

ISSUE	
10/21/19	C.U.P. SUBMITTAL
12/11/19	C.U.P. REVISION
01/22/20	C.U.P. REVISION
02/10/20	C.U.P. REVISION
04/03/20	C.U.P. REVISION
04/24/20	C.U.P. REVISION

4	
	S1 - GARDCO GULLWING LED GL18 AREA LUMINAIRES GL18-1-3-200LA-NW-UNV ON 27' POLE HT.
	S2 - GARDCO GULLWING LED GL18 AREA LUMINAIRES GL18-2-5-200LA-NW-UNV ON 27' POLE HT.

SITE PLAN LIGHTING LEGEND 3

4- UNIT BUILDING	
BUILDING INFO:	4 UNIT- 4,908 S.F.
OCCUPANCY TYPE:	B-BUSINESS 4,908 SQUARE FEET
OCCUPANT LOAD:	B, BUSINESS/OFFICE 100SF/OCC. TOTAL OCCUPANTS 4,908/100 = 49 OCCUPANTS
CONSTRUCTION TYPE:	V-B
SPRINKLERED:	NO
ALLOWABLE BUILDING AREA / HEIGHT:	GROUP B: 2 STORIES/9,000 SF
EGRESS WIDTH REQUIRED:	BUSINESS/OFFICE: 49 OCC. X .2 INCHES = 10 INCHES OR 32" CLEAR, WHICHEVER IS GREATER.
EGRESS WIDTH PROVIDED:	BUSINESS/OFFICE: 288 INCHES
PLUMBING FIXTURES:	
GROUP B-BUSINESS	
REQUIRED WATER CLOSETS	MALE: 1 PER 25 FOR THE FIRST 50 = 2
WATER CLOSETS PROVIDED:	2 WATER CLOSETS
REQUIRED WATER CLOSETS	FEMALE: 1 PER 25 FOR THE FIRST 50 = 2
WATER CLOSETS PROVIDED:	2 WATER CLOSETS
REQUIRED LAVATORIES:	1 PER 40 FOR THE FIRST 50 = 2
LAVATORIES PROVIDED:	4 LAVATORIES

5- UNIT BUILDING	
BUILDING INFO:	5 UNIT- 6,121 S.F.
OCCUPANCY TYPE:	B-BUSINESS 6,121 SQUARE FEET
OCCUPANT LOAD:	B, BUSINESS/OFFICE 100SF/OCC. TOTAL OCCUPANTS 6,121/100 = 61 OCCUPANTS
CONSTRUCTION TYPE:	V-B
SPRINKLERED:	NO
ALLOWABLE BUILDING AREA / HEIGHT:	GROUP B: 2 STORIES/9,000 SF
EGRESS WIDTH REQUIRED:	BUSINESS/OFFICE: 61 OCC. X .2 INCHES = 12 INCHES OR 32" CLEAR, WHICHEVER IS GREATER.
EGRESS WIDTH PROVIDED:	BUSINESS/OFFICE: 288 INCHES
PLUMBING FIXTURES:	
GROUP B-BUSINESS	
REQUIRED WATER CLOSETS	MALE: 1 PER 25 FOR THE FIRST 50 = 2
WATER CLOSETS PROVIDED:	2 WATER CLOSETS
REQUIRED WATER CLOSETS	FEMALE: 1 PER 25 FOR THE FIRST 50 = 2
WATER CLOSETS PROVIDED:	3 WATER CLOSETS
REQUIRED LAVATORIES:	1 PER 40 FOR THE FIRST 50 = 2
LAVATORIES PROVIDED:	5 LAVATORIES

CODE ANALYSIS 2

LAND-	2.467 ACRES (RESERVE A-6)
BUSINESS/OFFICE BUILDING AREA-	
4 UNIT 4,908 x 2=	9,816 SF.
5 UNIT 6,121 x 2=	12,242 SF.
TOTAL	22,058 SF.
PARKING-	
MEDICAL OFFICE	110 PARKING SPACES
REQUIRED 5.0/1,000 SF. =	114 PARKING SPACES (4 HC)
TOTAL PROVIDED:	5.18/1000sf.
ACTUAL RATIO:	

PARKING ANALYSIS 1

M COMEAUX
ARCHITECTS
10615 Shadow Wood Dr. #144
Houston, Texas 77043
832.530.4769

CONSULTANTS
CIVIL ENGINEER
LJA Engineering, Inc.
Landscape Design
Evergreen Design Group

PROJECT NAME

River Park
Office
Condominiums

PROJECT ADDRESS

SUGAR LAND, TX

PROJECT NUMBER

18022

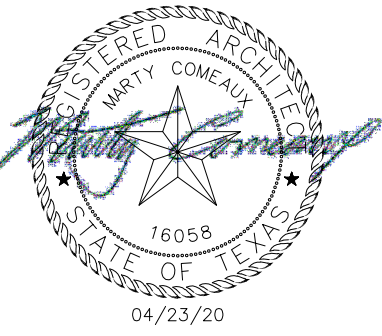
SHEET NAME

SITE PLAN

SHEET NUMBER

1

A1.0



ISSUE

04/23/20 C.U.P. SUBMITTAL

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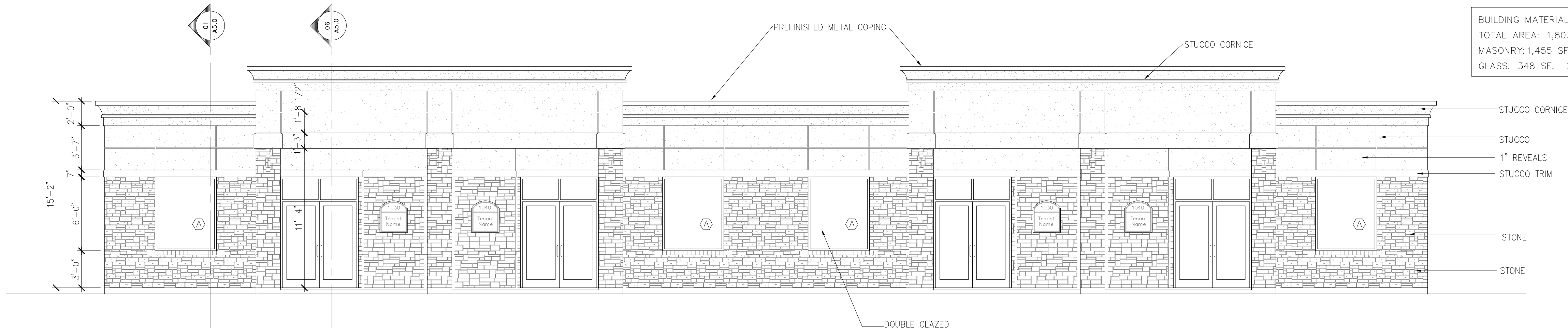
18022

SHEET NAME

EXT. ELEVATIONS
4- UNIT BLDG.

SHEET NUMBER

A5.0



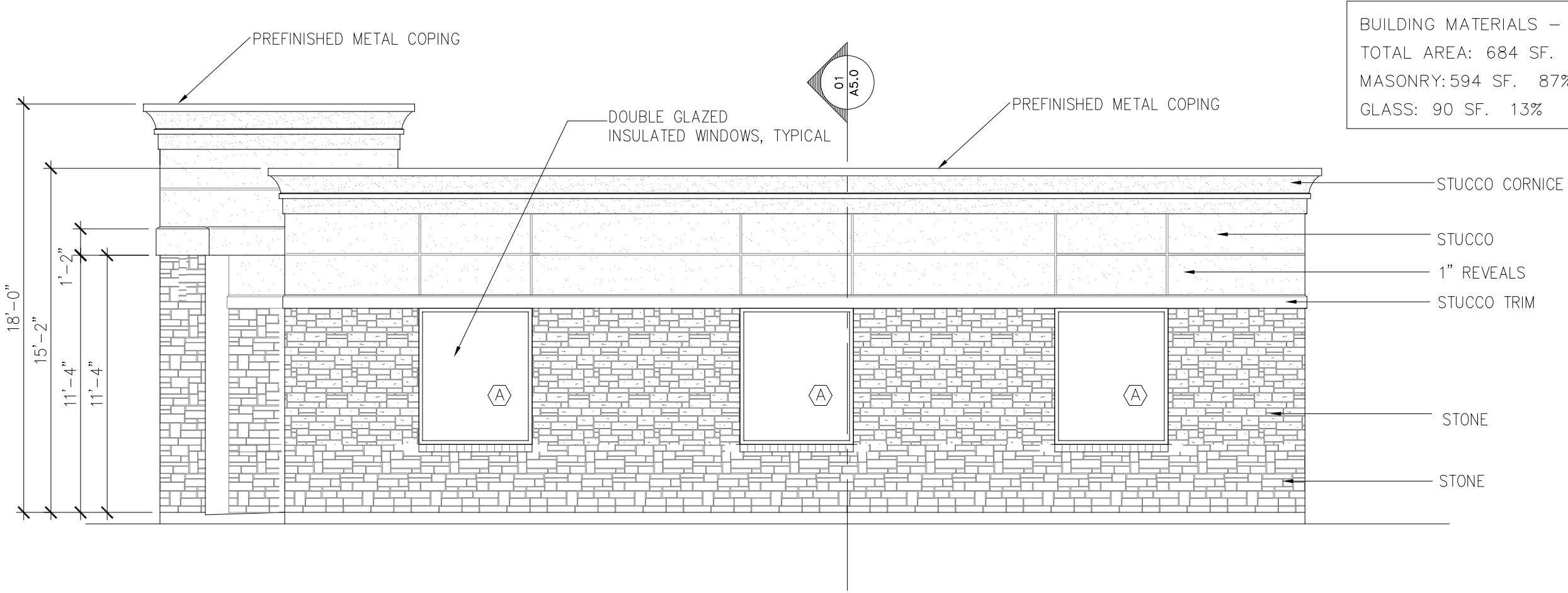
BUILDING MATERIALS - THIS ELEVATION:
TOTAL AREA: 1,803 SF.
MASONRY: 1,455 SF. 80%
GLASS: 348 SF. 20%

