

**PLAT RECORDING SHEET**

**PLAT NAME:** Richmond Community Estate, LLC DBA Richmond Estate

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

**ACREAGE:** 13.58

**LEAGUE:** J Kuykendall

**ABSTRACT NUMBER:** 49

**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

**OWNERS:** Niranjan S. Patel

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

# PROPOSED CONSTRUCTION PLAN FOR SITE DEVELOPMENT FOR RICHMOND COMMUNITY ESTATE, LLC DBA RICHMOND ESTATE (A MOBILE HOME RENTAL COMMUNITY ADDITIONS) 5439 FM 762, RICHMOND TEXAS 77469

DRAINAGE, PAVING AND UTILITIES PLANS  
5439 FM 762, RICHMOND ESTATE.

INFRASTRUCTURE DEVELOPMENT PLAN

I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THIS INFRASTRUCTURE DEVELOPMENT PLAN (IDP) 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 IDP 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 \_\_\_\_\_

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

\_\_\_\_\_  
GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

\_\_\_\_\_  
W.A. "ANDY" MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

\_\_\_\_\_  
DEXTER L. McCOY  
PRECINCT 4, COUNTY COMMISSIONER

\_\_\_\_\_  
KP GEORGE  
COUNTY JUDGE

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FORGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR THE RECORDATION IN MY OFFICE ON \_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ P.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

NOTE:  
CONTRACTOR SHALL OBTAIN A PERMIT FOR THE PROPOSED ROBBS BAYOU OUTFALL FROM THE FORT BEND COUNTY ENGINEERING DEPARTMENT. (281) 633-7500.

CONTRACTOR SHALL NOTIFY FORT BEND COUNTY ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND 48 HOURS NOTICE TO ANY CONSTRUCTION ACTIVITY WITHIN THE LIMITS OF THE PAVING AT  
CONSTRUCTION@FORTBENDCOUNTYTX.GOV

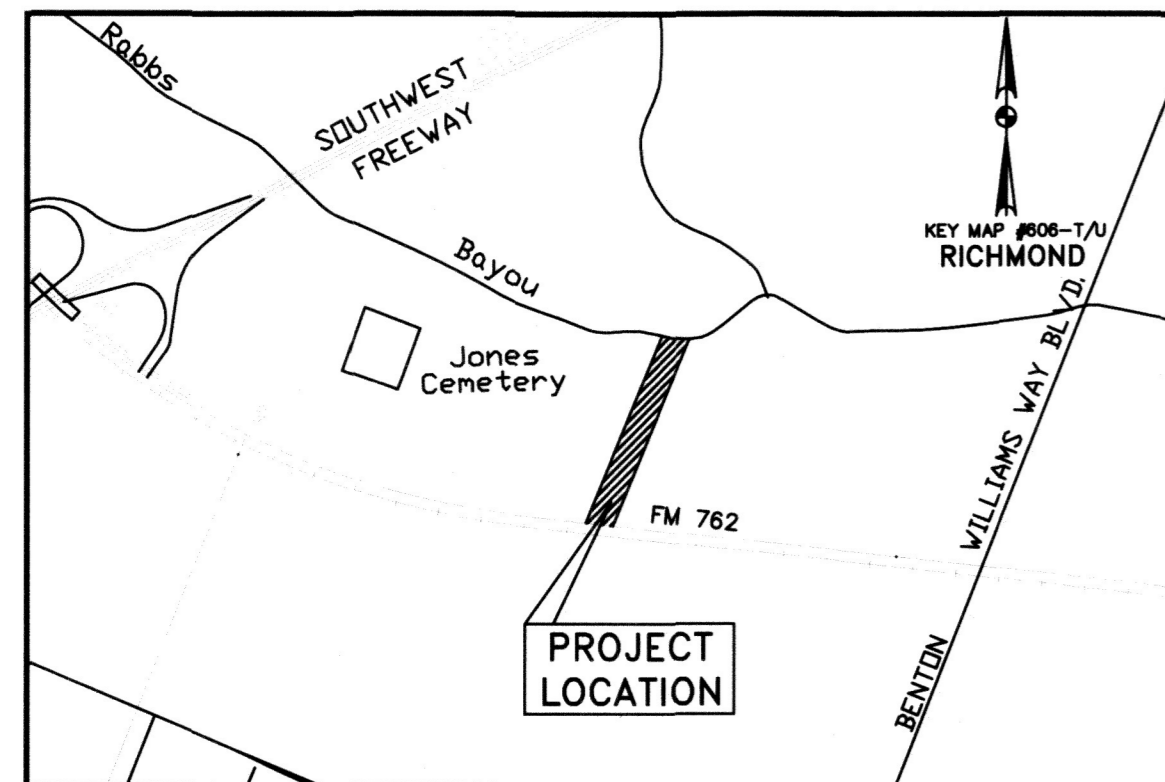
THE MINIMUM SLAB ELEVATION SHALL BE 85.20'.

