

PLAT RECORDING SHEET

PLAT NAME: Richmond Apartments

PLAT NO: _____

ACREAGE: 17.728

LEAGUE: Andrew M. Clopper Survey

ABSTRACT NUMBER: 151

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 82

NUMBER OF RESERVES: 18

OWNERS: AAHAR, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, AAHAR, LLC, A LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RAGHUVEER REDDY CHINTALAPALLY, PRESIDENT, BEING AN OFFICER OF AAHAR, LLC, A LIMITED LIABILITY COMPANY, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 17.728 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF RICHMOND APARTMENTS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT 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 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 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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") 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 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, 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, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

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.

IN TESTIMONY WHEREOF, AAHAR, LLC, A LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RAGHUVEER REDDY CHINTALAPALLY, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2024.

AAHAR, LLC,
A LIMITED LIABILITY COMPANY

BY: _____
RAGHUVEER REDDY CHINTALAPALLY
PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAGHUVEER REDDY CHINTALAPALLY, PRESIDENT OF AAHAR, LLC, A 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF RICHMOND APARTMENTS 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 _____, 2024.

BY: _____
LISA M. CLARK, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: _____
JENNIFER OSTLUND, AICP, SECRETARY

I, ADAM HUTCHISON, 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.

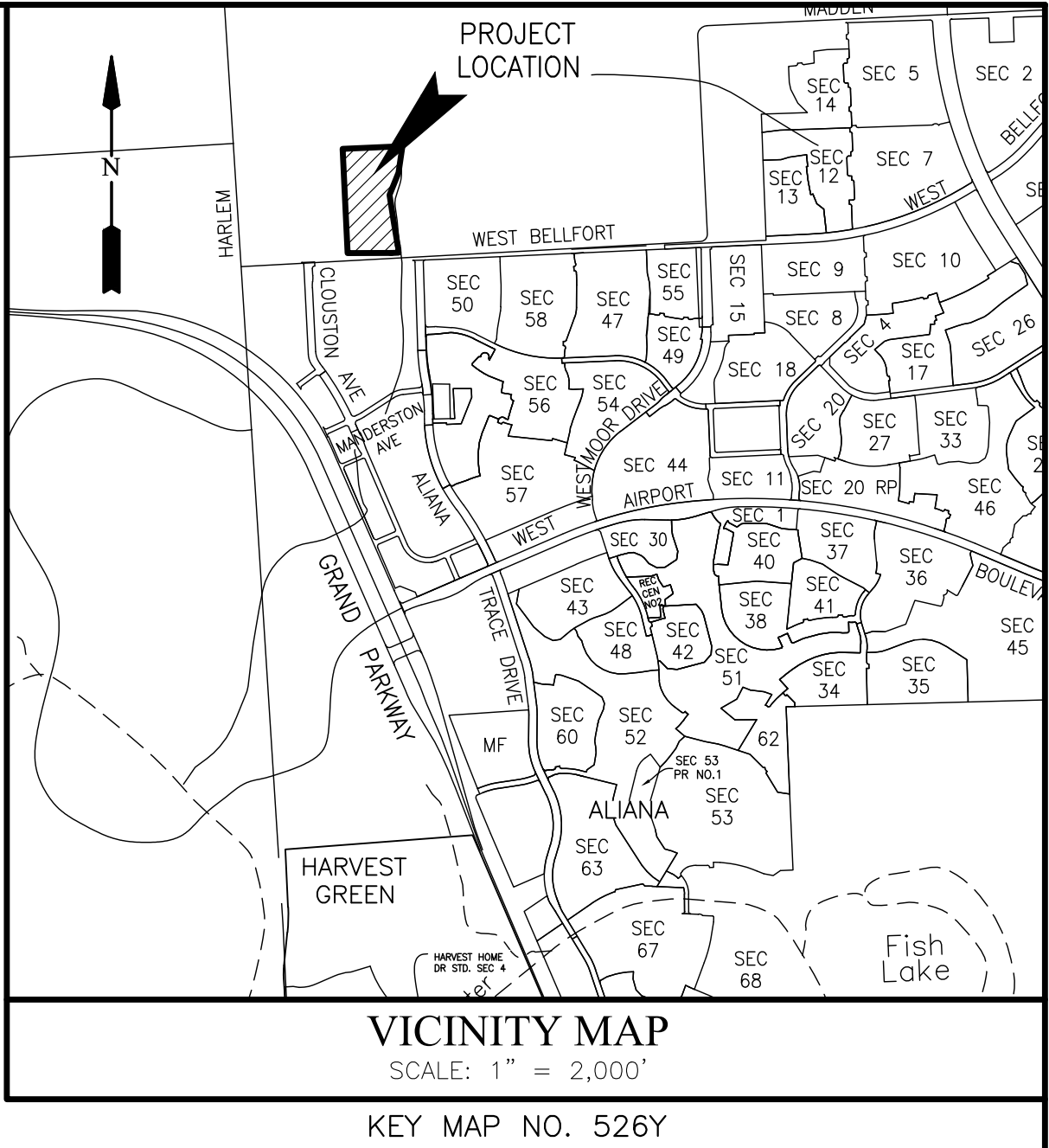
ADAM HUTCHISON, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 102128

I, HENRY M. SANTOS 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.