STUCCO CORNICE
STUCCO
1" REVEALS
STUCCO TRIM

STONE
STONE

FRONT EXTERIOR ELEVATION

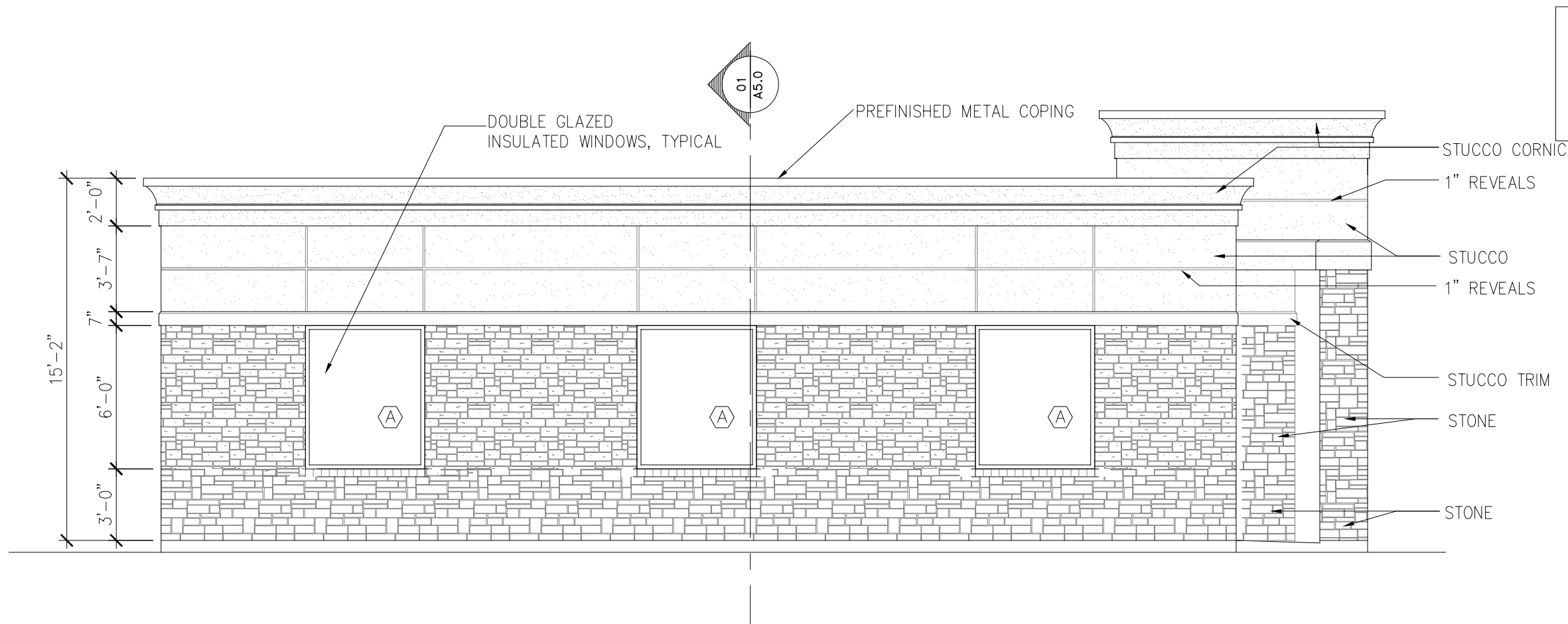
3/16" = 1'-0" 4



BUILDING MATERIALS - THIS ELEVATION:
TOTAL AREA: 684 SF.
MASONRY: 594 SF. 87%
GLASS: 90 SF. 13%

RIGHT EXTERIOR ELEVATION

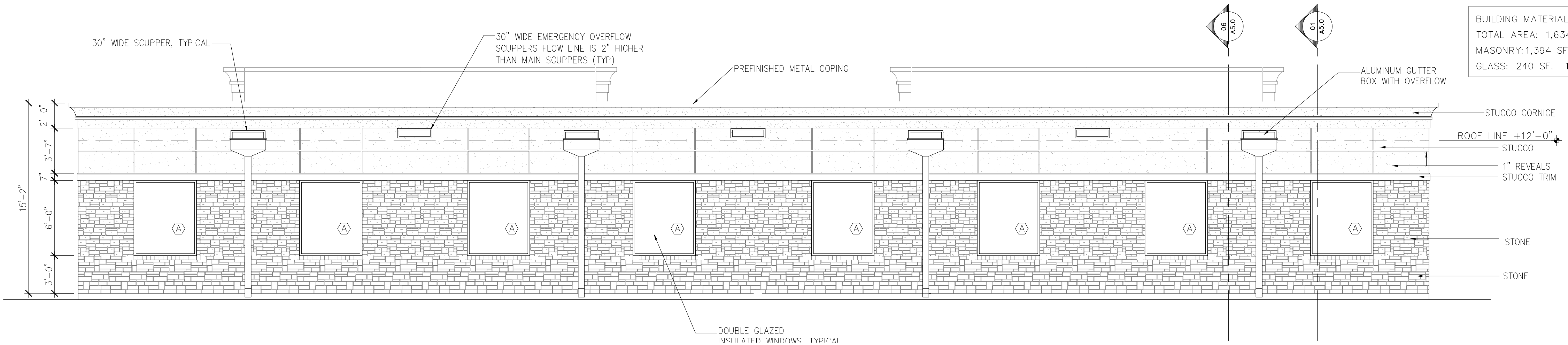
3/16" = 1'-0" 11



BUILDING MATERIALS - THIS ELEVATION:
TOTAL AREA: 684 SF.
MASONRY: 594 SF. 87%
GLASS: 90 SF. 13%

LEFT EXTERIOR ELEVATION

3/16" = 1'-0" 3



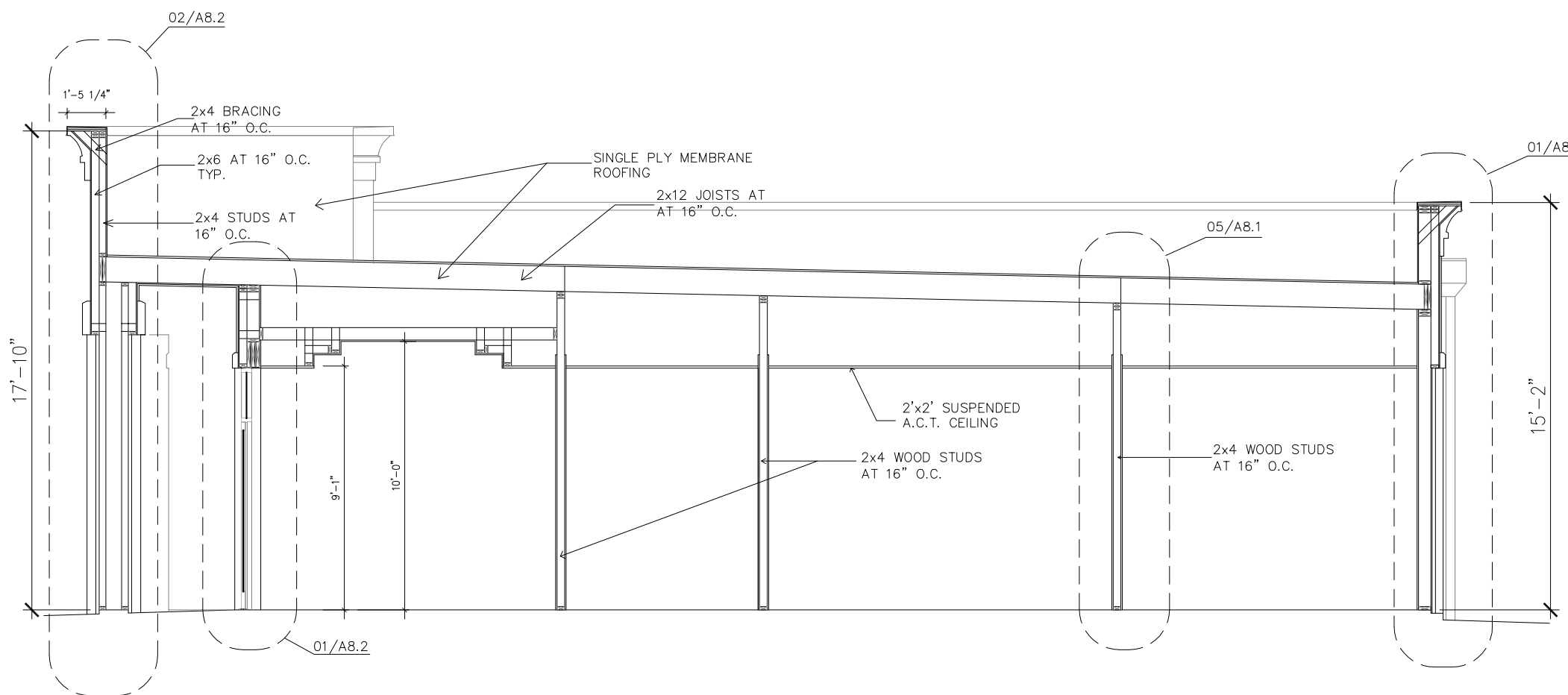
BUILDING MATERIALS - THIS ELEVATION:
TOTAL AREA: 1,634 SF.
MASONRY: 1,394 SF. 85%
GLASS: 240 SF. 15%