MAINTENANCE DECLARATION:  
PROPERTY OWNER SHALL BE RESPONSIBLE AT ALL TIMES FOR THE MAINTENANCE, REPAIR AND INSPECTION OF THE PROPOSED STORMWATER CONTROL FACILITIES. THIS MAINTENANCE RESPONSIBILITY SHALL BE FILED AND RECORDED AS AN EASEMENT BY THE PROPERTY OWNER AND SHALL BE BINDING FOR ALL SUCCESSORS.

OWNERS INFORMATION:  
NIRANJAN S. PATEL, TRUSTEE  
7039 GREATWOOD TRAILS CT.  
SUGAR LAND, TEXAS 77479-6201

INDEX OF DRAWINGS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
<b>CIVIL:</b>	
C-01	COVER SHEET
C-02	TOPOGRAPHIC SURVEY
C-03	GRADING AND DRAINAGE PLAN
C-04	GRADING AND DRAINAGE CALCULATION
C-05	UTILITIES PLAN
C-06	PAVING PLAN
C-07	DIMENSION AND FIRE LANE PLAN
C-08	STORM WATER POLLUTION PREVENTION PLAN
C-09	DETAIL 1
C-10	DETAIL 2
C-11	DETAIL 3
C-12	DETAIL 4
C-13	TAS NOTES AND DETAILS
C-14	TAS NOTES AND DETAILS
<b>ELECTRIAL:</b>	
E-01	LIGHTING PLAN
E-02	POWER PLAN
E-03	LIGHTING CALCULATION
E-04	NOTES AND DETAILS
E-05	LIFT STATION
E-06	NOTES AND DETAILS



**VICINITY MAP**  
1"=10,000'

STATE OF TEXAS  
COUNTY OF FORT BEND

FOR RICHMOND COMMUNITY ESTATE, LLC DBA RICHMOND ESTATE

IN TESTIMONY WHEREOF, FOR RICHMOND COMMUNITY ESTATE, LLC DBA RICHMOND ESTATE HAS CAUSED THESE PRESENTS TO BE SIGN BY NIRANJAN S. PATEL, ITS MANAGER, THEREUNTO AUTHORIZED, ATTESTED BY NIKUNJ R. PATEL AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 19<sup>th</sup> DAY OF September, 2025.

RICHMOND COMMUNITY ESTATE, LLC

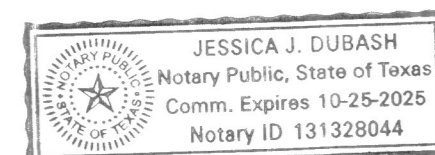
BY: Niranjan S. Patel  
NIRANJAN S. PATEL, TRUSTEE

ATTEST: Jessica J. Dubash

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NIRANJAN S. PATEL, TRUSTEE, MANAGER, FOR RICHMOND COMMUNITY ESTATE, LLC DBA RICHMOND ESTATE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL, THIS 19<sup>th</sup> DAY OF September, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
FORT BEND COUNTY, TEXAS

