

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SOUTHWEST 54S, L.P., BY ITS GENERAL PARTNER WILSHIRE RESIDENTIAL, L.L.C. ACTING BY AND THROUGH MARK A. KILKENNY, VICE PRESIDENT, BEING AN OFFICER OF WILSHIRE RESIDENTIAL, L.L.C., OWNER, HEREBY OFFERED TO THE OWNERS OF THE 24.916 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF RIVERPARK WEST SECTION FOUR, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO THE LINES, DEDICATIONS, RESTRICTIONS, NOTATIONS, EASEMENTS, OR PLAYS, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOR HIGHWAYS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES SHOWN THEREIN, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY DECLARE, OUR HEIRS, SUCCESSORS 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, UNDESTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") TEN FEET (10' 0") PERIMETER GROUND EASEMENTS SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (7' 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.S. & 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, UNDESTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR 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.S. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY THREE FEET (33' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT AND THE SUBDIVISION THEREON SHALL BE RESTRICTED TO THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20') FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, CULLETS, RAVINES, DITCHES, OR OTHER NATURAL DRAINAGE COURSES LOCATED ON SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, FOR 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, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, CULLET, CREEK OR NATURAL DRAINAGE COURSE SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WEIRS AND EASEMENTS CLEAR OF ENCLOSURES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY, AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF RIVERPARK WEST SECTION FOUR WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRES.

IN TESTIMONY WHEREOF, SOUTHWEST 54S, L.P. HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILSHIRE RESIDENTIAL, L.L.C., ITS GENERAL PARTNER, BY MARK A. KILKENNY, VICE PRESIDENT OF WILSHIRE RESIDENTIAL, L.L.C., THIS 17th DAY OF JUNE, 2002.

SOUTHWEST 54S, L.P.
BY WILSHIRE RESIDENTIAL, L.L.C., ITS GENERAL PARTNER

BY: *Mark A. Kilkeny*
MARK A. KILKENNY, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 17th DAY OF JUNE, 2002, JERRY A. DAVIS, LAND SURVEYOR, HAS PERSONALLY PREPARED AND 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 SET OUT, AND AS THE ACT AND OFFICE OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF JUNE, 2002.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12-29-05

I, JERRY A. DAVIS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECTLY PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON AND SUPERVISION OF THE GROUND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON OR OTHER SUITABLE PERMANENT PIPES OR MARKERS, HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') IN LENGTH, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

JERRY A. DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1793

I, WILLIAM T. EHLER, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF RICHMOND TO THE BEST OF MY KNOWLEDGE.

WILLIAM T. EHLER, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 85444

I, D. JESSE HEGEMER, 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 COMMISSIONER'S COURT, HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERSECTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

D. JESSE HEGEMER, P.E.
FORT BEND COUNTY ENGINEER

COUNTY OF FORT BEND

THIS PLAT OF RIVERPARK WEST SECTION FOUR SUBDIVISION IS APPROVED ON THIS 10th DAY OF JUNE, 2002 BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS 10th DAY OF JUNE, 2002 PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN 60 MONTHS HEREAFTER.

HILMAR G. MOORE, MAYOR
STATE OF TEXAS
MONA PATAK, SECRETARY

THIS PLAT OF RIVERPARK WEST SECTION FOUR SUBDIVISION IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS 21st DAY OF JUNE, 2002.

R. GLEN GILMORE, CITY MANAGER

9th DAY OF JUNE, 2002.
APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS 9th DAY OF JUNE, 2002.

TOM D. STAVINHA, COMMISSIONER, PRECINCT 1

GRADY PRESAGE, COMMISSIONER, PRECINCT 2

JAMES C. ADDAPUS, COUNTY JUDGE

M. A. RANDY MEYERS, COMMISSIONER, PRECINCT 3

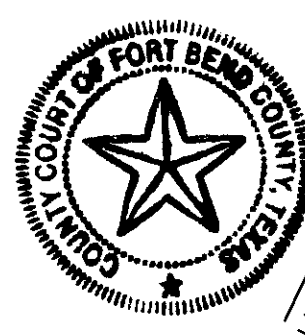
JANE PATTERSON, COMMISSIONER, PRECINCT 4

I, DIANNE WILSON, 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 JUNE 17, 2002, AT 2:48 P.M. IN SLIDE NO. 2335A OF THE PLAT RECORDS OF SAID COUNTY.

