

PLAT RECORDING SHEET

PLAT NAME: Hanover at Old Richmond

PLAT NO: _____

ACREAGE: 13.673

LEAGUE: M.M. Battle League

ABSTRACT NUMBER: 9

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Xin Rong Sheng Shi Real Estate Development, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, XIN RONG SHENG SHI REAL ESTATE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIANRONG WU, GENERAL MANAGER AND LIPING WU, MANAGER, BEING OFFICER OF XIN RONG SHENG SHI REAL ESTATE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER, HERINAFTER REFERRED TO AS OWNER OF THE 13.673 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HANOVER AT OLD RICHMOND, 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 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 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, THE XIN RONG SHENG SHI REAL ESTATE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIANRONG WU, ITS GENERAL MANAGER, HERETO AUTHORIZED, BY ITS MANAGER, LIPING WU, THIS 14th DAY OF April, 2025.

XIN RONG SHENG SHI REAL ESTATE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: Jianrong Wu
JIANRONG WU, GENERAL MANAGER

ATTEST: Liping Wu
LIPING WU, MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIANRONG WU, GENERAL MANAGER OF XIN RONG SHENG SHI REAL ESTATE DEVELOPMENT, LLC, A TEXAS 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7th DAY OF April, 2025.

Patricia A. Scherer
Notary Public, State of Texas
Comm. Expires 03-01-2028
Notary ID 13147191-3

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LIPING WU, MANAGER OF XIN RONG SHENG SHI REAL ESTATE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13th DAY OF March, 2025.

Patricia A. Scherer
Notary Public, State of Texas
Comm. Expires 03-01-2028
Notary ID 13147191-3

I, CHRIS RHODES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS 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

Chris Rhodes
CHRIS RHODES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6532



I, SARA KAROUNI, 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.

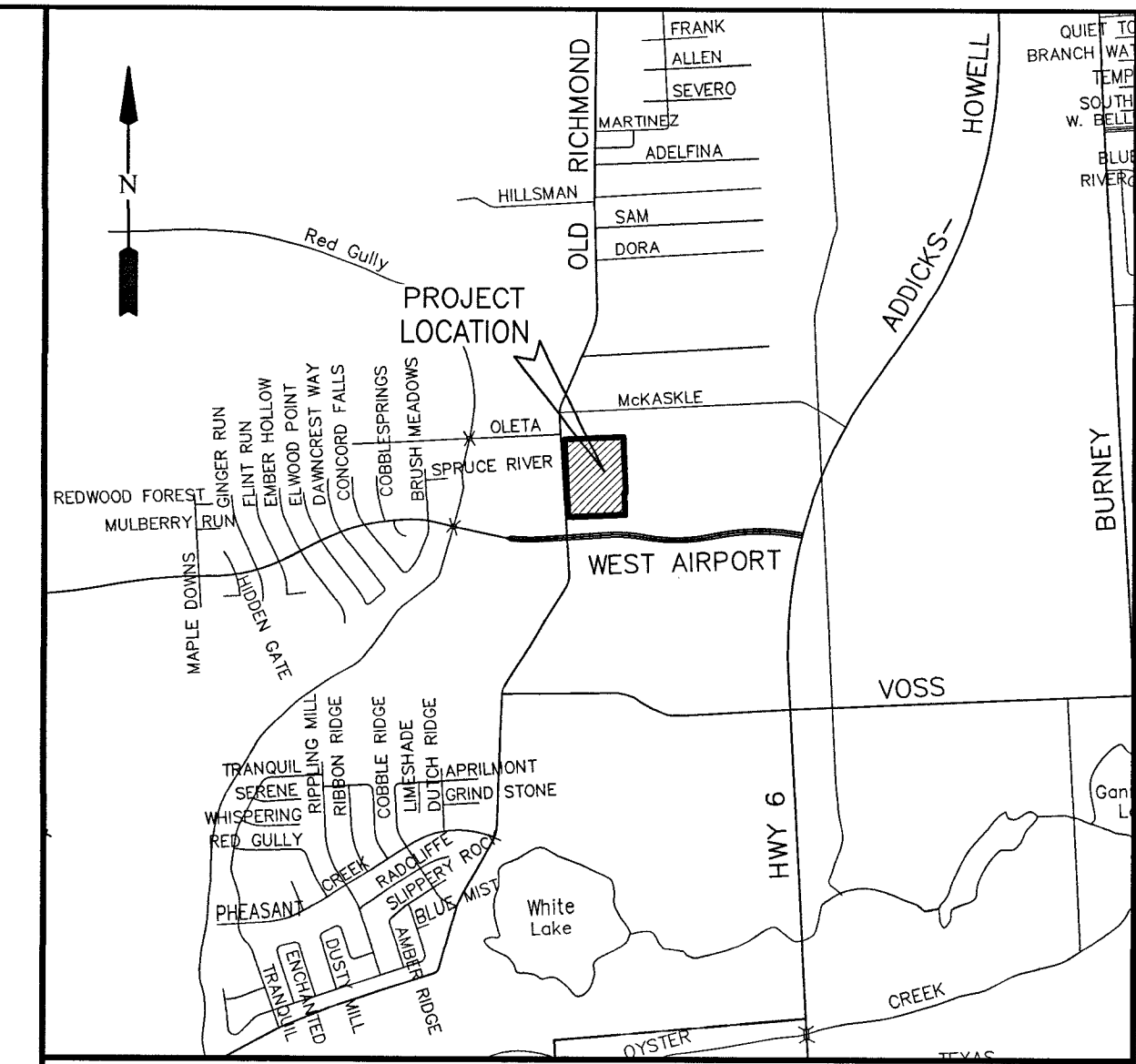
Sara Karouni
SARA KAROUNI, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 145244