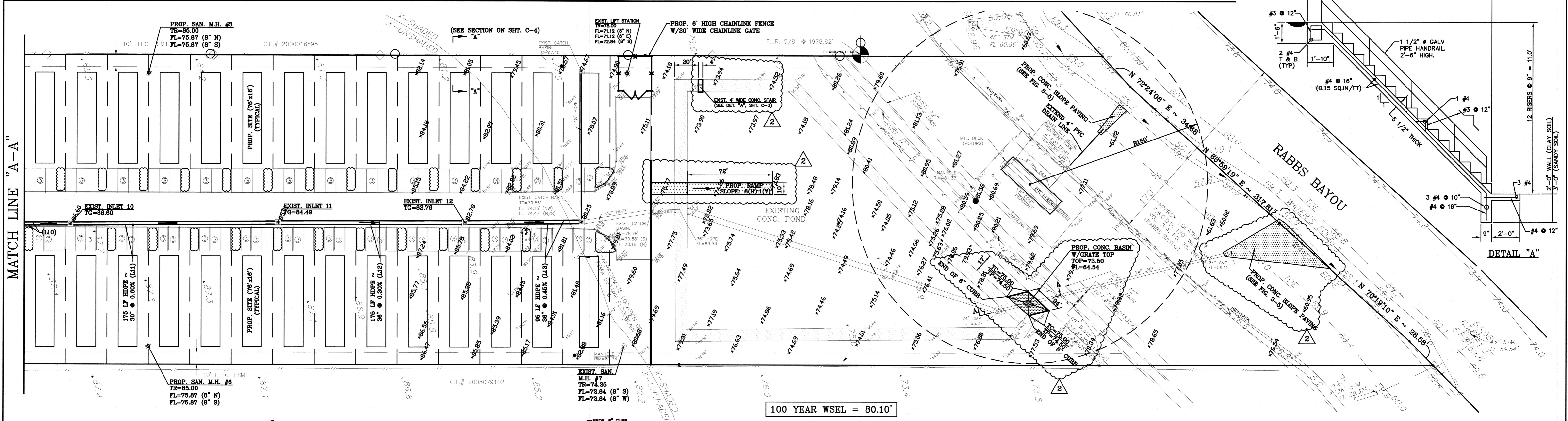
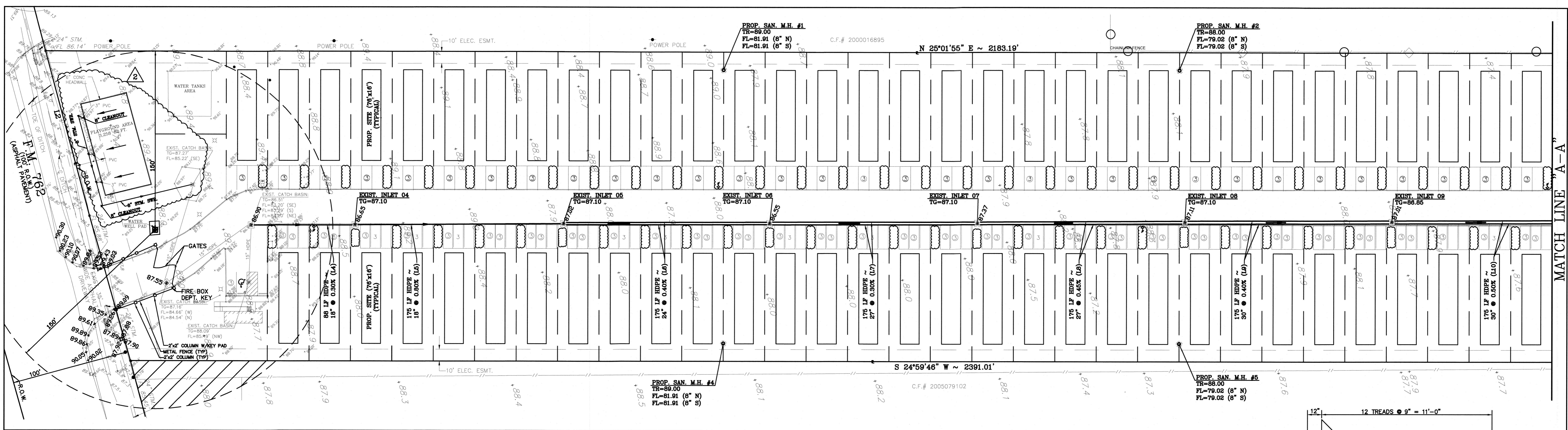