STUCCO CORNICE
STUCCO
1" REVEALS
STUCCO TRIM

STONE
STONE

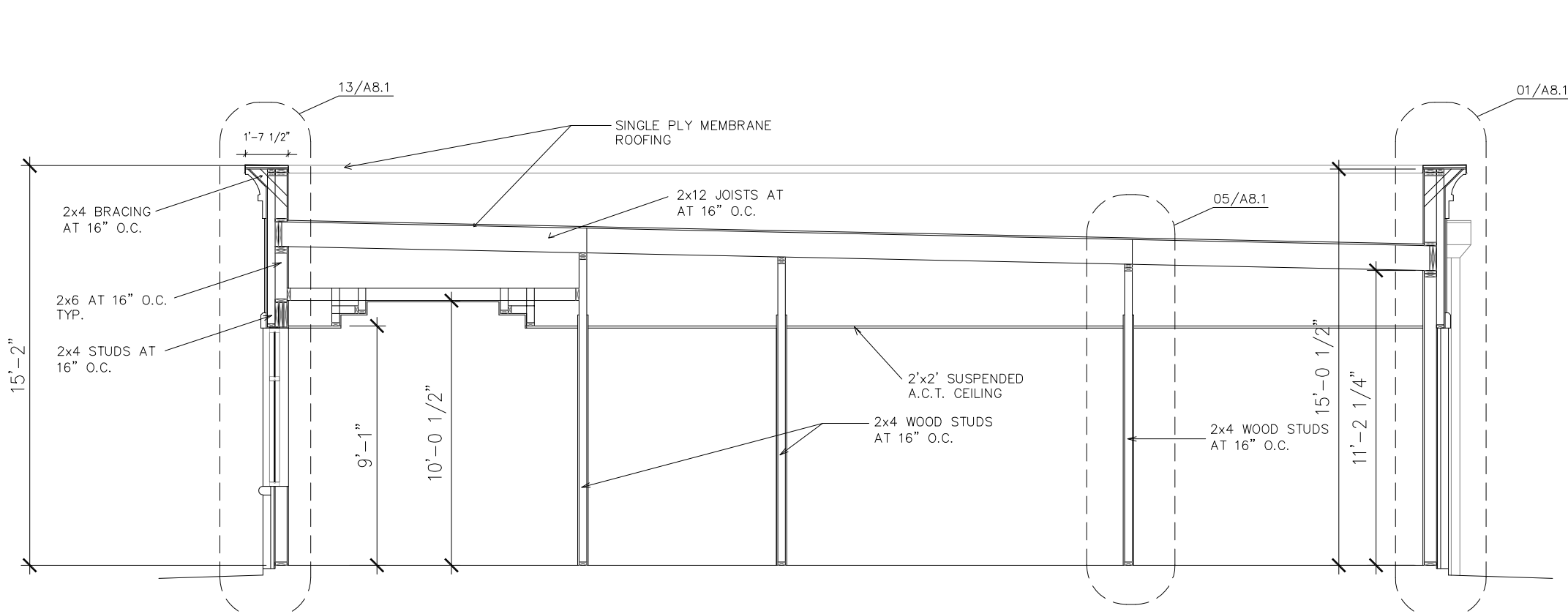
REAR EXTERIOR ELEVATION

3/16" = 1'-0" 2



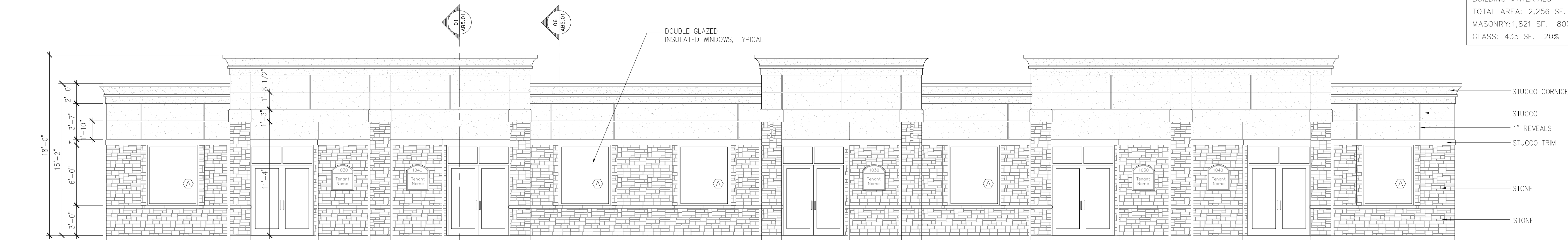
BUILDING SECTION

3/16" = 1'-0" 9



BUILDING SECTION

3/16" = 1'-0" 1

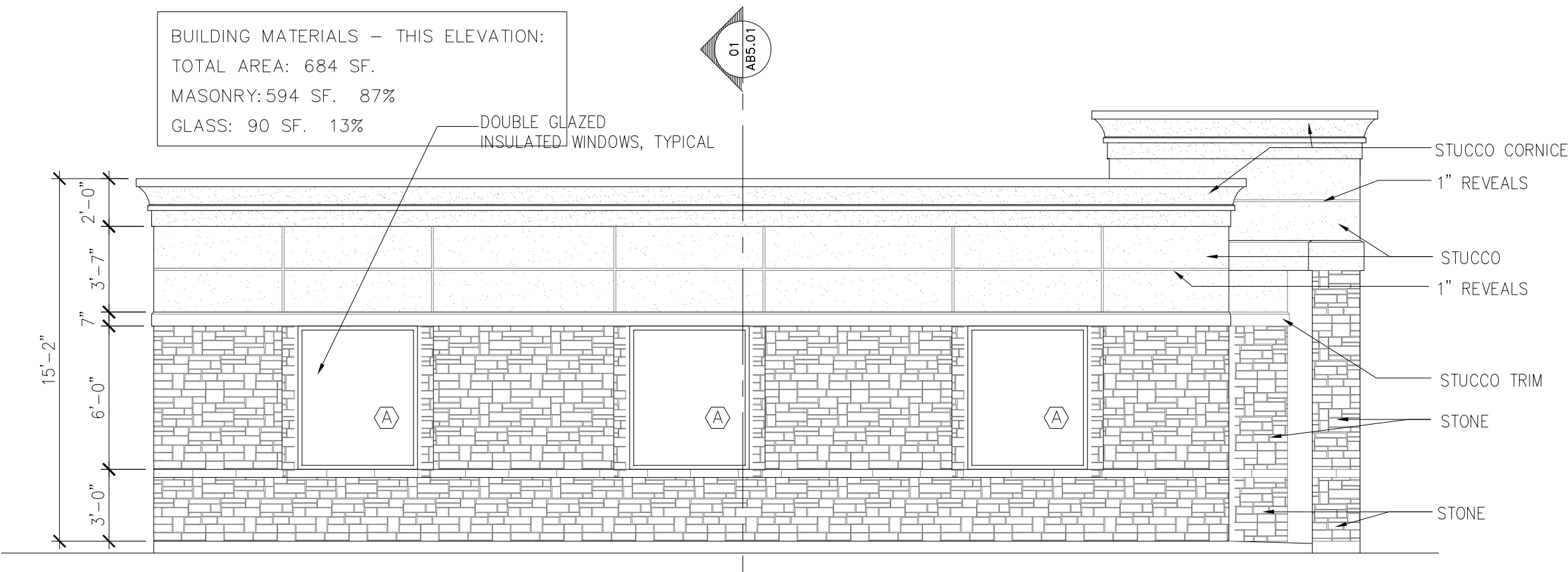


BUILDING MATERIALS — THIS ELEVATION:
TOTAL AREA: 2,256 SF.
MASONRY: 1,821 SF. 80%
GLASS: 435 SF. 20%

FRONT EXTERIOR ELEVATION

3/16" = 1'-0"