HENRY M. SANTOS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5450

NOTES:

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT 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.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) 1993 ADJUSTMENT AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99988165.
- 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 ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 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.
- 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.
- BENCHMARK: FORT BEND MARKER NUMBER 105 IS A BRONZE DISK IN CONCRETE SET 03/02/2005, LOCATED AT SOLAR BEND (PLAT NO.22868/2287A F.B.C.P.R.) HORIZONTAL DATUM; TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD-83, US FT., VERTICAL DATUM: NAVD-88 (CORS-GEOLD 03).
ELEV. = 93.65 FEET NAVD88
- TBM INDICATES TEMPORARY BENCHMARK: TMB "1" CUT " " ON TOP OF TYPE "C" INLET ALONG WEST BELLFORT BLVD.
ELEV. = 88.61 FEET NAVD88
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 91.03 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF THE SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAIN, WHICHEVER IS HIGHER.
- THIS PLAT WAS PREPARED TO MEET FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0321, EFFECTIVE DATE OF FEBRUARY 6, 2024 AND ISSUED ON FEBRUARY 13, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134B, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 5, FORT BEND COUNTY ASSISTANCE DISTRICT NO. 11, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND ISD, THE ETJ OF THE CITY OF HOUSTON AND FORT BEND COUNTY.
- BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONES "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.'S. 48157C0140L, REVISED APRIL 2, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY, DRAINAGE CHANNEL WITHIN RESERVE B, AND THE STORM SEWER EASEMENT ACROSS RESERVES C & D IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134B.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD 29, 1973 ADJUSTMENT.
- THIS PLAT LIES WITHIN LIGHTING ZONE 3.
- 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 SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 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.
- THE SUBDIVISION HAS A PRIVATE WATER SYSTEM. IT IS NOT A PUBLIC WATER SYSTEM, NOR HAS IT BEEN CONSTRUCTED WITH ANY PUBLIC FUNDS. THE WATER LINE AND FIRE HYDRANTS TO SERVE THE SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER AND/OR OWNERS MANAGEMENT ASSOCIATION.
- THE SUBDIVISION CONTAINS ONE OR MORE ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENTS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
- THE PLANNING COMMISSION GRANTED A VARIANCE TO ALLOW THE APPLICANT TO PROVIDE A COMMON OPEN SPACE AREA INSTEAD OF THE REQUIRED COMPENSATING OPEN SPACE FOR THE PROPOSED LOTS LESS THAN 5,000 S.F. AND TO ALLOW LOTS AND PARKING RESERVES TO TAKE ACCESS VIA ACCESS EASEMENTS RANGING FROM 20' TO 31" IN LIEU OF PUBLIC RIGHTS-OF-WAY SUBJECT TO SPECIFIC CONDITIONS ON 05/26/2022. THE VARIANCE APPROVAL WAS CONTINGENT ON THE PROPOSED LAND USE. ANY CHANGE OF LAND USE WOULD MAKE THE VARIANCE APPROVAL INVALID AND MAY REQUIRE A REPLAT.
- AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 12,450 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION.
- THE NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 27 UNITS TO THE GROSS ACRE OF ALL LAND WITHIN THE BOUNDARIES OF THE SUBDIVISION PLAT.
- LOTS BACKING OR SIDING MANTON HALL LANE ARE DENIED DIRECT ACCESS TO AFOREMENTIONED STREET.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE STORM SEWER WITHIN THE RESERVES E, H, N, & P, STORM SEWER WITHIN THE ACCESS EASEMENTS, AND LANDSCAPE DRAINS IS VESTED IN THE HOMEOWNERS ASSOCIATION.
- SUBJECT TO ASSIGNMENT AGREEMENT AS RECORDED UNDER CLERK'S FILE NO. 2024009445, FORT BEND COUNTY REAL PROPERTY RECORDS.
- SUBJECT TO A GRANT OF EASEMENT AGREEMENT AS RECORDED IN CLERK'S FILE NO. 2022123356 & 2023104410, FORT BEND COUNTY REAL PROPERTY RECORDS.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.



I, J. STACY SLAWINSKI, 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 _____, 2024.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

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 _____, 2024 AT _____ O'CLOCK _____M. IN PLAT NUMBER _____ 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, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

RICHMOND APARTMENTS

A SUBDIVISION OF 17.728 ACRES OF LAND SITUATED IN THE ANDREW M. CLOPPER SURVEY, ABSTRACT 151, FORT BEND COUNTY, TEXAS.

82 LOTS 18 RESERVES (13.556 ACRES) 1 BLOCK

APRIL 16, 2024 JOB NO. 2859-0001

OWNERS:
AAHAR, LLC
A LIMITED LIABILITY COMPANY
RAGHUVEER REDDY CHINTALAPALLY, PRESIDENT
2626 SOUTH LOOP WEST, SUITE 425, HOUSTON, TEXAS 77054
832-798-0394