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF HANOVER AT OLD RICHMOND 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 12th DAY OF April, 2025.

Lisa M. Clark
LISA M. CLARK, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: H. Bodnar
VONN TRAN, SECRETARY



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 567C

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

Vincent M. Morales, Jr. Grady Prestace
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

KP George
COUNTY JUDGE

W.A. (Andy) Meyers Dexter L. McCoy
PRECINCT 3, COUNTY COMMISSIONER 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 _____ 2025 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
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

HANOVER AT OLD RICHMOND

A SUBDIVISION OF 13.673 ACRES OF LAND SITUATED IN
THE M.M. BATTLE LEAGUE, ABSTRACT 9,
FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE 1 BLOCK
FEBRUARY 25, 2025 JOB NO. 2644-2403.10

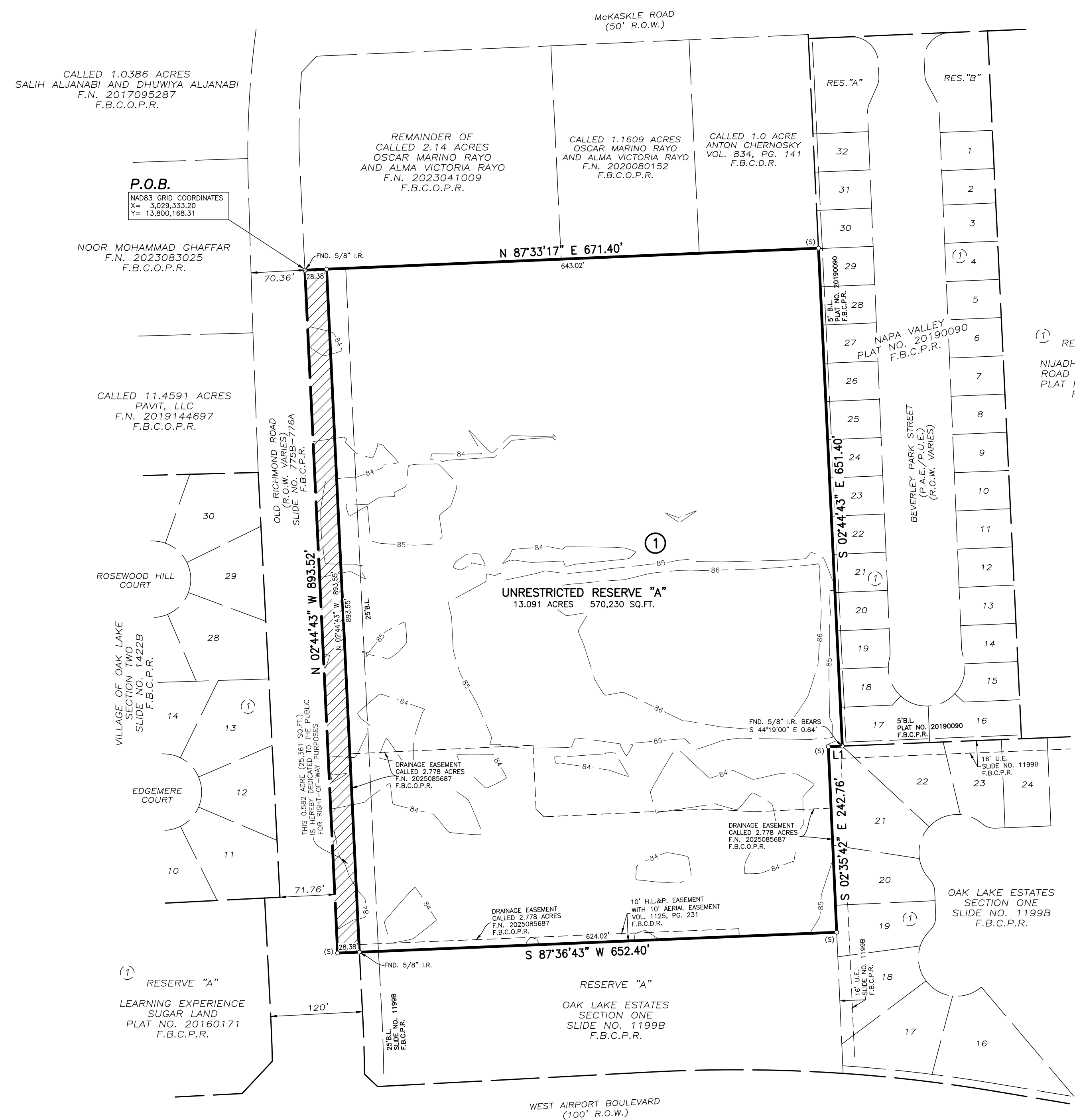
OWNER:
XIN RONG SHENG SHI REAL ESTATE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
JIANRONG WU, GENERAL MANAGER
18032 MCKAY DRIVE, HUMBLE, TX 77338
PH. (832) 678-5666

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

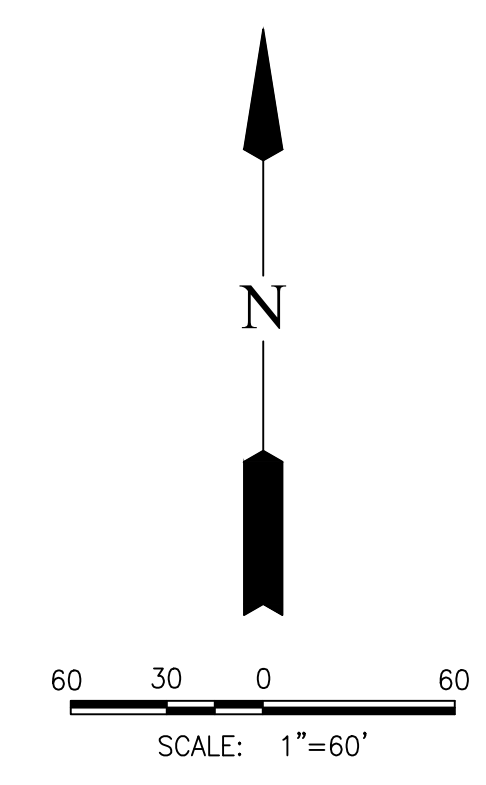
LJA
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



