

PLAT RECORDING SHEET

PLAT NAME: Kumar Acres

PLAT NO: _____

ACREAGE: 9.7766

LEAGUE: Thomas Choate Survey

ABSTRACT NUMBER: 148

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 6

NUMBER OF RESERVES: 0

OWNERS: The Mohan S. Kumar Family Partnership, L.P.

(DEPUTY CLERK)

STATE OF TEXAS,
COUNTY OF FORT BEND:

We, The Mohan S. Kumar Family Partnership L.P., a Texas Limited Partnership, acting by and through Indira Kumar, Officer, and Mohan S. Kumar, Officer, hereinafter referred to as Owners of the 9.7766 acre tract described in the above and foregoing map of **KUMAR ACRES**, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public, alleys, paths, 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 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 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 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 purposes 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 shall be restricted to prevent the drainage of any septic tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty feet (20'-0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any times for the purpose 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 plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting 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, Owners 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 do hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF THE, The Mohan S. Kumar Family Partnership L.P., a Texas Limited Partnership, acting by and through Indira Kumar, Officer, and Mohan S. Kumar, Officer, thereunto authorized, this ____ day of ____, 2022.

The Mohan S. Kumar Family Partnership L.P.
a Texas Limited Partnership

By: Indira Kumar, Officer
By: Mohan S. Kumar, Officer

STATE OF TEXAS,
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared Indira Kumar and Mohan S. Kumar, being Officers of The Mohan S. Kumar Family Partnership L.P., a Texas Limited Partnership, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 2022.

Notary Public in and for the State of Texas

My Commission Expires ____
Notary Public

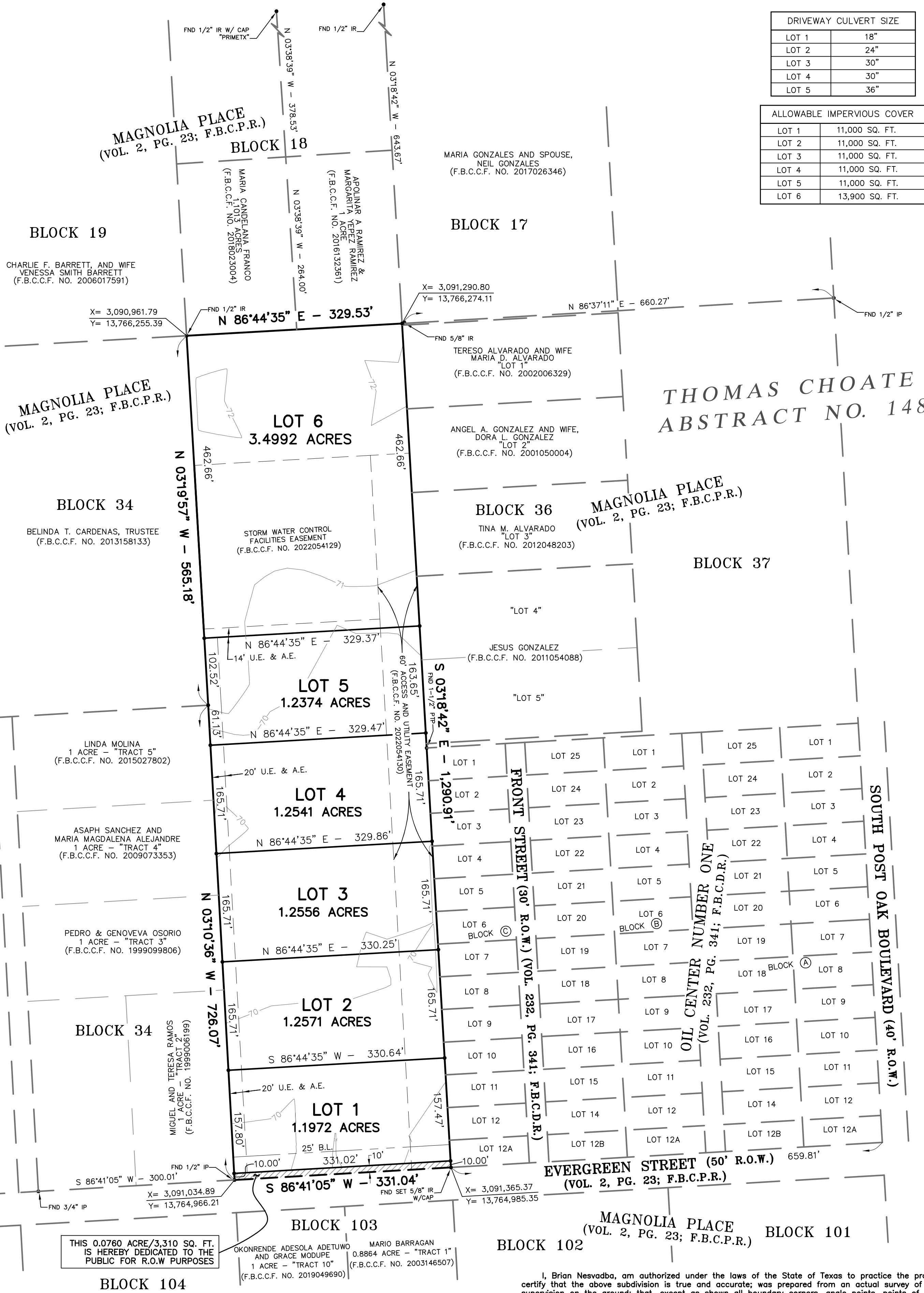
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of **KUMAR ACRES**, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this ____ day of ____, 2022.

