

**PLAT RECORDING SHEET**

**PLAT NAME:** Taj Residences Partial Replat No 1

\_\_\_\_\_

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

**ACREAGE:** 1.444

\_\_\_\_\_

**LEAGUE:** Andrew M Clopper Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-151

\_\_\_\_\_

**NUMBER OF BLOCKS:** 3

\_\_\_\_\_

**NUMBER OF LOTS:** 3

\_\_\_\_\_

**NUMBER OF RESERVES:** 0

\_\_\_\_\_

**OWNERS:** AGD Retirement Homes

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



STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, AGD RETIREMENT HOMES, LP, acting by and through Sudharshan Vembutty, Managing Member of AGD RETIREMENT HOMES AT ALIANA, LLC., owner hereinafter referred to as Owners of the 1.444 acre tract described in the above and foregoing map of TAJ RESIDENCES PARTIAL REPLAT NO 1, 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 declare that all parcels of land designated as lots or this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under 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 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.

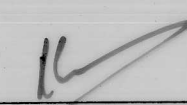
FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency 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.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the AGD RETIREMENT HOMES, LP has caused these presents to be signed by Sudharshan Vembutty, Managing Member of AGD RETIREMENT HOMES AT ALIANA, LLC, thereunto authorized, this 16th day of August, 2021.

AGD RETIREMENT HOMES, LP

By:   
Sudharshan Vembutty  
Managing Member

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Sudharshan Vembutty, Managing Member, 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.

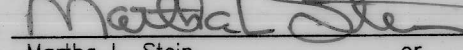
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of August, 2021.

  
Notary Public in and for the State of Texas


Print Name  
Michael L. Walls

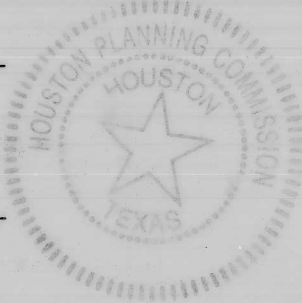
My commission expires: 3/24/2024

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of TAJ RESIDENCES PARTIAL REPLAT NO 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 22 day of SEPTEMBER, 2021.

By:   
Martha L. Stein  
Title Chair

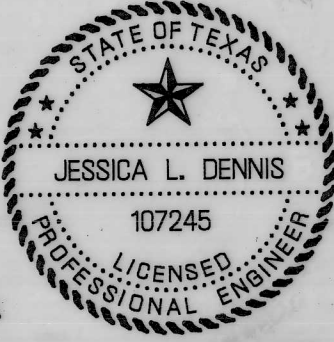
M. Sonny Gorza  
Vice Chairman

By:   
Margaret Wallace Brown, ACP, CNU-A  
Secretary



I, Jessica L. Dennis, 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.

  
Jessica L. Dennis, P.E.  
Professional Engineer No. 107245



**TAJ RESIDENCES SUBDIVISION  
PARTIAL REPLAT NO. 1  
FIELD NOTE DESCRIPTION 1.444 ACRES (62,895 SQUARE FEET)**

A tract of land containing 1.444 acres (62,894 square feet), being out of TAJ RESIDENCE SUBDIVISION, (9.848 acre) tract, recorded under Fort Bend County Clerk File (FBCCF) No. 20190288, situated in the Andrew M. Clopper Survey, Abstract Number 151, said 1.444 acres (62,728 square feet) being more particularly described as follows (bearing base is Texas State Plane NAD 83: South Central Zone 4204):

COMMENCING at a found 5/8-inch iron rod with Tri-Tech cap, in the north Right-Of-Way line (ROW line) of West Belfort (Right-Of-Way width varies) as recorded in donation deed FBCCF No. 20160099850, said point also being the southeast corner of a called 11.808 acre tract as recorded in FBCCF No. 2019035375, and being the southwest corner of Block 7 of said TAJ RESIDENCE; Thence, North 02 deg. 41 min. 01 sec. West, along the east line of said 11.808 acre tract, and with the west line of said Block 7, a distance of 200.00 feet, to a found 5/8-inch iron rod with Tri-Tech Cap, marking the southwest corner and intersection of the south line of Medieval Avenue with the west line of Anchorage Passage (28-foot Private Drives) and the POINT OF BEGINNING of herein described tract;

THENCE, North 02 deg. 41 min. 01 sec. West, continuing along the east line of said 11.808 acre tract, said west line of Anchorage Passage and the west line of said TAJ RESIDENCES, a distance of 577.81 feet, to a found 5/8-inch iron rod with Tri-Tech cap in the west line of Anchorage Passage, being the most westerly northwest corner of the herein described tract;

THENCE, North 87 deg. 18 min. 59 sec. East, leaving said common line, over & across Anchorage Passage and along the south line of Reserve "Y", Block 2 of said TAJ RESIDENCE, a distance of 50.00 feet, to a found 5/8-inch iron rod with Tri-Tech cap, marking the southeast corner of said Reserve "Y" and an interior angle corner of the herein described tract;