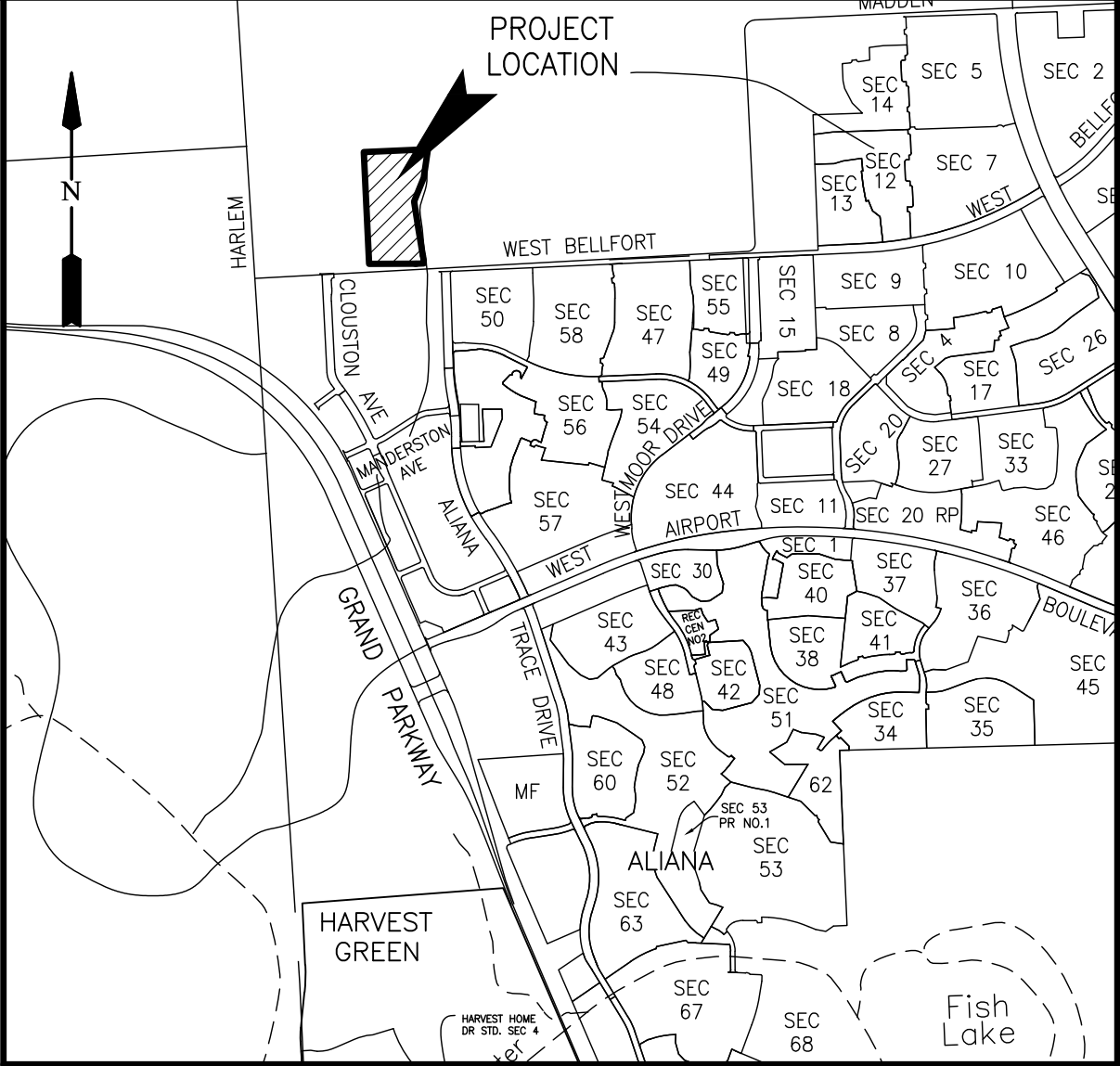
SURVEYOR:
Advance Surveying, Inc.
10518 KIPP WAY DRIVE Phone 281.530.2939
Suite A-2
Houston, Texas 77099 T.B.P.L.S. Firm No. 10099200

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

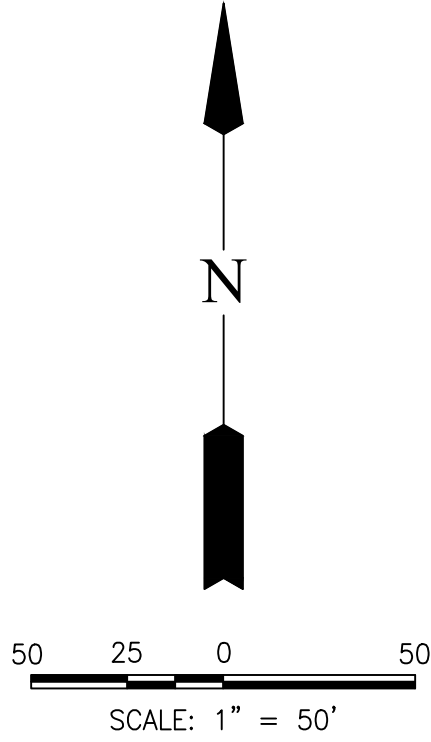


RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	10.403	453,145	UNRESTRICTED	
B	2.113	92,053	RESTRICTED TO DRAINAGE	
C	0.576	25,079	RESTRICTED TO LANDSCAPE/OPEN SPACE	
D	0.235	10,218	RESTRICTED TO LANDSCAPE/OPEN SPACE	
E	0.033	1,428	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	
F	0.004	180	RESTRICTED TO PARKING	
G	0.012	539	RESTRICTED TO PARKING	
H	0.028	1,226	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	
I	0.012	540	RESTRICTED TO PARKING	
J	0.021	896	RESTRICTED TO LANDSCAPE/OPEN SPACE	
K	0.004	178	RESTRICTED TO PARKING	
L	0.021	896	RESTRICTED TO LANDSCAPE/OPEN SPACE	
M	0.004	178	RESTRICTED TO PARKING	
N	0.028	1,230	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	
O	0.012	540	RESTRICTED TO PARKING	
P	0.034	1,461	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	
Q	0.004	180	RESTRICTED TO PARKING	
R	0.012	541	RESTRICTED TO PARKING	
TOTAL	13.556	590,508		

LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	S 09°16'05" E	39.19'	L21	N 02°22'24" W	19.16'	L41	N 87°37'36" E	20.00'	C1	500.00'	2°00'21"	17.50'	S 88°53'41" W	17.50'
L2	S 11°04'15" E	44.72'	L22	N 87°37'36" E	20.00'	L42	S 87°37'36" W	143.00'	C2	30.00'	92°16'15"	48.31'	N 43°45'44" E	43.26'
L3	S 03°49'56" E	43.72'	L23	S 02°22'24" E	27.00'	L43	N 02°22'24" W	13.40'	C3	25.00'	49°40'47"	21.68'	N 27°12'48" W	21.00'
L4	S 87°53'30" W	82.49'	L24	S 87°37'36" W	20.00'	L44	N 87°37'36" E	22.92'	C4	60.00'	279°21'34"	292.54'	N 87°37'36" E	77.65'
L5	N 03°49'56" W	37.19'	L25	N 02°22'24" W	27.00'	L45	N 02°22'24" W	38.40'	C5	25.00'	49°40'47"	21.68'	S 22°28'00" W	21.00'
L6	N 11°04'15" W	41.39'	L26	S 87°37'36" W	30.00'	L46	N 87°37'36" E	95.08'	C6	30.00'	87°43'44"	45.93'	N 46°14'16" E	41.58'
L7	N 87°37'36" E	10.17'	L27	S 87°37'36" W	73.00'	L47	S 87°37'36" W	19.99'	C7	25.00'	83°52'36"	36.60'	N 44°18'42" W	33.42'
L8	N 87°37'36" E	91.33'	L28	N 02°22'24" W	19.00'	L48	N 02°22'24" W	9.00'	C8	25.00'	83°52'36"	36.60'	N 39°33'54" E	33.42'
L9	N 02°22'24" W	38.40'	L29	S 87°37'36" W	9.00'	L49	N 87°37'36" E	20.00'	C9	25.00'	83°01'38"	36.23'	S 46°06'47" W	33.14'
L10	N 87°37'36" E	27.00'	L30	S 02°22'24" E	20.00'	L50	N 87°37'36" E	27.07'	C10	25.00'	83°01'38"	36.23'	N 50°51'35" W	33.14'
L11	N 02°22'24" W	19.59'	L31	N 87°37'36" E	30.00'	L51	S 02°22'24" E	19.65'	C11	25.00'	83°18'01"	36.35'	S 44°01'24" E	33.23'
L12	S 87°37'36" W	19.99'	L32	N 87°37'36" E	73.00'	L52	S 87°37'36" W	27.10'	C12	25.00'	83°18'01"	36.35'	S 39°16'36" W	33.23'
L13	S 02°22'24" E	9.00'	L33	N 02°22'24" W	20.00'	L53	S 02°22'24" E	33.20'						
L14	N 87°37'36" E	20.00'	L34	S 87°37'36" W	9.00'	L54	N 02°22'24" W	33.20'						
L15	N 02°22'24" W	13.40'	L35	S 02°22'24" E	19.00'	L55	S 87°37'36" W	27.33'						
L16	S 87°37'36" W	138.81'	L36	N 87°37'36" E	143.00'	L56	N 02°22'24" W	60.32'						
L17	N 87°37'36" E	22.52'	L37	S 87°37'36" W	120.92'	L57	N 02°22'24" W	60.28'						
L18	N 02°22'24" W	73.98'	L38	N 02°22'24" W	33.83'									
L19	S 87°37'36" W	117.15'	L39	S 87°37'36" W	20.00'									
L20	N 87°37'36" E	139.51'	L40	N 02°22'24" W	27.00'									