4

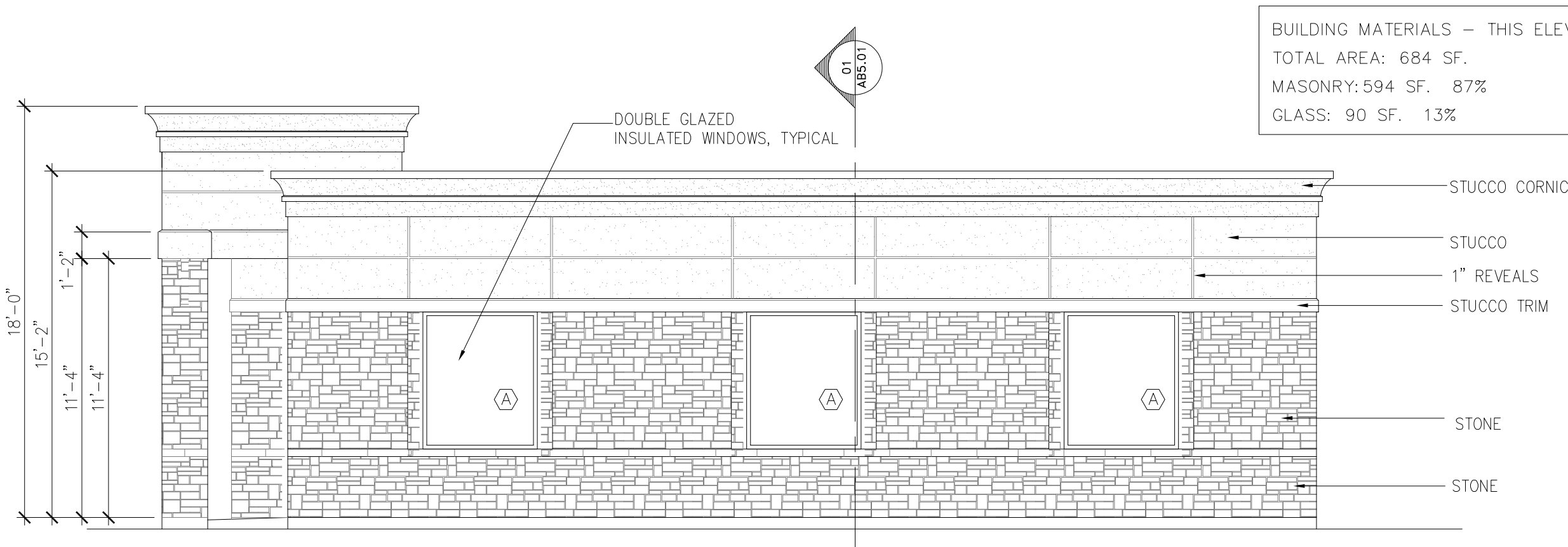


BUILDING MATERIALS — THIS ELEVATION:
TOTAL AREA: 684 SF.
MASONRY: 594 SF. 87%
GLASS: 90 SF. 13%

RIGHT EXTERIOR ELEVATION

3/16" = 1'-0"

8

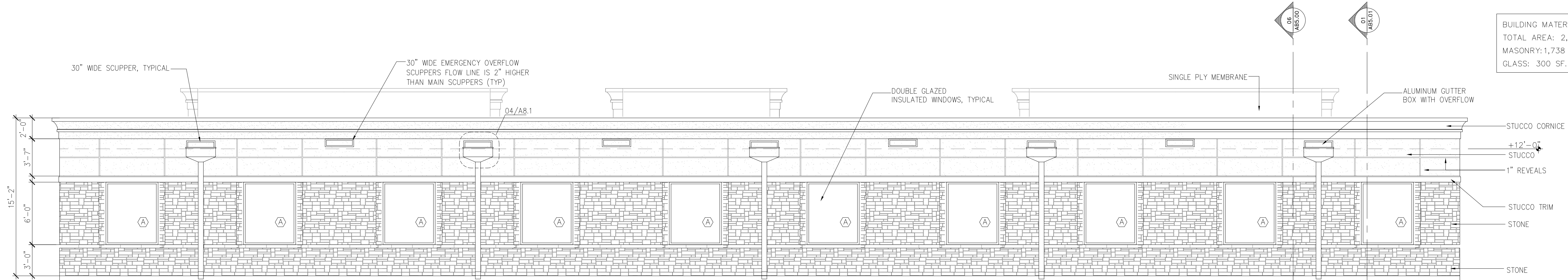


BUILDING MATERIALS — THIS ELEVATION:
TOTAL AREA: 684 SF.
MASONRY: 594 SF. 87%
GLASS: 90 SF. 13%

LEFT EXTERIOR ELEVATION

3/16" = 1'-0"

3

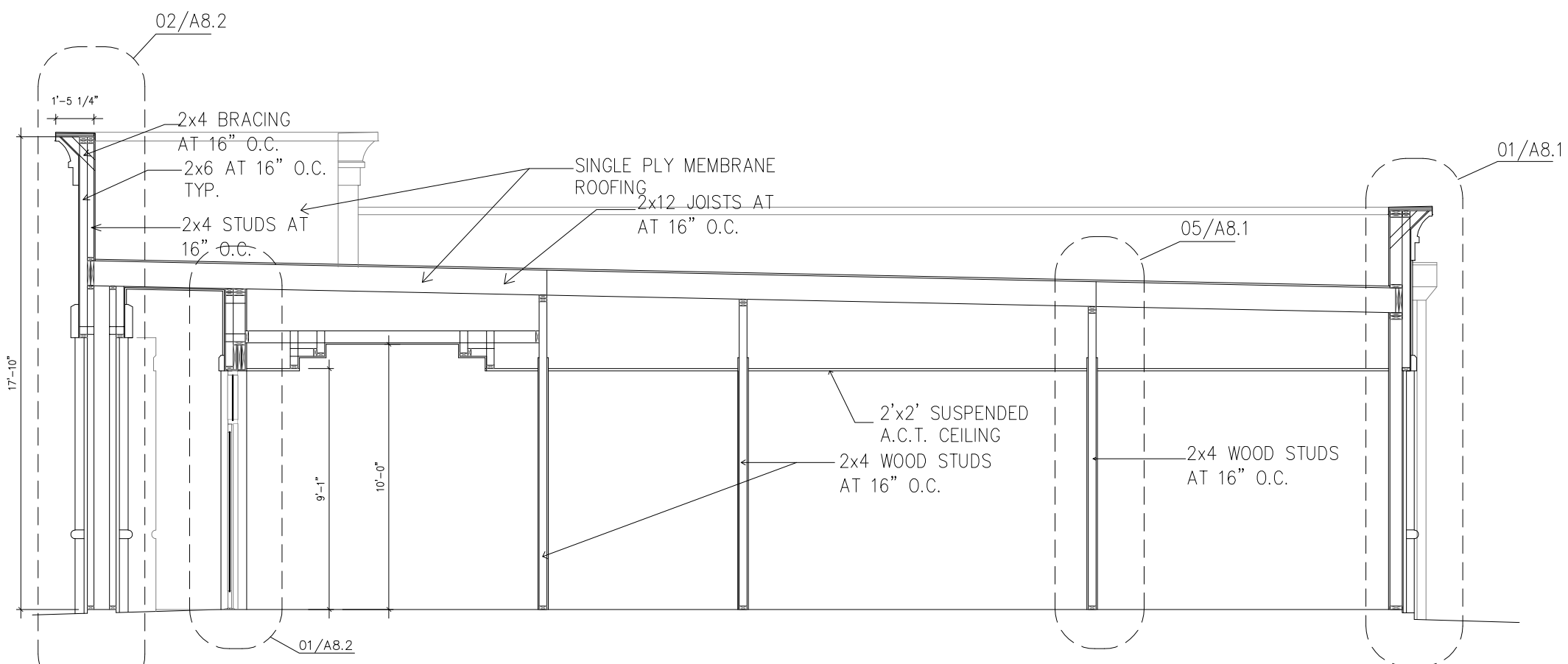


BUILDING MATERIALS — THIS ELEVATION:
TOTAL AREA: 2,038 SF.
MASONRY: 1,738 SF. 85%
GLASS: 300 SF. 15%

REAR EXTERIOR ELEVATION

3/16" = 1'-0"