THENCE, North 02 deg. 41 min. 01 sec. West, along the east line of said Reserve "Y", a distance of 4.50 feet, to a found 5/8-inch iron rod with Tri-Tech cap, marking a southwest corner of Lot 10, Block 2 of said TAJ RESIDENCE and a northwest corner of the herein described tract;

THENCE, North 87 deg. 18 min. 59 sec. East, along the south line of said Lot 10, a distance of 53.00 feet, to a found 5/8-inch iron rod with Tri-Tech cap, lying in the west line of Lot 35 of said Block 2, marking the southeast corner of said Lot 10 and a northeast corner of the herein described tract;

THENCE, South 02 deg. 41 min. 01 sec. East, along the west line of Lots 35 and 34, of said Block 2, a distance of 70.50 feet, to a found 5/8-inch iron rod with Tri-Tech cap, lying in the north line of Reserve "K", marking the southwest corner of said Lot 34 and a southeast corner of the herein described tract;

THENCE, South 87 deg. 18 min. 59 sec. West, along said north line Reserve "K", a distance of 75.00 feet, to a found 5/8-inch iron rod with Tri-Tech cap, lying the east line of aforementioned Anchorage Passage, marking the northwest corner of said Reserve "K" and an interior angle corner of the herein described tract;

THENCE, South 02 deg. 41 min. 01 sec. East, along said east line of Anchorage Passage and the west line of Lots 13-24 of said Block 2, a distance of 483.86 feet, to a found 5/8-inch iron rod with Tri-Tech cap, marking the common west corner of said Lot 24 and Reserve "Q" of said Block 2, being the Point-of-Curvature of a curve to the left;

THENCE, with said curve to the left having a radius of 20 feet, an arc length of 31.39 feet, and a chord bearing and distance of South 47 deg. 39 min. 04 sec. East, a distance of 28.26 feet, to a found 5/8-inch iron rod with Tri-Tech cap and point of tangency, lying in the north line of aforementioned Medieval Avenue;

THENCE, North 87 deg. 22 min. 53 sec. East, along the south line of said Reserve "Q", Reserve "R" of said Block 2 and the north line of Medieval Avenue, a distance of 110.00 feet, to a found 5/8-inch iron rod with a Tri-Tech cap, marking the Point-of-Curvature of a curve to the left;

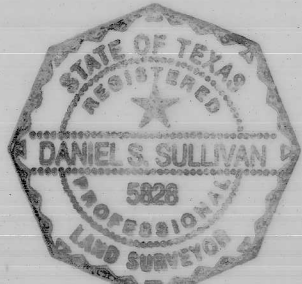
THENCE, with the arc of said curve to the left having a radius of 20 feet, an arc length of 31.43 feet, and a chord bearing and distance of North 42 deg. 20 min. 56 sec. East, a distance of 28.30 feet to a found 5/8-inch iron rod with Tri-Tech cap, lying in the west line of Grove Row Avenue (28 foot Private Drive), marking the common east corner of Lot 25 and said Reserve "R" and the Point-of-Tangency;

THENCE, North 02 deg. 41 min. 01 sec. West, along said west line of Grove Row and the east line of Lots 25-35 of said Block 2, a distance of 603.54 feet to a found 5/8-inch iron rod with Tri-Tech cap, marking the most northerly northwest corner of the herein described tract;

THENCE, North 87 deg. 22 min. 53 sec. East, along and in line with the north line of Elm Route Way (28-foot Private Drive), a distance of 155.77 feet, to a found 5/8-inch iron rod with Tri-Tech cap, lying in the south line Reserve "F" of Block 4 and marking the northwest corner of Reserve "J", of Block 5, of said TAJ RESIDENCE, the northeast corner of said Elm Route Way, said point also being the northeast corner of the herein described tract;