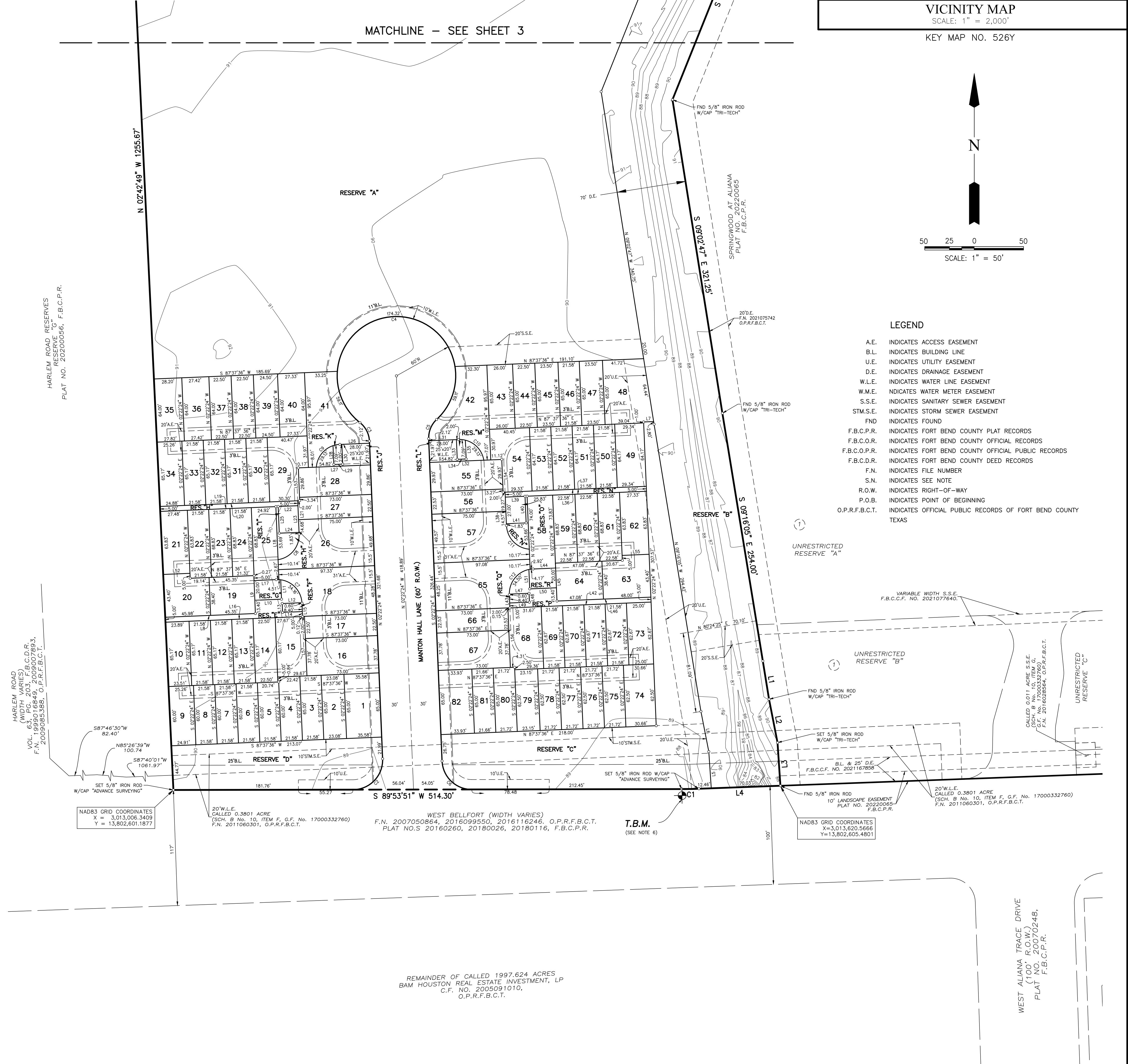


VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 526Y



LEGEND

- A.E. INDICATES ACCESS EASEMENT
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- W.M.E. INDICATES WATER METER EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- FND INDICATES FOUND
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- R.O.W. INDICATES RIGHT-OF-WAY
- P.O.B. INDICATES POINT OF BEGINNING
- O.P.R.F.B.C.T. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY TEXAS



LOT AREA TABLE BLOCK 1	
LOT NO.	SQ.FT.
1	2,313
2	1,500
3	1,403
4	1,407
5	1,295
6	1,295
7	1,295
8	1,295
9	1,505
10	1,544
11	1,407
12	1,407
13	1,407
14	1,466
15	1,785
16	2,758
17	1,643
18	3,979
19	1,742
20	1,906
21	1,742

LOT AREA TABLE BLOCK 1	
LOT NO.	SQ.FT.
22	1,486
23	1,486
24	1,486
25	1,841
26	4,083
27	1,681
28	2,180
29	2,300
30	1,407
31	1,407
32	1,407
33	1,407
34	1,634
35	1,792
36	1,755
37	1,440
38	1,440
39	1,568
40	1,749
41	3,616
42	3,525

LOT AREA TABLE BLOCK 1	
LOT NO.	SQ.FT.
43	1,690
44	1,462
45	1,528
46	1,403
47	1,528
48	2,949
49	1,883
50	1,385
51	1,385
52	1,385
53	1,385
54	2,226
55	2,185
56	1,683
57	4,072
58	1,908
59	1,554
60	1,554
61	1,554
62	1,745
63	1,980

LOT AREA TABLE BLOCK 1	
LOT NO.	SQ.FT.
64	1,808
65	3,974
66	1,645
67	2,758
68	2,099
69	1,353
70	1,353
71	1,353
72	1,353
73	1,567
74	1,916
75	1,358
76	1,358
77	1,358
78	1,358
79	1,447
80	1,412
81	1,408
82	2,205

NO. OF PROPOSED LOTS	PROJECT ACREAGE	DENSITY
82	17.728	4.63

NO. OF PROPOSED LOTS	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
82	13	0	16

RICHMOND APARTMENTS

A SUBDIVISION OF 17.728 ACRES OF LAND SITUATED IN THE ANDREW M. CLOPPER SURVEY, ABSTRACT 151, FORT BEND COUNTY, TEXAS.