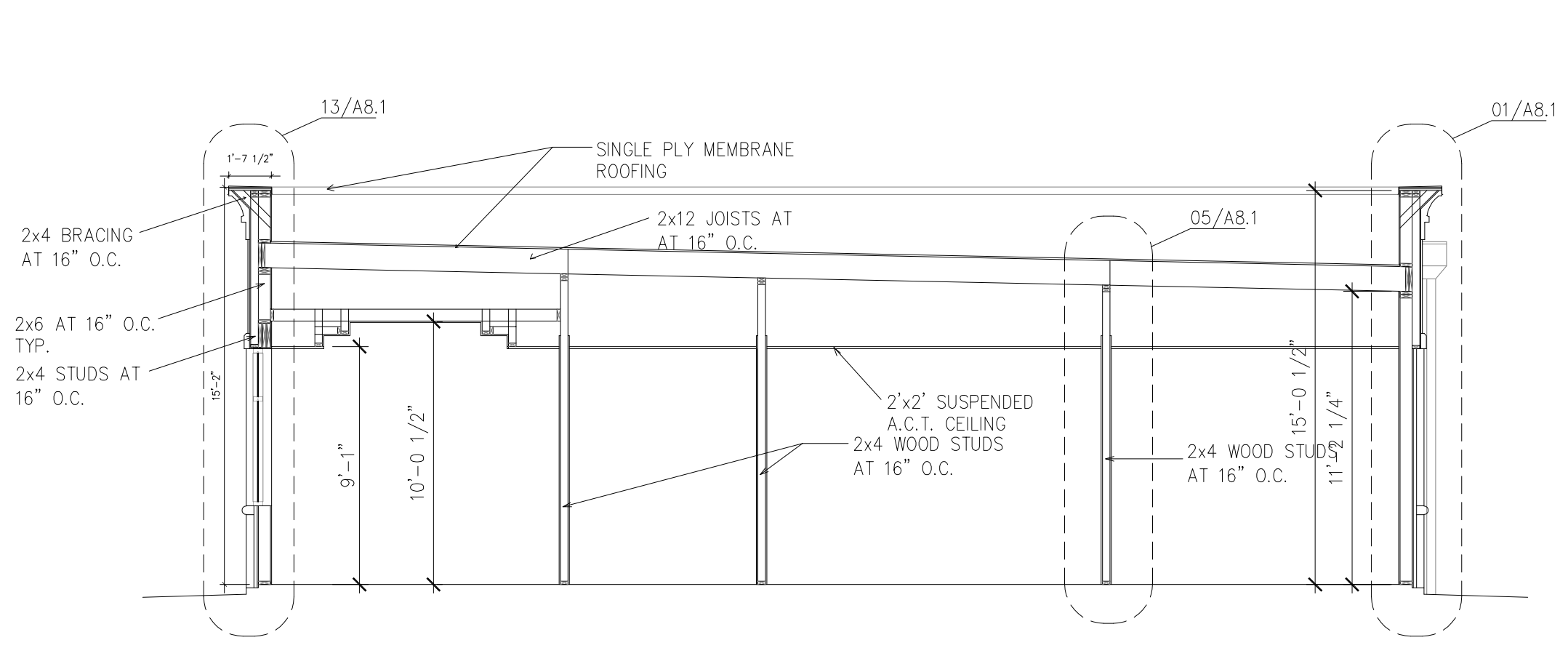
2



BUILDING SECTION

3/16" = 1'-0"

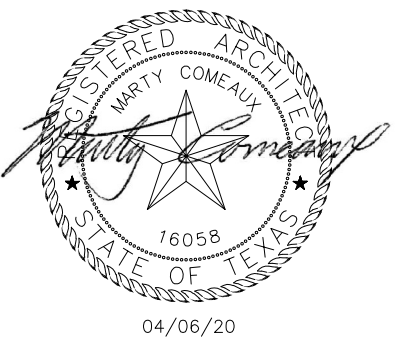
6



BUILDING SECTION

3/16" = 1'-0"

1



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01/22/20 CUP REVISION
04/06/20 CUP REVISION

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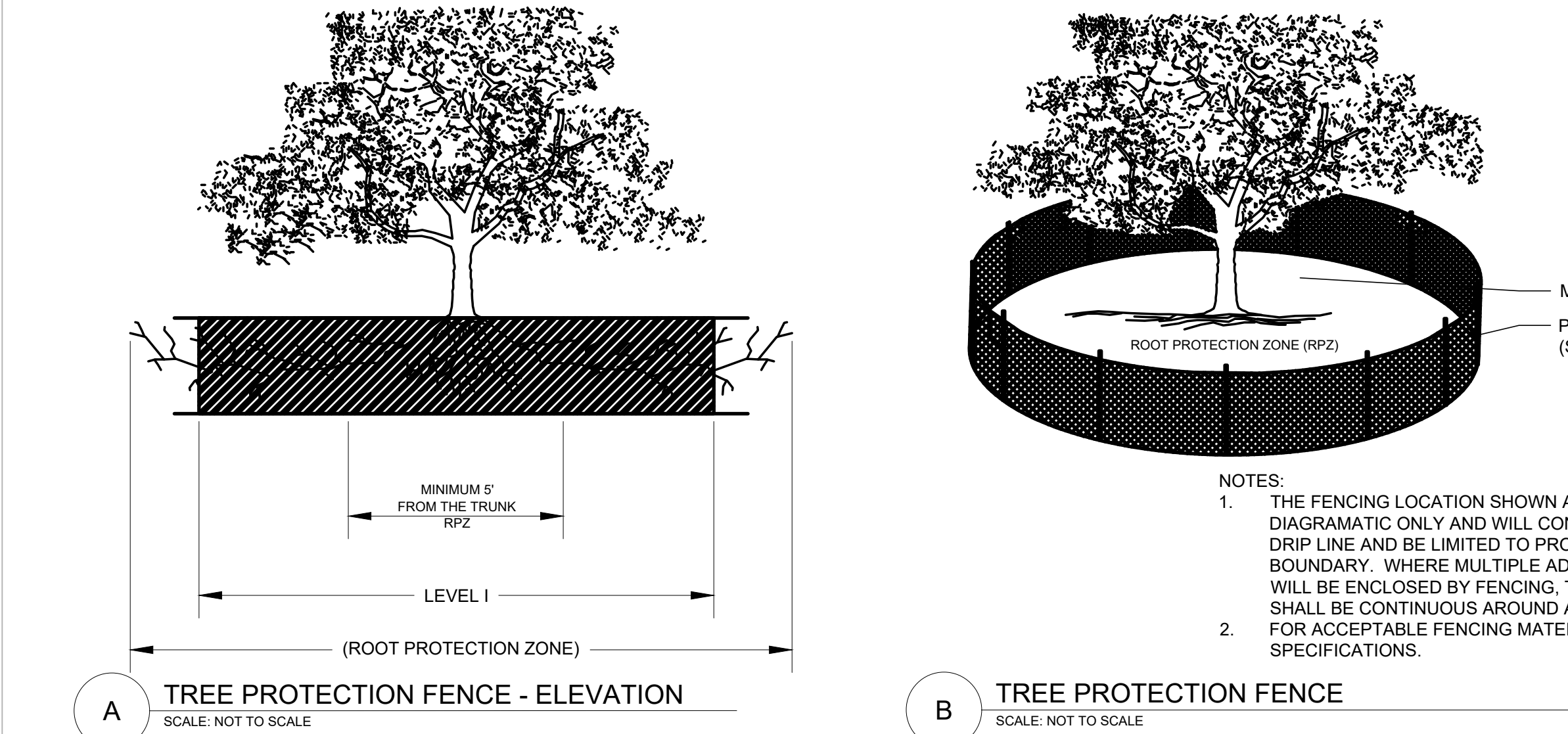
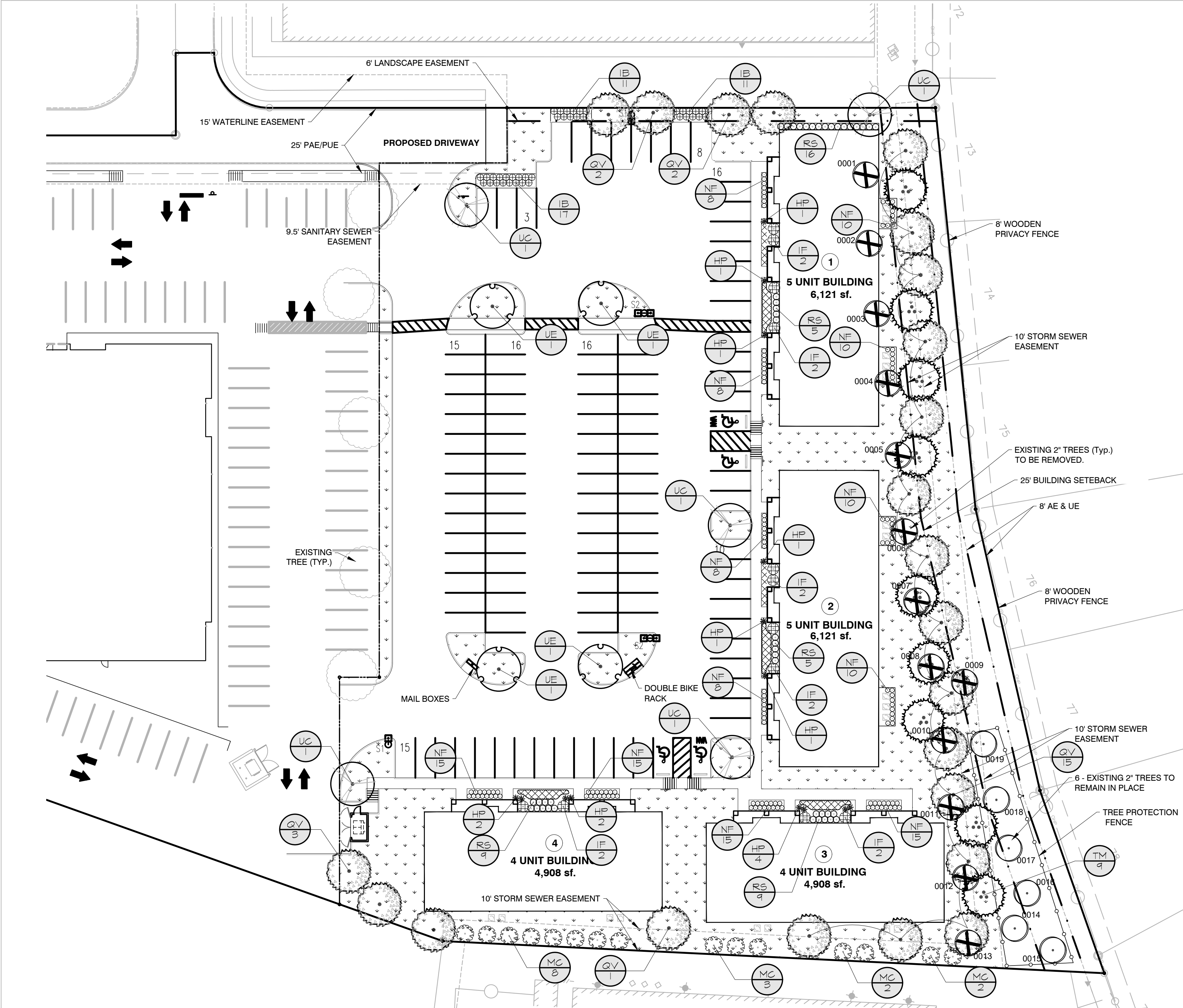
18022