PLATTING MGR. SUR. M/C/LAR CHECK: SUR. DATE/TIME: Tue, 25 Feb 2025 7:22:11 PM PGM/NAME: I:\Projects\PLATTING\2644\03_PLOTS\Hanover at Old Richmond.dwg



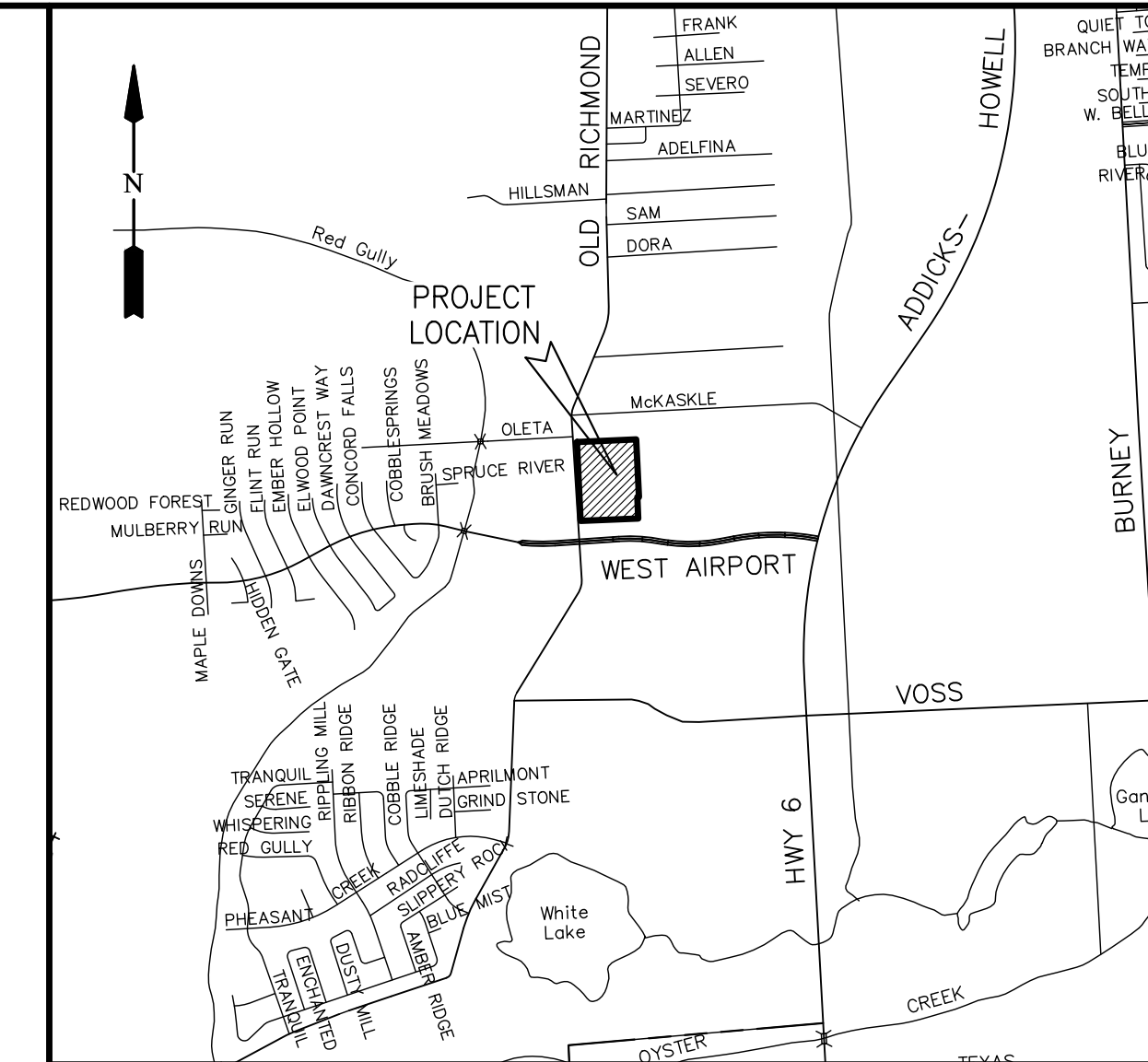
- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - R.O.W. INDICATES RIGHT OF WAY
 - RES. INDICATES RESERVE
 - P.O.B. INDICATES POINT OF BEGINNING
 - F.N. INDICATES FILE NUMBER
 - NO. INDICATES NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - (S) INDICATES SET 5/8 INCH CAPPED IRON ROD