*J. H. Doshi*  
9/17/2025

**DOSHI ENGINEERING & SURVEYING COMPANY**  
CONSULTING ENGINEERS & SURVEYORS  
2019 SHADOW PARK DRIVE  
KATY, TEXAS. 77494-2135  
Office: (281) 395-9906  
Email: doshiengsur@gmail.com  
REGISTRATION NO. F-9873

CONTRACTOR MUST OBTAIN A PERMIT FROM THE FORT BEND COUNTY ENGINEERING DEPARTMENT, (281) 633-7500, PRIOR TO ANY WORK WITHIN THE FORT BEND COUNTY DRAINAGE DISTRICT ROBBS BAYOU RIGHT-OF-WAY.

FORT BEND COUNTY ENGINEER	
ENGINEER: _____	J. Stacy Slawinski, P.E.
DATE: _____	
THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN (1) YEAR FROM DATE OF APPROVAL.	
APPROVED: _____	Development Staff
DATE: _____	



**PROP. LEGEND**

- ▣ PROP. AREA INLET (CB)
- ▣ PROP. JUNCTION BOX (JB)
- ▣ PROP. DRAINAGE AREA BOUNDARY
- ▣ PROP. DIRECTION OF FLOW
- PROP. FINISH GRADE
- PROP. TOP OF CURB
- PROP. TOP OF PAVEMENT
- PROP. TOP OF GRATE
- PROP. TOP OF RIM
- PROP. FLOWLINE
- PROP. DRAINAGE

SEE SHEET C04 FOR DRAINAGE CALCULATION  
SEE SHEET C10 FOR OUTFALL DETAILS

**KEY MAP #606-T**  
SCALE: 1"=40'

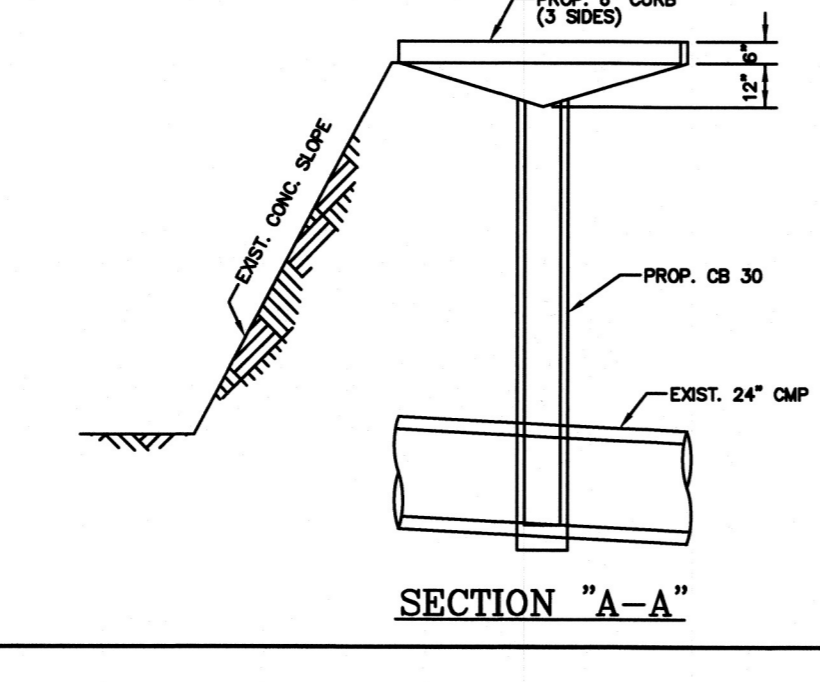
**LINE TAG**

TAG	BEARING	DISTANCE
L1	N80°55'41" W	126.45'
L2	N80°05'22" W	143.19'

FIRM NO. 48157C0285L  
B.F.E.: NOT DETERMINED  
NEAREST B.F.E.: 73.00'

THE OWNER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE AND DETENTION FACILITIES.