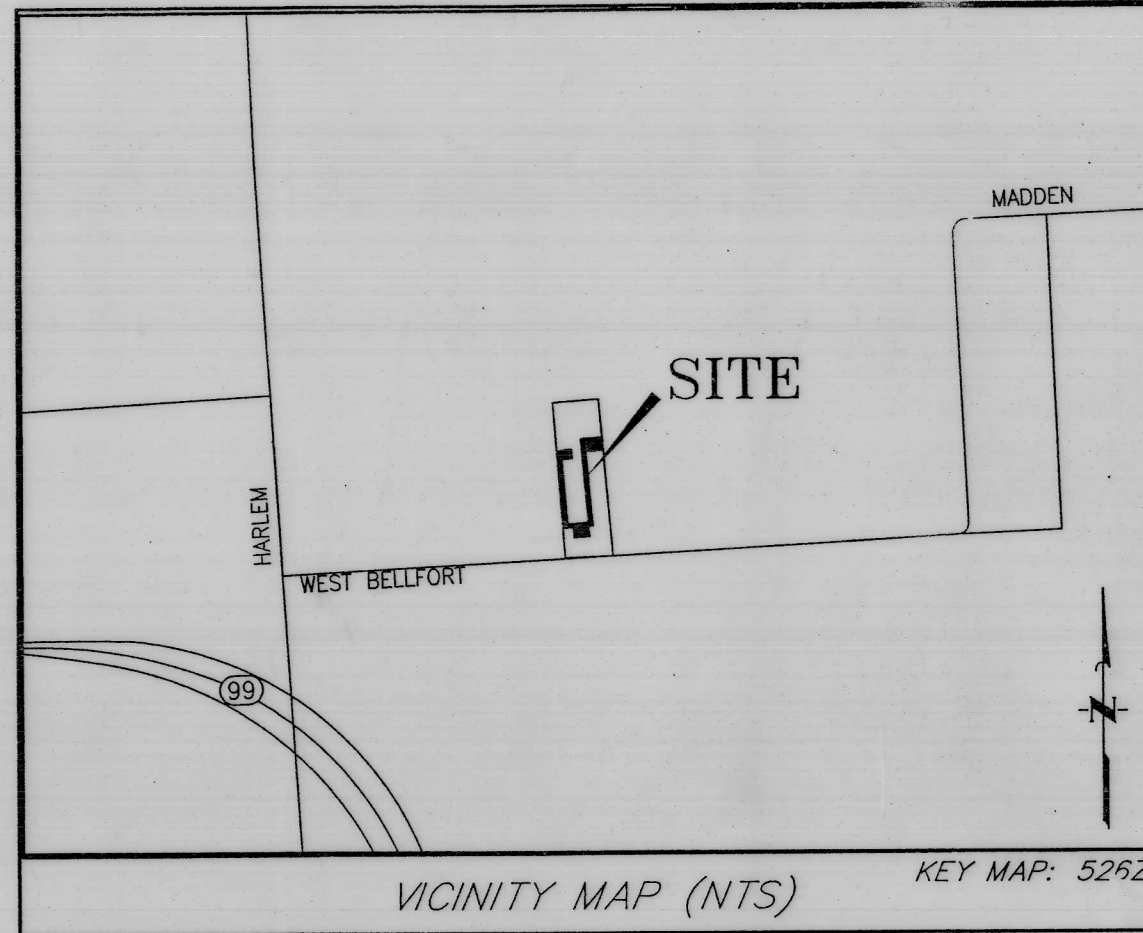
I, Daniel S. Sullivan, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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.

Daniel S. Sullivan  
Texas Registration No. 5828



ELEVATION INFORMATION	
ALL ELEVATION SHOWN HEREON ARE BASED ON NAVD 83, ZONE 12B.	
TBM 1:	BOX CUT IN NORTH BACK OF CURB OF WEST BELLFORT, 108.8 FEET WEST OF THE SOUTHEAST CORNER OF ORIGINAL TAJ RESIDENCE PLAT, ELEV = 89.28' NAVD 88, ZONE 12B

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	C.A.D. 11
SCHOOL DISTRICT	FT. BEND ISD
CITY OR CITY E.T.A.L.	CITY OF HOUSTON E.T.A.L.
DRAINAGE DISTRICT	FT. DRAINAGE DISTRICT
M.U.D.	FT. BEND MUD 134B
E.S.D.	FT. BEND ISD 5



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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Vincent M. Morales, Jr.  
Commissioner, Precinct 1

Grady Prestage  
Commissioner, Precinct 2

KP George  
County Judge

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

Ken R. DeMerchant  
Commissioner, Precinct 4

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 \_\_\_\_\_, 2022 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, County Clerk  
Fort Bend County, Texas

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

## TAJ RESIDENCES PARTIAL REPLAT No 1

A SUBDIVISION OF 1.444 ACRES OF LAND OUT OF  
ANDREW M. CLOPPER SURVEY, 151,  
BEING A PARTIAL REPLAT OF LOTS 11-12, BLOCK 2,  
LOTS 1-2, BLOCK 5, AND LOTS 2-3, BLOCK 7,  
AND A PORTION OF PRIVATE STREETS "MEDIEVAL DRIVE",  
"ANCHORAGE PASSAGE", "GROVE ROW AVENUE", AND  
"ELM ROUTE WAY" AS SHOWN ON TAJ RESIDENCES,  
RECORDED UNDER CLERK'S FILE NO. 20190288, OF THE  
PLAT RECORDS OF FORT BEND COUNTY, TEXAS.  
FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO COMBINE 6 LOTS INTO 3 LOTS,  
AND TO REMOVE 5' INTERNAL LOT SIDE BUILDING LINES

3 LOTS      3 BLOCKS      0 RESERVES

AUGUST 2021

PAGE 1 OF 1

DEVELOPER:  
AGD RETIREMENT HOMES, LP  
3 SUGAR CREEK CENTER, SUITE 100  
SUGAR LAND, TEXAS 77478  
(281) 912-3364

SURVEYOR:  
TRI-TECH SURVEYING COMPANY, LP  
10401 WESTOFFICE DRIVE  
JOSTON, TEXAS 77042  
(713) 667-0800

PLANNER: JONES|CARTER  
 JONES|CARTER  
6500 West Loop South, Suite 150 - Dallas, TX 75241 - 713.777.2537