SHEET NAME

EXT. ELEVATIONS
5- UNIT BLDG.

SHEET NUMBER

B5.0



NOTE: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



Know what's below.
Call before you dig.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL/DBH	SIZE	QTY
	QV	Quercus virginiana	Southern Live Oak	4" Cal.	B&B	16'-18'	23
	TM	Taxodium mucronatum	Mexican Bald Cypress	2.5" Cal.	B&B	10'-12'	9
	UC	Ulmus crassifolia	Cedar Elm	2.5" Cal.	B&B	10'-12'	5
	UE	Ulmus parvifolia 'Emer II'	'Emer II' Allee Elm	2.5" Cal.	B&B	10'-12'	4
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	HP	Hesperaloe parviflora	Red Yucca	5 gal			14
	IB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	7 gal			39
	IF	Ilex vomitoria 'Folsums Weeping'	Folsom's Weeping Holly	7 gal			12
	MC	Myrica cerifera	Wax Myrtle	5 gal			15
	NF	Nandina domestica 'Flirt'	Heavenly Bamboo	3 gal			132
	RS	Rhaphiolepis indica 'Snow White'	Snow White Indian Hawthorn	3 gal			44
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	QTY
	CT	Cynodon dactylon 'Tif 419'	Tif 419 Bermuda Grass	sod			26,294 sf
	TB	Trachelospermum asiaticum 'Bronze Beauty'	Bronze Beauty Asian Jasmine	1 gal			184

GENERAL LANDSCAPE NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. REF. LP2 FOR MULCH SPECIFICATION.
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.). THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF ANY OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANTS PRIOR TO FINAL ACCEPTANCE. IF THE REQUIRED VEGETATION BECOMES DISEASED, DETERIORATED, OR DIES, THE OWNER OF THE PREMISES MUST REPLACE THE VEGETATION WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE CITY.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE REQUIREMENTS

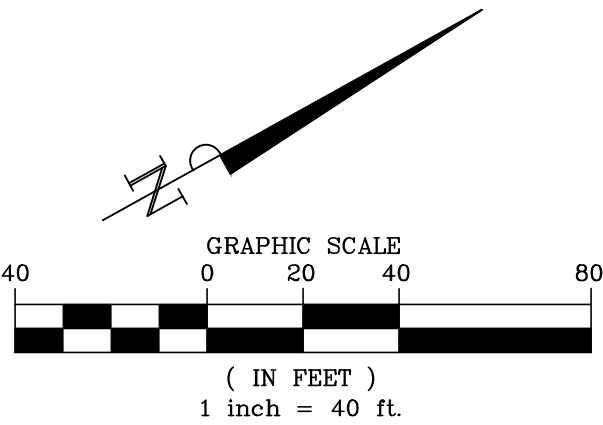
TOTAL SITE AREA 108,891 SQ FT	
TOTAL LANDSCAPING AREA REQUIRED 20% = 21,778 SQ FT	35,353 SQ FT PROVIDED (32.4%)
STREET TREES:	
SUBJECT PROPERTY IS NOT ADJACENT TO A ROADWAY.	N/A
FRONT YARD PARKING LOT LANDSCAPE	
SUBJECT PROPERTY IS NOT ADJACENT TO A ROADWAY.	N/A
INTERIOR PARKING LOT LANDSCAPING	
162 SQ FT LANDSCAPING PER 20 SPACES	
101 SPACES / 20 x 162 = 816 LANDSCAPED AREA REQUIRED	2,657 SF LANDSCAPE AREA PROVIDED
1 TREE PER LANDSCAPED ISLAND	
8 ISLANDS = 8 TREES	8 TREES PROVIDED
PARKING TO BE SCREENED FROM ROW WITH DOUBLE ROW	
SUBJECT PROPERTY DOES IS NOT ADJACENT TO A ROADWAY.	N/A
SIDE AND REAR LOT	
SIDE AND REAR LOT PERIMETERS SHALL HAVE 25% SCREENING FROM ADJACENT LOTS	PROVIDED
1 TREE REQUIRED PER 50 FEET OF PARKING LOT ALONG SIDE LOT	
EAST PERIMETER 391 LF / 50 = 8 TREES	8 TREE PROVIDED
SOUTH PERIMETER 347 LF / 50 = 6 TREES	6 TREE PROVIDED
NORTH PERIMETER 203 LF / 50 = 4 TREES	4 TREE PROVIDED

- 13 - EXISTING 2" CAL OAK TREES. DO NOT MEET REQUIREMENTS FOR PRESERVATION/MITIGATION.
- 6 - EXISTING 2" CAL OAK TREES TO BE PROTECTED AND REMAIN IN PLACE.

TREE PROTECTION SPECIFICATIONS

- MATERIALS:**
- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
 - POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL, T SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAL FOOT.
 - TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
 - USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

- CONSTRUCTION METHODS**
- ALL TREES AND SHRUBS SHALL REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
 - EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
 - PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1" FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
 - PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTIONS SIGHT DISTANCE CRITERIA.
 - THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
 - THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
 - WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL) ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
 - ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
 - WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
 - THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
 - REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
 - TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNERS AND LOCAL JURISDICTIONS SATISFACTION.
 - ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
 - COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
 - IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
 - WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LINE INTO THE SOIL.
 - CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.



(800) 680-6630
10777 Westheimer Rd., Ste 1100
Houston, TX 77042
www.EvergreenDesignGroup.com



DATE: 4/24/20

ISSUE

10/07/19	OWNER REVIEW
10/11/19	OWNER REVIEW
10/15/19	OWNER REVIEW
01/03/20	OWNER REVIEW
02/07/20	CITY REVIEW
02/12/20	CLIENT REVIEW
03/23/20	CITY REVIEW
04/24/20	CLIENT REVIEW

M COMEAUX
ARCHITECTS

10615 Shadow Wood Dr. #144
Houston, Texas 77043
832.530.4769

CONSULTANTS

CIVIL ENGINEER
LJA Engineering, Inc.