\* DETERMINE THE TOP ELEVATION OF EXISTING FORCE MAIN AND WATERLINE PRIOR TO CONSTRUCTION AND CONTACT ENGINEER.



**100 YEAR WSEL = 80.10'**

SEE SHEET C-6 FOR CONC. DETAILS.

NO.	REVISION	BY	DATE	CKD.	DATE
1	Revised showing flowline.	D.D.	07/12/2021	H.D.	07/12/2021
2	Playground, weir, ramp, and stair.	D.D.	12/20/2024	H.D.	12/20/2024
3	Revised plan	D.D.	03/20/25	H.D.	03/20/25

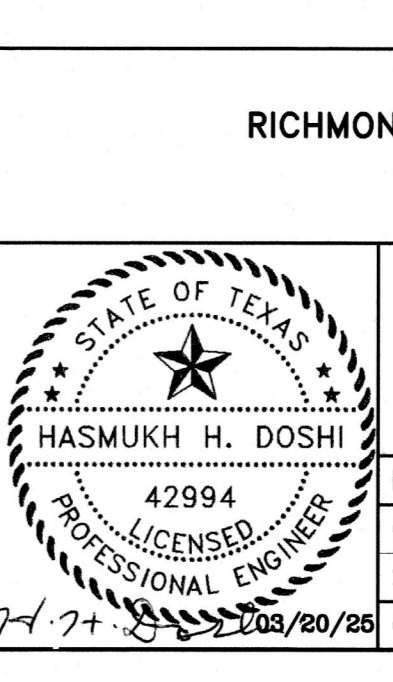
**FBC ENGINEERING APPROVAL**

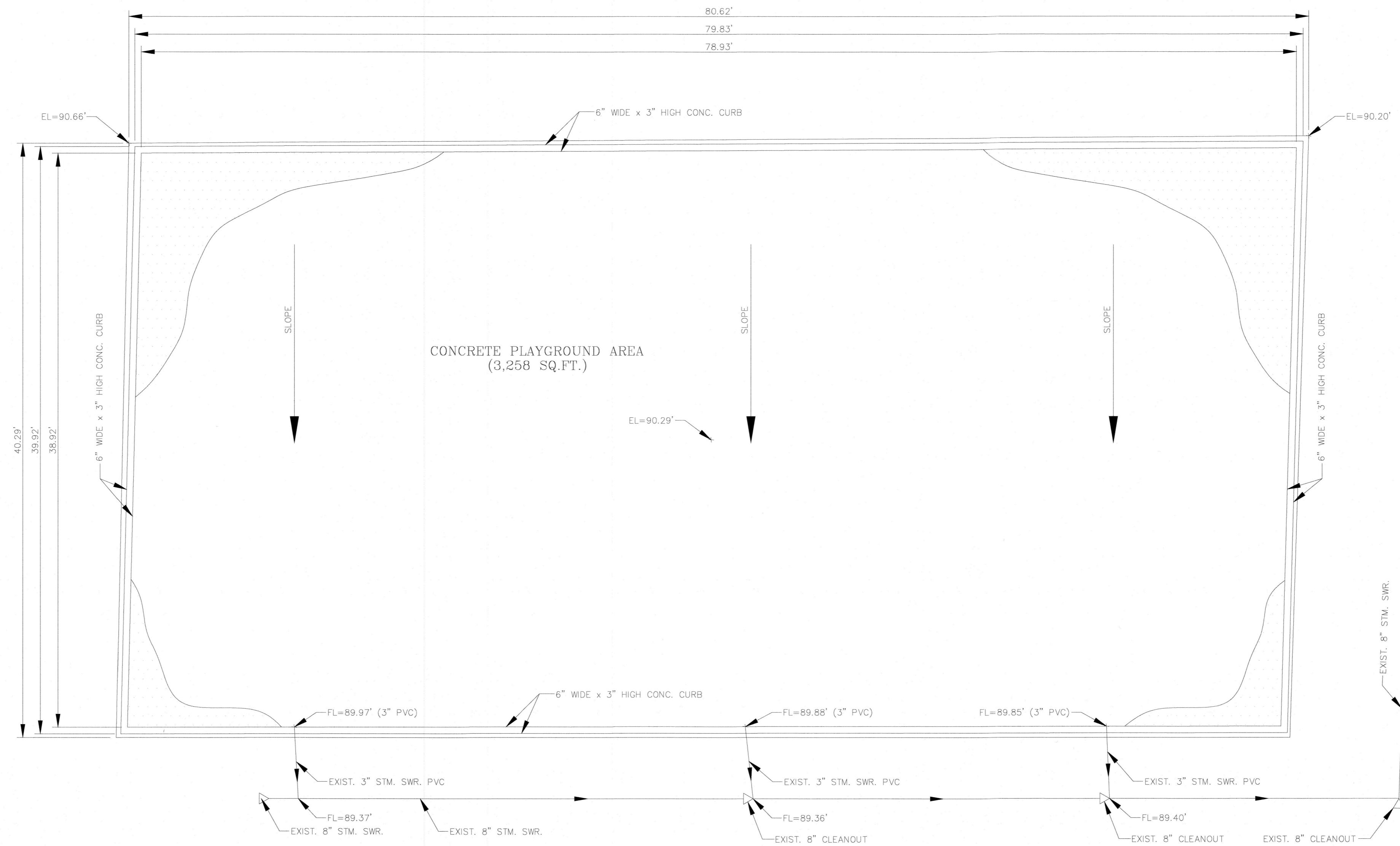
**GRADING AND DRAINAGE PLAN**  
RICHMOND COMMUNITY ESTATE, LLC DBA RICHMOND ESTATE  
FORT BEND COUNTY  
5439 F.M. 762, RICHMOND, TEXAS 77469

**DOSHI ENGINEERING & SURVEYING COMPANY**  
CONSULTING ENGINEERS & SURVEYORS  
KATY, TEXAS 77494  
OFFICE: (281) 395-9906 FIRM REGISTRATION NO. F-9873