82 LOTS 18 RESERVES (13.556 ACRES) 1 BLOCK

APRIL 16, 2024

JOB NO. 2859-0001

OWNERS:
AAHAR, LLC
A LIMITED LIABILITY COMPANY
RAGHUVeer REDDY CHINTALAPALLY, PRESIDENT
2626 SOUTH LOOP WEST, SUITE 425, HOUSTON, TEXAS 77054
832-798-0394

SURVEYOR:

Advance Surveying, Inc.
10518 KIPP WAY DRIVE
Suite A-2
Houston, Texas 77099
Phone 281.530.2939
T.B.P.L.S. Firm No. 10099200

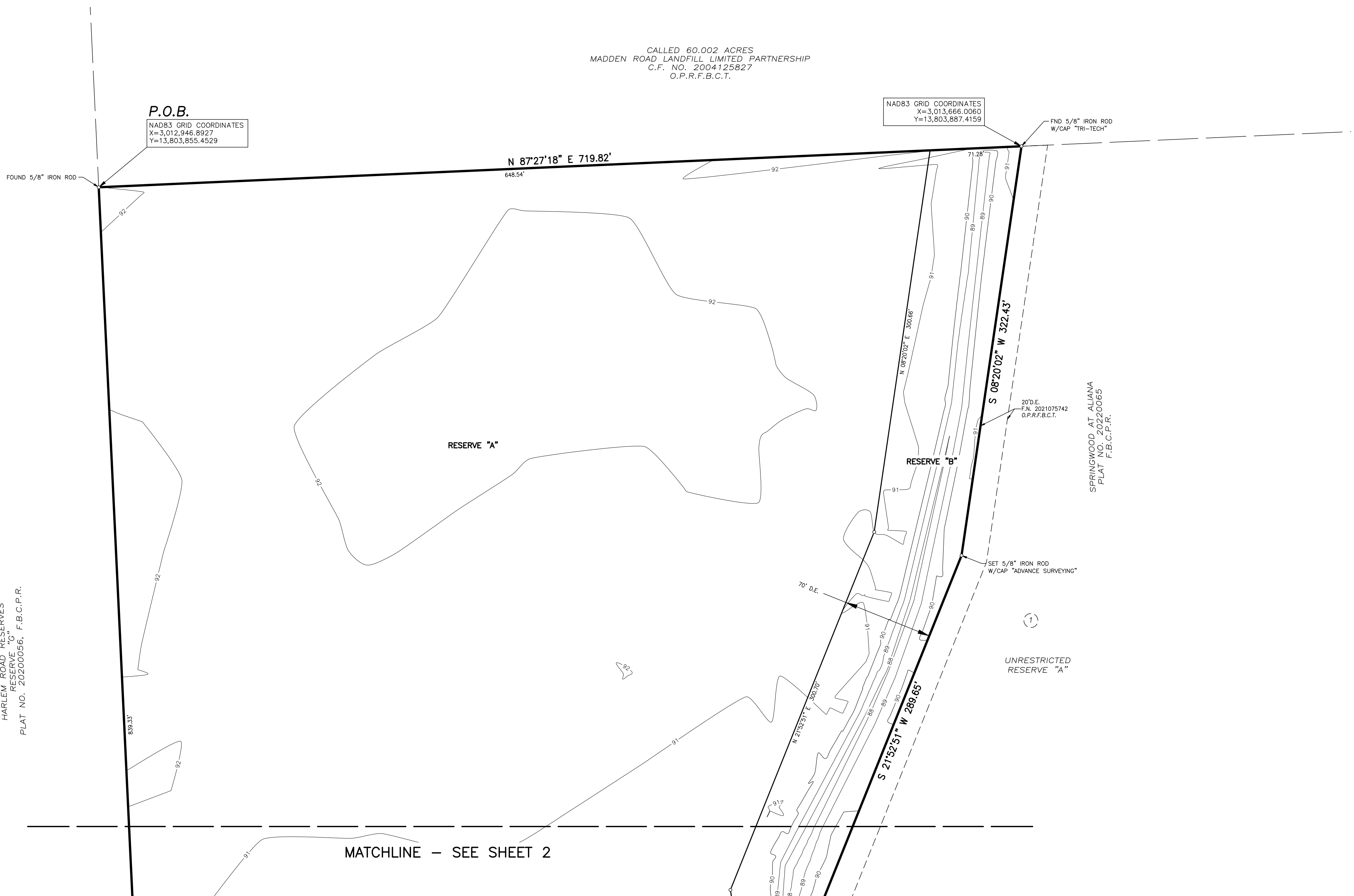
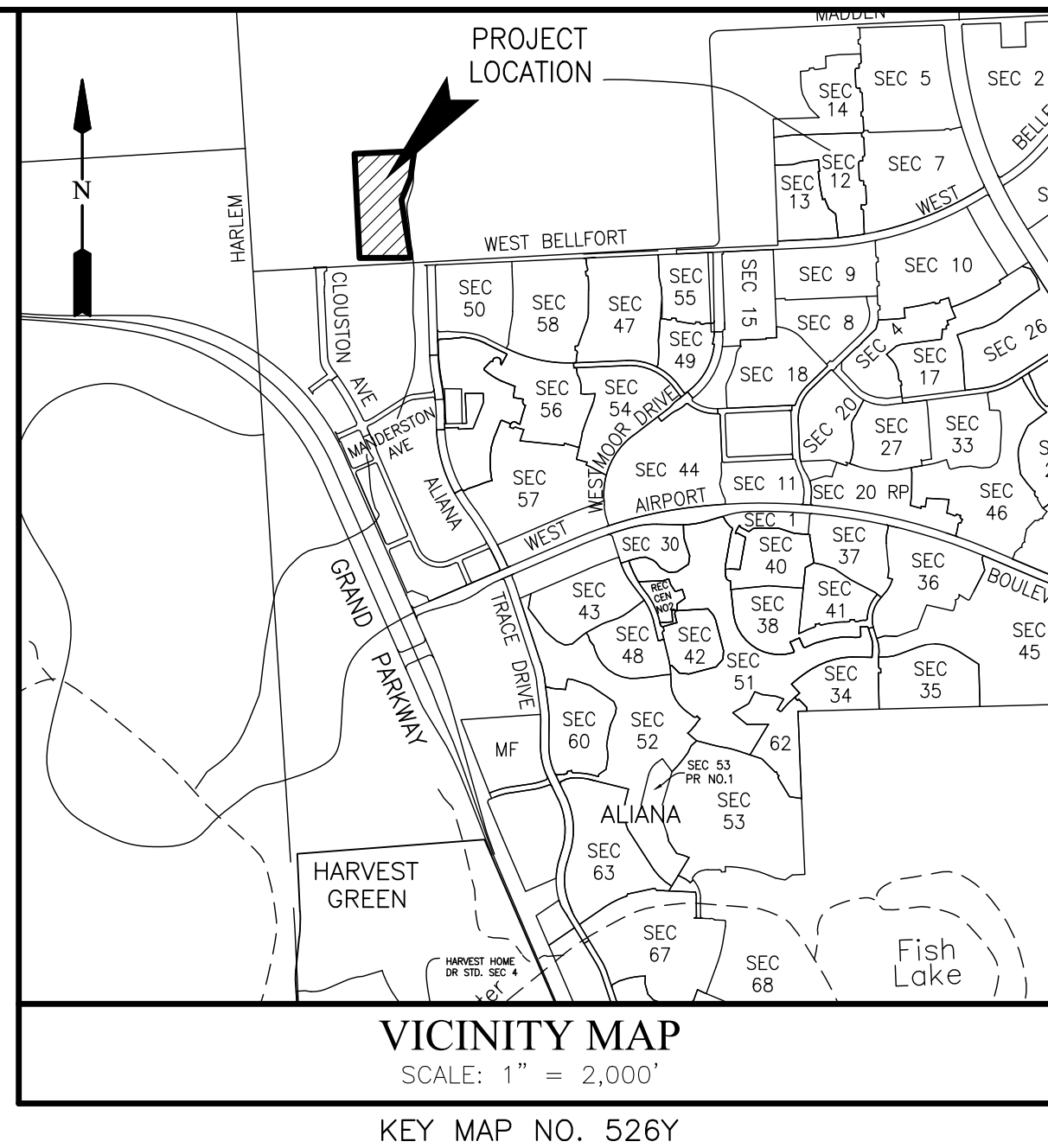
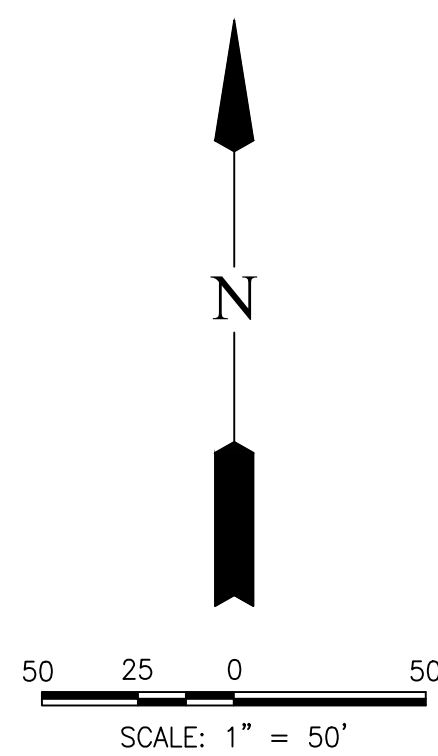
ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	10.403	453,145	UNRESTRICTED
B	2.113	92,053	RESTRICTED TO DRAINAGE
C	0.576	25,079	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.235	10,218	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.033	1,428	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
F	0.004	180	RESTRICTED TO PARKING
G	0.012	539	RESTRICTED TO PARKING
H	0.028	1,226	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
I	0.012	540	RESTRICTED TO PARKING
J	0.021	896	RESTRICTED TO LANDSCAPE/OPEN SPACE
K	0.004	178	RESTRICTED TO PARKING
L	0.021	896	RESTRICTED TO LANDSCAPE/OPEN SPACE
M	0.004	178	RESTRICTED TO PARKING
N	0.028	1,230	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
O	0.012	540	RESTRICTED TO PARKING
P	0.034	1,461	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
Q	0.004	180	RESTRICTED TO PARKING
R	0.012	541	RESTRICTED TO PARKING
TOTAL	13.556	590,508	