Landscape Design
Evergreen Design Group

PROJECT NAME

**River
Park
Office
Condominiums**

PROJECT ADDRESS

SUGAR LAND, TX

PROJECT NUMBER

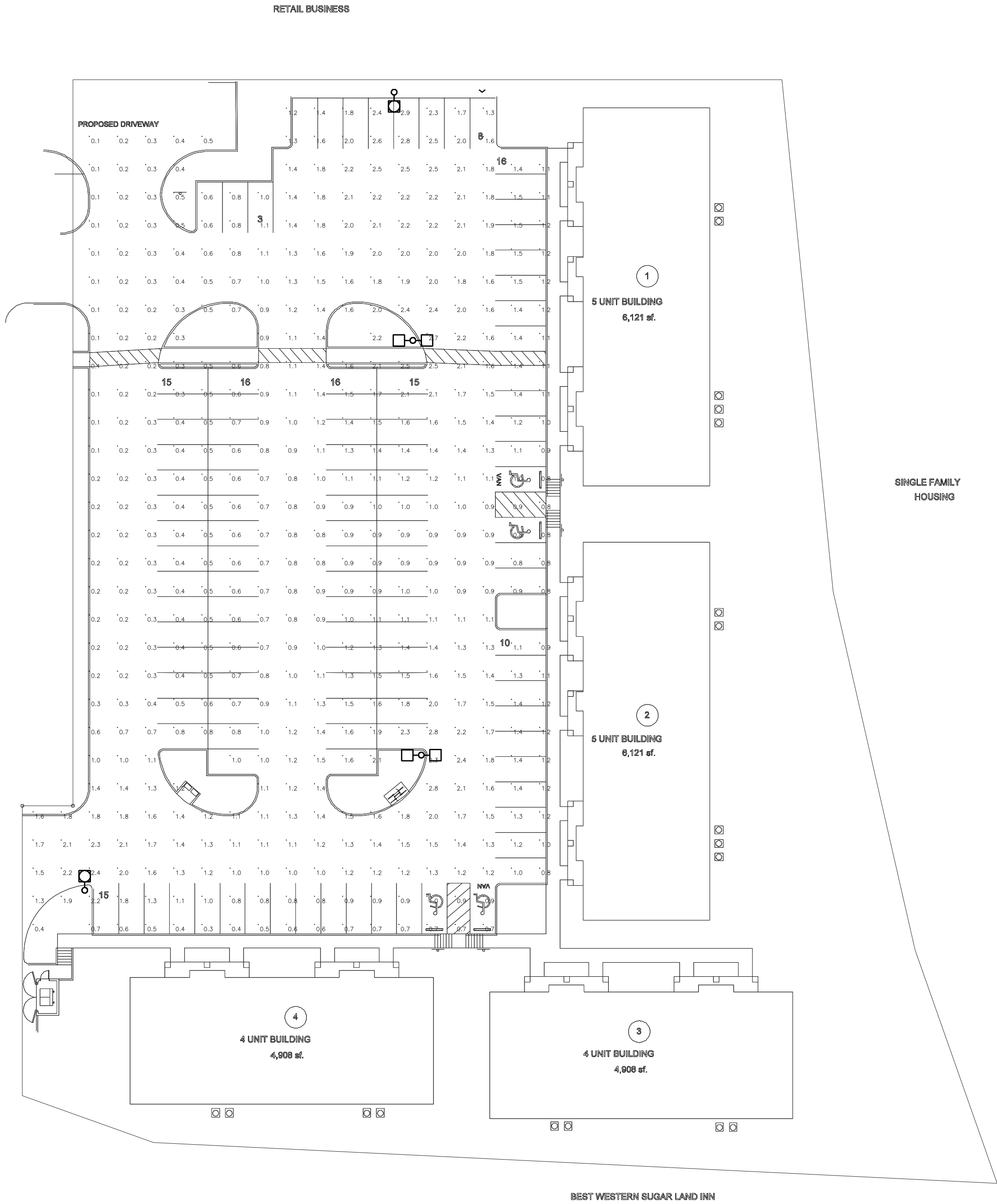
18022

SHEET NAME



**LANDSCAPE
PLANTING**

SHEET NUMBER

LP-1



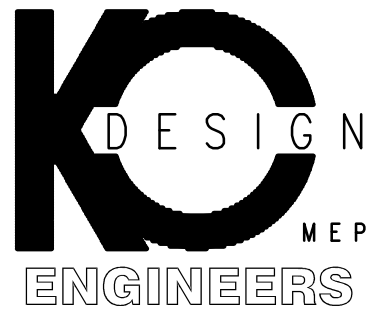
1 **PHOTOMETRIC SITE PLAN**
SCALE: 1" = 30'-0"

Schedule																	
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency	Distribution	Plot	Notes
	OA		2	Lithonia Lighting	DSX1 LED P4 40K T5W MVOLT	DSX1 LED P4 40K T5W MVOLT	LED	1	DSX1_LED_P4_40K_T5W_MVOL LT.ies	14943	1	0.94	250	100%	TYPE VS, BUG RATING: B4 - U0 G3	-	
	OB		2	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT HS	DSX1 LED P4 40K T4M MVOLT with houseside shield	LED	1	DSX1_LED_P4_40K_T4M_MVOL T_HS.ies	11006	1	0.94	125	100%	TYPE III, SHORT, BUG RATING: B2 - U0 G2	-	

Luminaire Locations							
Location							
No.	Label	X	Y	Z	MH	Orientation	Tilt
1	OA	165.92	160.30	27.00	27.00	90.00	0.00
2	OA	162.95	307.72	27.00	27.00	90.00	0.00
1	OB	157.00	396.00	27.00	27.00	180.00	0.00
2	OB	46.53	112.02	27.00	27.00	0.00	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
RPOC Site	+	1.1 fc	2.9 fc	0.1 fc	29.0:1	11.0:1

TEXAS BOARD OF PROFESSIONAL ENGINEERS
FIRM REGISTRATION #: F-9072
EXPIRES: 31 MARCH 2020



M E P
1327 W. Main Street
Suite 7
Tomball, Texas 77375
832.643.0368 phone

ISSUE

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832.530.4769

CONSULTANTS

CIVIL ENGINEER
LJA Engineering, Inc.

Landscape Design
Evergreen Design Group

MEP ENGINEER
KO Design

PROJECT NAME

River
Park
Office
Condominiums

PROJECT ADDRESS

SUGAR LAND, TX

PROJECT NUMBER

18022

SHEET NAME

PHOTOMETRIC
SITE PLAN

SHEET NUMBER

EP0.02

STATE OF TEXAS
COUNTY OF FORT BEND

THE UNDERSIGNED, RPRO, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF RIVERPARK RIDGE BUSINESS AND MEDICAL OFFICES RESERVE A-3 MINOR REPLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS SHOWN THEREON AND DESIGNATE SAID SUBDIVISION AS 6.030 ACRES, LOCATED IN THE JOSEPH KUYKENDAHN SURVEY, ABSTRACT 49, CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS, AND HEREBY DEDICATES TO PUBLIC USE AS SUCH, THE STREETS AND EASEMENTS SHOWN THEREON FOREVER AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND FOREVER THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY, WHEREOF, RPRO, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVE HEXTELL, ITS VICE PRESIDENT, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 5th DAY OF AUGUST, 2019.

RPRO, LLC,
A TEXAS LIMITED LIABILITY COMPANY

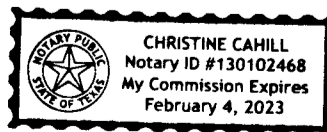
BY: Steve Hextell
STEVE HEXTELL, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE HEXTELL, VICE PRESIDENT OF RPRO, 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5th DAY OF AUGUST, 2019.

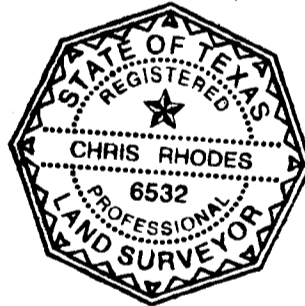
Christine Cahill
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, CHRIS RHODES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL 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, ANGLES, 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 Rhodes
CHRIS RHODES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6532

08-05-2019
DATE



THIS IS TO CERTIFY THAT THIS PLAT IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODES SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS SECTION 5-16 CHAPTER 5 OF THE SUBDIVISION REGULATIONS OF THE CITY OF SUGAR LAND. THE CITY OF SUGAR LAND HAS APPROVED AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 14th DAY OF August, 2019.

Joe R. Zimmerman
JOE R. ZIMMERMAN, MAYOR

Thomas Harris III
THOMAS HARRIS III, CITY SECRETARY

Allen Bogard
ALLEN BOGARD, CITY MANAGER



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 RECORDATION IN MY OFFICE ON August 15, 2019 AT 1:37 O'CLOCK P.M. IN PLAT NUMBER 20190202 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

