

PLAT RECORDING SHEET

PLAT NAME: Richmond Med Center

PLAT NO: _____

ACREAGE: 2.0571

LEAGUE: Jane Wilkins One League Grant Survey

ABSTRACT NUMBER: 96

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Richmond Med Center, LLC,

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

We, Richmond Med Center, LLC, a Texas limited liability company, acting by and through Zaka Khan, Managing Member and Faisal Alvi, Managing Member, being officers of Richmond Med Center, LLC, a Texas limited liability company, owners hereinafter referred to as Owners of the 2.0571 acre tract described in the above and foregoing map of RICHMOND MED CENTER, 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 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 fifteen 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, Harris County, or any other governmental agency, the right to enter upon said easement at any and all 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 shall hereby be 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, Owner does hereby acknowledge the receipt for the "Order 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, the Richmond Med Center, LLC, a Texas limited liability company, has caused these presents to be signed by Zaka Khan, Managing Member and Faisal Alvi, Managing Member, thereunto authorized, this ____ day of _____, 2024.

Richmond Med Center, LLC, a Texas limited liability company

By: _____
Zaka Khan
Managing Member

By: _____
Faisal Alvi
Managing Member

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Zaka Khan, 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 stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this _____ day of _____, 2024.

Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Faisal Alvi, 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 stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this _____ day of _____, 2024.

Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

I, Fred W. Lawton, 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.



Fred W. Lawton
Texas Registration No. 2321

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of RICHMOND MED CENTER 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: _____ (or) _____
Lisa M. Clark M. Sonny Garza
Chair Vice Chairman

By: _____
Jennifer Ostlind, AICP
Secretary

I, Madhavi Talluri, P. E., 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.

Madhavi Talluri, P. E.
Registered Professional Engineer No. 13329

We, Hancock Whitney Bank, owner and holder of liens against the property described in the plat known as RICHMOND MED CENTER said liens being evidenced by instrument of record in the Clerk's File No. 2023057521 of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

By: _____
PRINT NAME _____
TITLE _____

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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

Print Name: _____

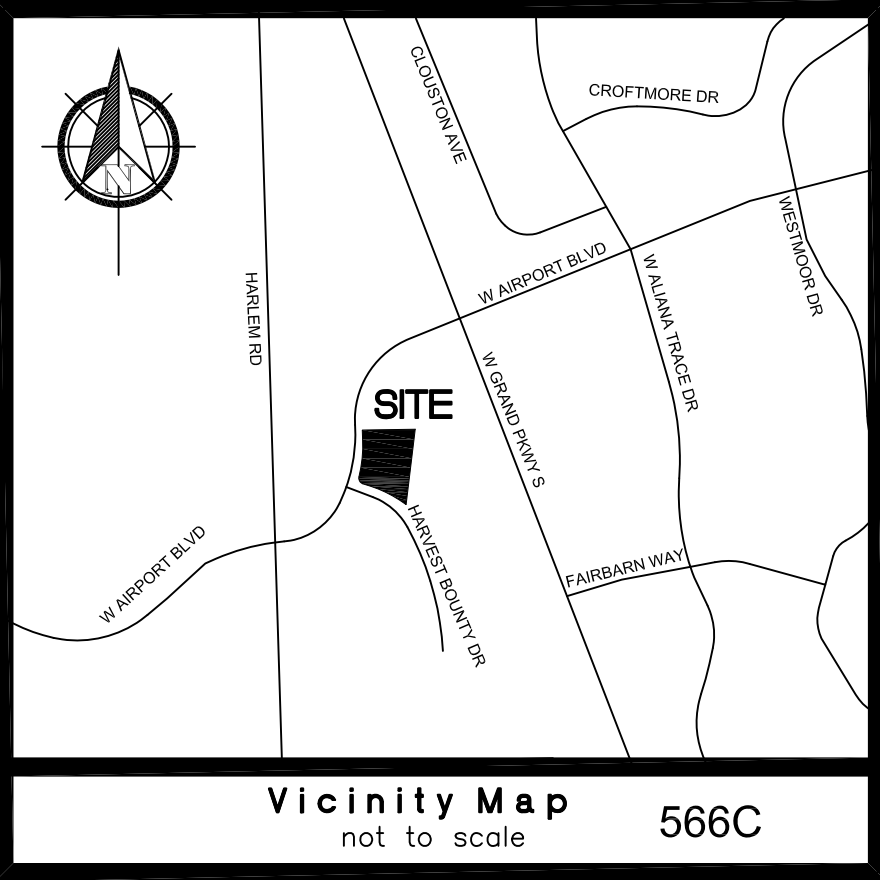
My Commission expires: _____

I, Laura Richard, County Clerk in and for Fort County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20__, at _____ o'clock __.M., in plat number _____ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Houston, the day and date last above written.

Laura Richard
County Clerk for
Fort Bend County, Texas

By: _____
Deputy



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 Commissioner's Court of Fort Bend County, Texas, this _____ day of _____, 2024.

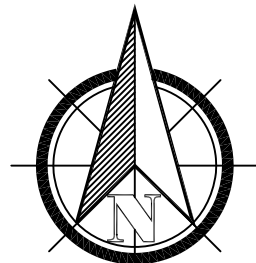
Vincent M. Morales, Jr.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

KP George
County Judge

W.A. "Andy" Myers
Precinct 3, County Commissioner

Dexter L. McCoy
Precinct 4, County Commissioner



SCALE:
1"=30'



RICHMOND MED CENTER

A SUBDIVISION OF 2.0571 ACRES OF LAND
LOCATED IN THE JANE WILKINS ONE LEAGUE GRANT SURVEY,
ABSTRACT 96
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

OWNER:

RICHMOND MED CENTER, LLC,
A Texas limited liability company
6909 BRISBANE COURT, SUITE 300
SUGAR LAND, TEXAS 77479
718-419-6573

DATE: JULY, 2024 SCALE: 1" = 30"

LAND PLANNER
OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TX 77045
713-643-6333

MADHAVI TALLURI, P. E.
REGISTERED PROFESSIONAL ENGINEER NO. 13329
CATALYST TECHNICAL GROUP, INC.
440 COBIA DRIVE, #1503
KATY, TEXAS 77494
832-913-1888
info@texasctgroup.com
TBPE Firm #15775

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 RICHMOND AVE. BLDG J, SUITE 101
HOUSTON, TEXAS 77082
281-556-6918
FIRM # 10045400

