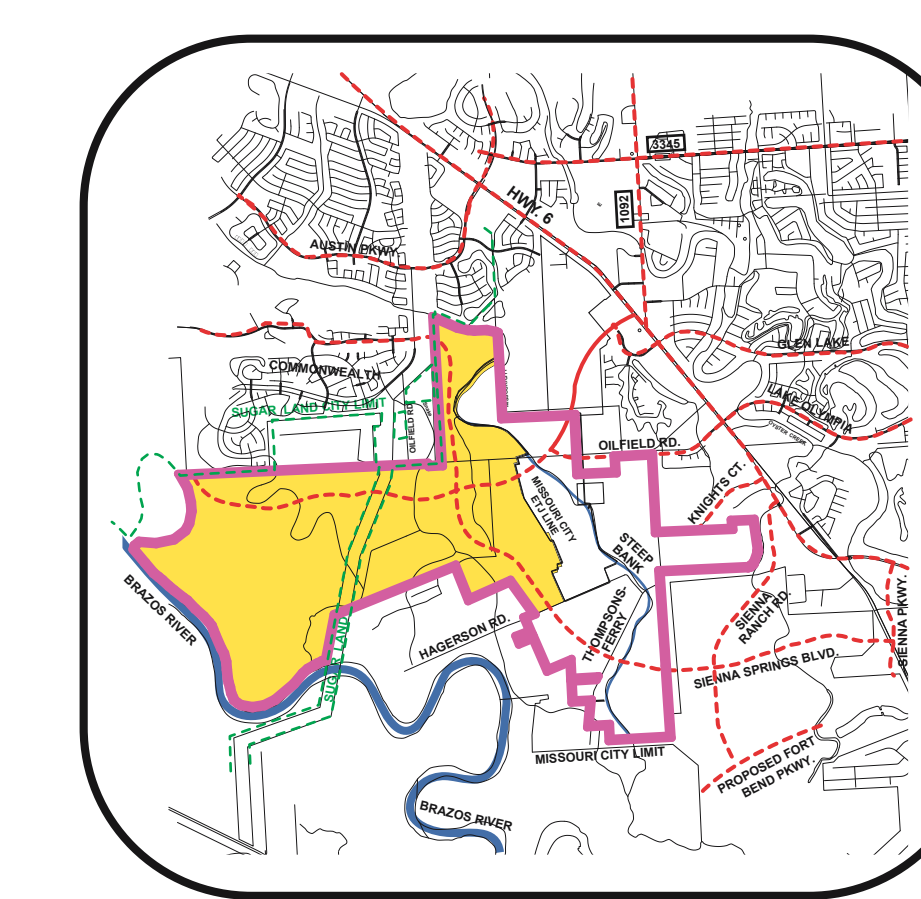
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A SHARED USE PATH FOR A PEDESTRIAN / BICYCLE CONNECTION WILL BE CONSTRUCTED FROM THE INTERNAL STREET IN THE AREA SHOWN AS ENCLAVE AT RIVERSTONE ACROSS THE LAND BRIDGE AREA BETWEEN THE LAKES TO THE FUTURE COLLECTOR STREET WITHIN THE COMMERCIAL POD. THE CONCRETE TRAIL SHALL BE A MINIMUM WIDTH OF 10' MEETING AASHTO STANDARDS FOR COMBINED PEDESTRIAN AND BICYCLE PATHS. THE TRAIL SHALL BE DEVELOPED UPON PLATING OF THE SPECIFIC AREAS.

- * R.O.W 60' UNLESS OTHERWISE NOTED
- * AB = ALCORN BAYOU
- * SB = STEEP BANK

- ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR



D-12 AUGUST 15, 2016
LAND USE & PARCELIZATION PLAN

LEGEND	1,105.9 AC.
RESIDENTIAL	
SF SINGLE FAMILY	1,063.1 AC.
MF MULTI-FAMILY RESIDENTIAL	30.0 AC.
FLX FLEX (COMMERCIAL AND RESTRICTED)	6.8 AC.
URB URBAN HOME (MINIMUM 1000 SQ. FT. WITH 2+ BEDROOMS)	5.98 AC.
COMMERCIAL	75.7 AC.
DC DAY CARE	3.3 AC.
CO COMM / OFFICE	75.4 AC.
CIVIC / COMMUNITY	16.3 AC.
FS FIRE STATION	14.8 AC.
ES ELEMENTARY SCHOOL	1.5 AC.
OPEN SPACE	422.2 AC.
OS OPEN SPACE (INCLUDING CITY PARKS)	380.8 AC.
LE LEASES	48.2 AC.
UTILITIES	135.6 AC.
PE PIPELINE EASEMENTS	54.0 AC.
WPL WATER PLANT & LIFT STATION & DRILL SITE	15.6 AC.
HLP H&P TRANSMISSION LINES	66.0 AC.
CIRCULATION	116.9 AC.
THOROUGHFARE AND COLLECTION STREETS	116.9 AC.
DRAINAGE SYSTEM	288.4 AC.
DRAINAGE FACILITIES (INCLUDING LAKES, STREAM CHANNELS, AND DETENTION)	288.4 AC.
PROJECT TOTAL	2,170.8 AC.
MISSOURI CITY - SUGAR LAND ETJ LINE	

NOTE 1
Any desired variations from the Subdivision Ordinance shall be requested through the future submittal of Development Agreement Amendments and/or Variance Requests.

NOTE 2
This site plan is for illustration purposes only. The plans may be amended from time to time, and Buyer of property in Riverstone should not rely on the future development of Riverstone as shown on illustrations, reports or maps. Locations of existing buildings, roads, walkways and other amenities are approximate, and additional facilities not yet shown may be added in the future.

NOTE 3
There shall not be lot access drives from the street serving the park out side the levee in the western most edge of the community adjacent to the levee.

NOTE 4
In the event that there are any discrepancies in land use between the General Plan documents, Exhibit D-12: The General Plan Land Use & Participation Table shall govern.

NOTE 5
SF = Standard Single Family or Patio Home.

NOTE 6
Age-Restricted Residential uses shall require:
- 40% minimum residential density and minimum lot area of 10,000 sq. ft.
- Lots will have a maximum of 100 sq. ft. of accessory structures.
- Lots will be required to provide parking along area and frontages/interior lot.
- Lots will have a minimum of 100 sq. ft. of open space.
- Lots will have a minimum of 100 sq. ft. of open space.
- Lots will have a minimum of 100 sq. ft. of open space.
- Lots will have a minimum of 100 sq. ft. of open space.