Laura Richard
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

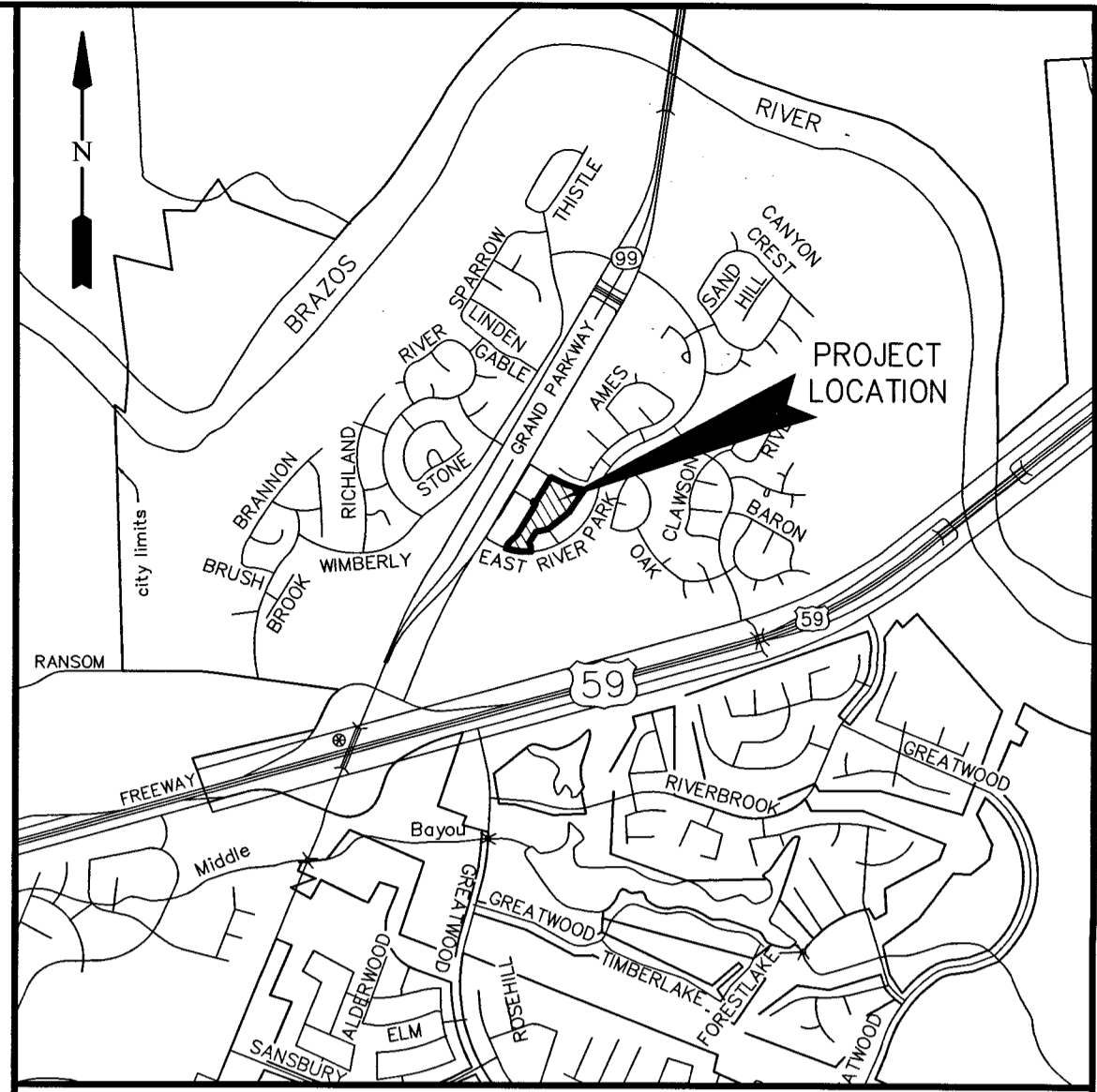
BY: Christie L. Martinez
DEPUTY Christie L. Martinez



NOTES:

- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88, 2001 ADJUSTMENT.
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83, 1993 ADJ.). COORDINATES SHOWN ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING A SCALE FACTOR OF 0.99987221821.
- THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, FILE NO. 2019-0110 DATED JULY 11, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 10, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY LIMITS OF SUGAR LAND, AND FORT BEND COUNTY.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 7.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE NON-RESIDENTIAL CONSTRUCTION WILL NOT FRONT OR SIDE. (DOES NOT APPLY TO US59 AND GRAND PARKWAY.) COMMERCIAL BUILDING DEVELOPERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION FRONT AND ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION SIDE BEFORE CERTIFICATES OF OCCUPANCY WILL BE ISSUED.
- FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480234, DATED APRIL 2, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1- FEET OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON MAP AND PANEL NO. 48157C0260L. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES.
- THE MINIMUM FINISH FLOOR (SLAB) ELEVATION SHALL BE 74.45 FEET, ONE FOOT ABOVE TOP OF CURB, 1.5 FEET ABOVE NATURAL GROUND, OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER, NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF SUGAR LAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER ILLUSTRATING AVAILABLE OUTFALL AND/OR DETENTION CAPACITY.
- THIS PROPERTY IS SUBJECT TO ZONING BY CITY OF SUGAR LAND ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.

- ALL LOTS AND RESERVES SHALL HAVE A MINIMUM SIDE AND REAR SETBACKS AS SPECIFIED IN CHAPTER TWO, ARTICLE II OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND, AS PRESCRIBED BY THE APPLICABLE ZONING DISTRICT REGULATIONS.
- AS REQUIRED BY CHAPTER FIVE, ARTICLE V, SEC. 5-35(F) OF THE DEVELOPMENT CODE, THE CITY SHALL NOT ISSUE ANY PERMITS FOR CONSTRUCTION WITHIN THE SUBDIVISION WITHIN THE CORPORATE LIMITS, EXCEPT PERMITS TO CONSTRUCT PUBLIC IMPROVEMENTS, UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OR A CERTIFIED CHECK, PERFORMANCE BOND OR LETTER OF CREDIT IS PROVIDED TO AND ACCEPTED BY THE CITY.
- BUILDING HEIGHT RESTRICTIONS SHALL APPLY WHEN NON-RESIDENTIAL PROPERTY ABUTS RESIDENTIAL PROPERTY AS SPECIFIED IN THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTH AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE STANDARDS IN CHAPTER FIVE, ARTICLE VIII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL NUMBER OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- BENCHMARK: CITY OF SUGAR LAND BENCHMARK SGR-RM 010, BEING A 3" BRASS CAP STAMPED "RM 010" LOCATED BETWEEN THE PAVEMENT OF THE US HWY 59 SOUTHBOUND FEEDER ROAD AND THE STAR FURNITURE PARKING LOT, APPROXIMATELY 0.56 MILE NORTHEAST OF THE INTERSECTION OF US HWY 59 AND THE GRAND PARKWAY.
ELEV.= 72.97 FEET NAVD88, 2001 ADJUSTMENT
- EASEMENTS FOR THE UPKEEP AND MAINTENANCE OF ALL COMMON AREAS ON NON-RESIDENTIAL PROPERTIES AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 1999098031.
- TERMS AND PROVISIONS OF THAT CERTAIN "SCENIC EASEMENT" LOCATED ON BOTH SIDES OF GRAND PARKWAY (TEXAS HIGHWAY 99) FOR THE PLANNING, PROMOTION AND DEVELOPMENT OF SAID GRAND PARKWAY, ALL AS SET FORTH AND DESCRIBED IN INSTRUMENT DATED OCTOBER 12, 1987 RECORDED IN VOLUME 2354, PAGE 1740 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- EASEMENT FOR ACCESS TO AND THE MAINTENANCE CARE AND UPKEEP OF ENTRY SIGNS RESERVED UNTO RIVERPARK ON THE BRAZOS PROPERTY OWNER'S ASSOCIATION, INC., AS SET FORTH IN INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2001005162.
- TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2016034568.



VICINITY MAP
SCALE: 1"= 2,000'



5 pgs

2019091773

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
August 15, 2019 01:37:10 PM

FEE \$296.00 CM

20190202

RIVERPARK RIDGE BUSINESS AND MEDICAL OFFICES RESERVE A-3 MINOR REPLAT

A SUBDIVISION OF 6.030 ACRES OF LAND SITUATED IN THE JOSEPH KUYKENDAHN SURVEY, ABSTRACT 49, CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS, BEING REPLAT OF RESERVE "A-3", RIVER PARK PLAZA AT 99 RESERVE A-2 REPLAT, A SUBDIVISION RECORDED IN PLAT NO. 20170075, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR MINOR REPLAT: TO CREATE TWO RESERVES

0 LOTS 2 RESERVES (6.030 ACRES) 1 BLOCK

AUGUST 2, 2019

JOB NO. 2282-0001.430

OWNERS:

RPRO, LLC

A TEXAS LIMITED LIABILITY COMPANY

STEVE HEXTELL, VICE PRESIDENT

2219 SAWDUST ROAD, SUITE 105, SPRING, TEXAS 77380

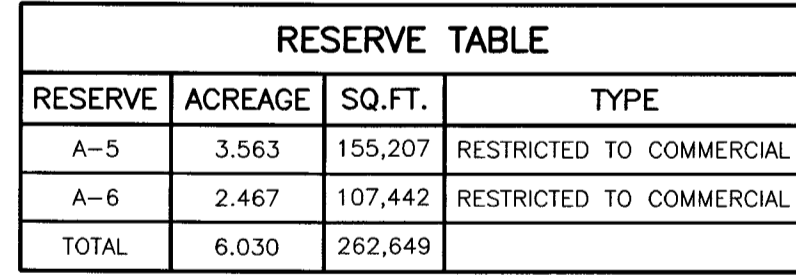
PH. (832) 772-6866

ENGINEER:

LJA Engineering, Inc.


10590 WESTOFFICE DRIVE, SUITE 100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9161
SUITE 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

-



CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	72.50'	35°27'15"	44.86'	S 23°52'38" E	44.15'
C2	740.50'	27°20'59"	288.85'	N 83°13'46" W	287.03'
C3	298.00'	27°15'52"	141.81'	N 40°03'52" E	140.47'
C4	150.00'	22°25'08"	56.69'	E 42°29'14" E	58.32'
C5	25.00'	89°50'00"	39.20'	N 76°11'40" E	35.30'

ENGINEER:

LJA Engineering, Inc. 

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

Civil-Surv
Land Surveying, LLC

10590 WESTOFFICE DRIVE, SUITE 100
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TBPLS, No. 10143800