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°31'17\" W	18.37'

- 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.
 - 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.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99987882794.
 - ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS. ALL DISTANCE ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR: 0.99987882794.
 - BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER 040445 IS A BRASS DISK STAMPED 040445 ON BRIDGE AT SH 8 N-BOUND AND KEEGANS BAYOU LOCATED ON DOWNSTREAM, EAST JERSEY RAIL OF N-BOUND BRIDGE, AT STREAM CENTERLINE IN THE BRAYS WATERSHED NEAR STREAM D118-00-00.
(NAVD 1988, 2001 ADJUSTMENT) ELEVATION = 91.68
 - TEMPORARY BENCHMARK (T.B.M.): BOX CUT IN CONCRETE ON SOUTHERN END OF A 24\" R.C.P. APPROXIMATELY 180\" SOUTH OF THE NORTHWEST SUBJECT PROPERTY CORNER ALONG THE EASTERLY SIDE OF OLD RICHMOND ROAD.
(NAVD 1988, 2001 ADJUSTMENT)
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 85.60 FEET (NAVD88) ABOVE MEAN SEA LEVEL. 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 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 RESTRAINT, WHICHEVER IS HIGHER.
 - CONTOUR LINES SHOWN HEREON REPRESENT PRE-DEVELOPMENT CONDITIONS AND REFERENCED TO BENCHMARK DESCRIBED HEREON.
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND (ESD) EMERGENCY SERVICE DISTRICT NO. 5, FORT BEND (FWSD) WATER DISTRICT NO. 2, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND I.S.D., THE CITY OF HOUSTON'S ETJ AND FORT BEND COUNTY.
 - ACCORDING TO THE THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND UNINCORPORATED AREAS, COMMUNITY NO. 480228, DATED APRIL 2, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 4815700145L. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 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.
 - THIS PLAT LIES WITHIN LIGHT ZONE 3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
 - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. TO OBTAIN A DEVELOPMENT PERMIT, DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NO 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 THE A.D.A.
 - ALL ON-SITE STORM WATER DRAINAGE, STORM WATER PUMP AND DETENTION, AND FLOODPLAIN MITIGATION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AS FURTHER DETAILED IN THE DECLARATION OF MAINTENANCE COVENANT AND EASEMENT FOR STORM WATER CONTROL FACILITIES RECORDED WITHIN FORT BEND COUNTY OFFICIAL PUBLIC RECORDS NO. 2025085687.



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 567C

HANOVER AT OLD RICHMOND

A SUBDIVISION OF 13.673 ACRES OF LAND SITUATED IN THE M.M. BATTLE LEAGUE, ABSTRACT 9, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE 1 BLOCK

AUGUST 27, 2025

JOB NO. 2644-2403.310

OWNER:
XIN RONG SHENG SHI REAL ESTATE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
JIANRONG WU, GENERAL MANAGER
18032 McKAY DRIVE, HUMBLE, TX 77338
PH. (832) 678-5666

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3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

LJA
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