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

DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

DIANE MESSINA, DEPUTY



DIANE MESSINA

ACREAGE

RESERVE 'B'

LINE TABLE

LINE	BEARING	DISTANCE
1	N 79° 20' 30" W	32.94
2	N 24° 29' 35" E	60.00
3	N 64° 13' 31" E	72.38
4	N 23° 25' 59" E	50.03
5	N 25° 41' 29" E	110.63
6	N 33° 05' 04" E	60.00
7	S 25° 41' 29" W	106.14
8	S 56° 53' 04" E	50.04
9	N 33° 05' 04" E	44.35
10	S 33° 05' 04" E	44.35
11	S 56° 53' 04" E	64.10
12	N 01° 00' 54" E	60.00
13	S 88° 54' 06" E	95.00
14	N 01° 00' 54" E	60.00
15	N 88° 54' 06" E	95.00
16	S 33° 05' 04" E	27.93
17	N 88° 54' 06" E	13.63
18	N 01° 00' 54" E	53.76
19	S 75° 20' 30" E	32.94
20	S 01° 00' 54" E	60.00
21	S 26° 47' 03" E	20.30
22	S 33° 05' 04" E	27.93
23	N 88° 54' 06" E	13.63
24	N 01° 00' 54" E	12.50
25	N 33° 05' 04" E	27.93
26	N 05° 24' 44" E	23.36
27	S 75° 20' 30" E	20.30
28	N 33° 05' 04" E	12.50
29	N 88° 54' 06" E	6.46
30	N 25° 41' 29" E	5.83
31	S 88° 54' 06" E	22.40
32	S 88° 54' 06" E	21.50
33	S 01° 00' 54" E	17.58
34	N 88° 54' 06" E	10.23
35	S 75° 20' 30" E	22.91
36	N 88° 54' 06" E	52.49
37	S 75° 20' 30" E	53.10
38	S 64° 13' 31" E	21.82
39	N 88° 54' 06" E	20.13
40	N 01° 00' 54" E	14.58
41	N 01° 00' 54" E	18.64
42	N 88° 54' 06" E	71.88
43	S 19° 47' 58" W	58.59
44	S 74° 20' 30" E	60.15
45	N 88° 54' 06" E	57.24
46	N 88° 54' 06" E	57.24
47	N 88° 54' 06" E	57.24
48	N 12° 53' 41" E	57.24
49	N 75° 20' 30" E	32.94
50	N 23° 25' 59" E	50.03
51	S 19° 02' 44" W	113.18
52	S 74° 20' 30" E	95.07
53	S 77° 24' 52" E	113.30
54	S 80° 33' 37" E	59.30
55	S 80° 33' 37" E	13.63
56	S 01° 00' 54" E	18.00
57	S 23° 25' 59" W	50.03
58	N 64° 13' 31" E	77.54
59	S 64° 13' 31" E	37.12
60	N 25° 41' 29" E	15.25
61	S 64° 13' 31" E	77.54
62	S 64° 13' 31" E	37.12
63	S 57° 43' 06" E	68.80
64	S 57° 43' 06" E	70.00
65	S 57° 43' 06" E	74.17
66	S 57° 43' 06" E	70.00
67	S 57° 43' 06" E	68.48
68	N 70° 23' 04" E	25.12
69	N 70° 23' 04" E	25.12
70	N 70° 23' 04" E	108.32
71	N 58° 54' 06" E	32.39
72	N 58° 54' 06" E	30.00
73	N 58° 54' 06" E	30.00
74	N 75° 20' 30" E	32.94
75	N 25° 41' 29" E	106.14
76	N 88° 54' 06" E	10.00
77	N 72° 43' 56" E	8.49
78	N 46° 05' 54" E	8.24
79	N 38° 18' 19" W	41.15

CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	1530.00	191.47	301.47	301.36	111° 14' 29"	N 64° 53' 45" W
2	1430.00	171.19	244.49	244.49	119° 00' 00"	N 72° 25' 28" W
3	1370.00	103.28	205.18	205.18	08° 37' 22"	N 61° 11' 44" W
4	2025.00	131.38	262.21	262.40	07° 29' 28"	N 60° 35' 48" W
5	25.00	25.00	25.00	25.00	91° 00' 00"	N 68° 57' 47" E
6	25.00	24.37	34.30	38.63	88° 31' 49"	N 20° 49' 54" W
7	1335.00	95.04	191.19	191.35	08° 12' 44"	N 60° 59' 28" W
8	2185.00	61.08	123.11	123.11	03° 17' 56"	N 58° 00' 00" W
9	25.00	6.71	12.50	13.11	30° 03' 21"	N 75° 08' 40" W
10	25.00	16.08	28.51	127.23	14° 10' 22"	N 17° 12' 58" W
11	25.00	6.08	12.31	13.05	69° 55' 39"	N 40° 58' 31" W
12	2880.00	45.59	89.98	90.18	18° 29' 41"	N 34° 56' 19" E
13	25.00	18.28	28.51	31.25	91° 00' 00"	N 68° 57' 47" E
14	50.00	629.08	99.82	151.06	173° 05' 51"	N 58° 23' 41" W
15	25.00	18.28	28.51	31.25	72° 29' 24"	S 71° 13' 35" E
16	2880.00	45.59	89.98	90.18	18° 29' 41"	S 58° 08' 47" E
17	2220.00	141.26	237.73	251.14	68° 24' 29"	S 58° 23' 41" W
18	25.00	23.19	34.00	37.39	88° 41' 58"	S 17° 09' 30" E
19	2220.00	68.87	121.29	121.31	03° 07' 20"	S 58° 08' 47" E
20	25.00	25.00	25.00	25.00	90° 00' 00"	N 78° 08' 56" E
21	25.00	9.01	18.26	18.68	42° 58' 00"	N 11° 41' 58" E
22	25.00	73.33	231.84	285.40	01° 51' 01"	S 56° 53' 04" E
23	25.00	9.01	18.26	18.68	42° 58' 00"	S 54° 31' 57" W
24	25.00	25.00	25.00	25.00	90° 00' 00"	N 11° 41' 58" E
25	1275.00	113.26	225.63	225.53	110° 09' 09"	S 61° 57' 38" E
26	255.00	377.09	422.47	497.68	111° 51' 53"	N 57° 01' 50" E
27	25.00	25.00	25.00	25.00	90° 00' 00"	S 52° 45' 06" E
28	25.00	25.00	25.00	25.00	90° 00' 00"	S 46° 05' 54" W
29	25.00	8.68	12.31	13.05	28° 59' 38"	S 13° 51' 54" E
30	50.00	62.91	74.86	80.18	117° 12' 58"	N 77° 12' 58" W
31	25.00	12.50	22.36	23.18	53° 07' 48"	N 27° 39' 48" W
32	25.00	25.00	25.00	25.00	90° 00' 00"	N 43° 54' 06" E
33	25.00	6.08	12.31	13.05	28° 59' 38"	N 76° 08' 56" E
34	50.00	185.05	36.56	130.77	149° 51' 19"	S 43° 54' 06" E
35	25.00	6.08	12.31	13.05	28° 59' 38"	N 43° 54' 06" E
36	25.00	25.00	25.00	25.00	90° 00' 00"	S 43° 54' 06" E
37	25.00	22.94	33.80	37.12	88° 41' 58"	S 48° 33' 48" W
38	113.30	104.63	188.53	202.40	111° 12' 29"	S 58° 08' 47" E
39	25.00	21.24	32.37	35.21	80° 41' 28"	S 02° 29' 30" W
40	25.00	9.01	18.26	18.68	42° 58' 00"	S 29° 15' 53" E
41	50.00	73.33	231.84	285.40	01° 51' 01"	S 52° 45' 06" E
42	25.00	9.01	18.26	18.68	42° 58' 00"	N 16° 25' 53" W
43	25.00	32.37	35.21	37.12	88° 41' 58"	N 78° 08' 56" E
44	315.00	116.58	218.84	223.49	88° 41' 58"	S 01° 41' 14" W
45	25.00	20.49	31.70	34.33	78° 49' 48"	S 62° 46' 23" W
46	25.00	20.49	31.70	34.33	78° 49' 48"	S 62° 46' 23" W
47	1370.00	109.58	218.46	218.70	09° 08' 47"	S 74° 46' 07" E
48	1470.00	145.53	285.65	290.12	111° 12' 29"	S 04° 59' 45" E
49	1470.00	145.53	285.65	290.12	111° 12' 29"	S 04° 59' 45" E
50	1370.00	109.58	218.46	218.70	09° 08' 47"	N 74° 46' 07" W
51	25.00	26.44	36.46	40.85	93° 33' 47"	S 22° 22' 52" W
52	25.00	26.44	36.46	40.85	93° 33' 47"	S 22° 22' 52" W
53	25.00	18.10	29.32	31.33	71° 48' 49"	S 12° 28' 21" W
54	25.00	35.67	35.67	35.67	90° 00' 00"	N 61° 11' 44" W
55	1370.00	103.28	205.18	205.18	08° 37' 22"	S 68° 57' 47" E
56	1500.00	148.50	295.58	296.04	111° 12' 29"	N 84° 59' 45" W
57	1400.00	153.05	337.22	342.58	111° 12' 29"	N 84° 59' 45" W
58	250.00	160.52	270.15	285.39	65° 24' 29"	N 58° 23' 41" E
59	55.00	55.00	77.78	86.90	90° 00' 00"	S 43° 54' 06" E
60	285.00	291.46	472.17	485.00	111° 12' 29"	N 84° 59' 45" W
61	1305.00	115.32	230.54	231.24	18° 09' 09"	N 61° 57' 38" W