DRAWN BY: DD DATE: 03/20/25  
CHECKED BY: HD DATE: 03/20/25  
SCALE: 1"=40'  
CAD NO.: DSD-2020-042-C03 (3)

PROJ. NO.:  
DWG. NO.: C-3 2





**PLAYGROUND PLAN**  
Scale: 1"=5'

FBC ENGINEERING APPROVAL

NO.	REVISION	BY	DATE	CKD.	DATE

**PLAYGROUND FOUNDATION AREA**  
**RICHMOND COMMUNITY ESTATE, LLC DBA RICHMOND ESTATE**  
**FORT BEND COUNTY**  
**5439 F.M. 762, RICHMOND, TEXAS 77469**

**HASMUKH H. DOSHI**  
 LICENSED PROFESSIONAL ENGINEER

**DOSHI ENGINEERING & SURVEYING COMPANY**  
**CONSULTING ENGINEERS & SURVEYORS**  
**KATY, TEXAS 77494**

OFFICE: (281) 395-9906 FIRM REGISTRATION NO. F-9873

DRAWN BY: DD	DATE: 03/20/2025	PROJ. NO.:
CHECKED BY: HD	DATE: 03/20/2025	
SCALE: AS SHOWN		DWG. NO. C-15
CAD NO.: DSD-2020-042-C15		0