By: Martha L. Stein, Chair
OR
By: M. Sonny Garza, Vice-Chairman

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

NOTES:

- 1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD '83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998709673.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48187-C-0315 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODING.
- 3.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 5.) THE MINIMUM SLAB ELEVATION (TOP OF FINISHED FLOOR) SHALL BE A MINIMUM OF 74.10 FEET ABOVE MEAN SEA LEVEL. IN ADDITION, NO SLAB SHALL NOT BE LESS THAN TWENTY-FOUR (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION OR LESS THAN TWELVE (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE EASEMENT.
- 6.) CONTOURS SHOWN HEREON ARE BASED ON NAVD '88, 2001 ADJUSTMENT. (TSARP RM NO 010565)
- 7.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 8.) ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, FORT BEND C.S.D., FORT BEND F.W.S.D. #1, AND FORT BEND COUNTY, TEXAS.
- 9.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAN 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.
- 10.) 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.
- 11.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L22.
- 12.) * - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: "MKIM & CREED", UNLESS OTHERWISE NOTED.
- 13.) THERE IS NO VISIBLE ABOVE GROUND EVIDENCE OR APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.
- 14.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 15.) 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 THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAIL WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 16.) SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 200 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- 17.) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- 18.) ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- 19.) THE MAINTENANCE OF THE "STORM WATER CONTROL FACILITIES EASEMENT" (SHOWN ON LOT 6), ALONG WITH THE OVERALL DRAINAGE SYSTEM WITHIN THE "60' ACCESS AND UTILITY EASEMENT" (SHOWN HEREON), WILL BE THE RESPONSIBILITY OF A PROPERTY OWNERS ASSOCIATION (P.O.A.) CREATED FOR THAT PURPOSE. THIS P.O.A. WILL BE RESPONSIBLE FOR ENFORCING DEED RESTRICTIONS AND ASSESSMENTS FOR MAINTENANCE. THE INITIAL CHAIR OF THE P.O.A. WILL BE THE OWNER OF LOT 6.
- 20.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2018013820 OF THE FORT BEND COUNTY DEED RECORDS.



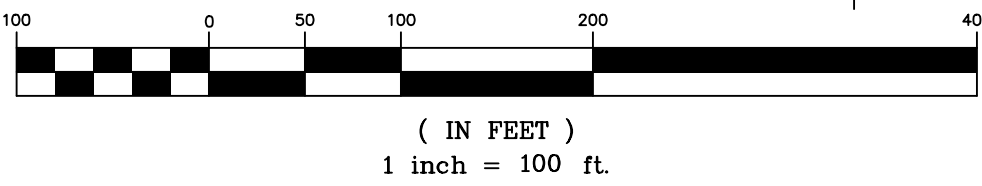
DRIVEWAY CULVERT SIZE	
LOT 1	18"
LOT 2	24"
LOT 3	30"
LOT 4	30"
LOT 5	36"

ALLOWABLE IMPERVIOUS COVER	
LOT 1	11,000 SQ. FT.
LOT 2	11,000 SQ. FT.
LOT 3	11,000 SQ. FT.
LOT 4	11,000 SQ. FT.
LOT 5	11,000 SQ. FT.
LOT 6	13,900 SQ. FT.

LEGEND

- B. L. - BUILDING LINE
- ESMT. - EASEMENT
- F. B. C. C. F. - FORT BEND COUNTY CLERK'S FILE
- F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
- F. B. C. P. R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- F. W. S. D. - FRESH WATER SUPPLY DISTRICT
- IP - IRON PIPE
- IR - IRON ROD
- RM - REFERENCE MARKER
- R. O. W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- U. E. - UTILITY EASEMENT
- W/ - WITH

GRAPHIC SCALE



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 ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.,
FORT BEND COUNTY ENGINEER

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

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION 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.

By: LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: DEPUTY

KUMAR ACRES

A SUBDIVISION OF
9.7766 ACRES OF LAND BEING
A REPLAT OF BLOCK 35,
MAGNOLIA PLACE
(VOL. 2, PG. 6; F.B.C.P.R.)
IN THE THOMAS CHOATE SURVEY,
ABSTRACT NO. 148,
FORT BEND COUNTY, TEXAS

1 BLOCK 6 LOTS

REASON FOR REPLAT:

TO CREATE 6 LOTS

~ OWNERS ~

THE MOHAN S. KUMAR FAMILY PARTNERSHIP L.P.,
a Texas Limited Partnership
14206 Lake Scene Trail
Houston, Texas 77059
PHONE: 832.483.0000

~ ENGINEER / SURVEYOR ~

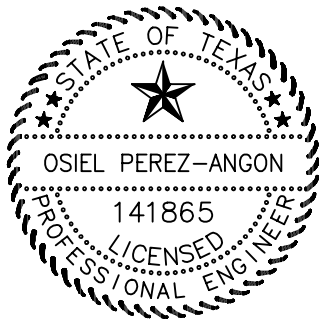
MCKIM & CREED

ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525

www.mckimcreed.com
TBPELS Firm Registration No. 10177600

JOB NO. 1478-1 / 08526-0001

APRIL 8, 2022



Osiel Perez-Angon, P.E.
Texas Registration No. 141865

Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776