LEGEND

A.E.	INDICATES ACCESS EASEMENT
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
W.M.E.	INDICATES WATER METER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
FND	INDICATES FUND
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
F.N.	INDICATES FILE NUMBER
S.N.	INDICATES SEE NOTE
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B.	INDICATES POINT OF BEGINNING
O.P.R.F.B.C.T.	INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
	TEXAS



LINE TABLE						
L1NE	BEARING	DISTANCE				
L1	S 09°16'05" E	39.19'				
L2	S 110°14'15" E	44.72'				
L3	S 03°49'56" E	43.72'				
L4	S 87°53'30" W	82.48'				
L5	N 03°49'56" W	37.19'				
L6	N 110°14'15" W	41.39'				
L7	N 87°37'36" E	10.17'				
L8	N 87°37'36" E	9.133'				
L9	N 02°22'24" W	38.40'				
L10	N 87°37'36" E	27.00'				
L11	N 02°22'24" W	19.59'				
L12	S 87°37'36" E	19.99'				
L13	S 02°22'24" E	9.00'				
L14	N 87°37'36" E	20.00'				
L15	N 02°22'24" W	13.40'				
L16	S 87°37'36" W	136.81'				
L17	N 87°37'36" E	22.52'				
L18	N 02°22'24" W	73.98'				
L19	S 87°37'36" W	117.15'				
L20	N 87°37'36" E	139.51'				
LINE TABLE						
L1NE	BEARING	DISTANCE				
L21	N 02°22'24" W	19.16'				
L22	N 87°37'36" E	20.00'				
L23	S 02°22'24" E	27.00'				
L24	S 87°37'36" W	20.00'				
L25	N 02°22'24" W	27.00'				
L26	N 87°37'36" W	30.00'				
L27	S 87°37'36" E	73.00'				
L28	N 02°22'24" W	19.00'				
L29	S 87°37'36" W	9.00'				
L30	S 02°22'24" E	30.00'				
L31	N 87°37'36" E	20.00'				
L32	N 87°37'36" E	73.00'				
L33	N 02°22'24" E	9.00'				
L34	S 87°37'36" W	9.00'				
L35	S 02°22'24" E	19.00'				
L36	N 87°37'36" E	143.00'				
L37	S 87°37'36" W	120.92'				
L38	N 02°22'24" W	33.83'				
L39	S 87°37'36" W	20.00'				
L40	N 02°22'24" W	27.00'				
LINE TABLE						
L1NE	BEARING	DISTANCE				
L41	N 87°37'36" E	20.00'				
L42	S 87°37'36" W	143.00'				
L43	N 02°22'24" W	13.40'				
L44	N 87°37'36" E	22.92'				
L45	N 02°22'24" W	38.40'				
L46	N 87°37'36" E	95.08'				
L47	N 87°37'36" E	19.99'				
L48	N 02°22'24" W	9.00'				
L49	N 87°37'36" E	20.00'				
L50	N 87°37'36" E	27.00'				
L51	S 02°22'24" E	19.65'				
L52	S 87°37'36" W	27.10'				
L53	S 02°22'24" E	33.20'				
L54	N 02°22'24" W	33.20'				
L55	S 87°37'36" W	27.33'				
L56	N 02°22'24" W	60.32'				
L57	N 02°22'24" W	60.28'				
CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	
C1	500.00'	2'00"21"	17.50'	S 88°53'41" W	17.50'	
C2	30.00'	92'16'15"	48.31'	N 43°45'44" E	43.26'	
C3	25.00'	49°40'47"	21.68'	N 27'12'48" W	21.00'	
C4	60.00'	279°21'34"	292.54'	N 87°37'36" E	77.65'	
C5	25.00'	49°40'47"	21.68'	S 22°28'00" W	21.00'	
C6	30.00'	87°43'44"	45.93'	S 44°01'16" E	41.58'	
C7	25.00'	85°52'36"	36.60'	S 44°18'42" W	33.42'	
C8	25.00'	85°52'36"	36.60'	N 39°33'54" E	33.42'	
C9	25.00'	83°01'38"	36.23'	S 46°06'47" W	33.14'	
C10	25.00'	83°01'38"	36.23'	N 50°51'35" W	33.14'	
C11	25.00'	83°18'01"	36.35'	S 44°01'24" E	33.23'	
C12	25.00'	83°18'01"	36.35'	S 39°16'36" W	33.23'	

RICHMOND APARTMENTS

A SUBDIVISION OF 17.728 ACRES OF LAND SITUATED IN THE ANDREW M. CLOPPER SURVEY, ABSTRACT 151, FORT BEND COUNTY, TEXAS.

82 LOTS 18 RESERVES (13.556 ACRES) 1 BLOCK

APRIL 16, 2024

JOB NO. 2859-0001

OWNERS:

AAHAR, LLC
A LIMITED LIABILITY COMPANY
RAGHUVVEER REDDY CHINTALAPALLY, PRESIDENT
2626 SOUTH LOOP WEST, SUITE 425, HOUSTON, TEXAS 77054
832-798-0394

SURVEYOR:

Advance Surveying, Inc.
10518 KIPP WAY DRIVE Phone 281.530.2939
Suite A-2
Houston, Texas 77099 T.B.P.L.S. Firm No. 10099200

ENGINEER:

LJA Engineering, Inc. 
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386