

STATE OF TEXAS

COUNTY OF FORT BEND

WE, Judithonne Trevino Bartlett, Manager, being an officer of AARTI WESTERN LLC, a Texas limited liability company, owners of the 14,944 acre tract described in the above and foregoing map of HILL RANCH SUBDIVISION, do hereby make and establish said subdivision and development 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), 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

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

FURTHER, we 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 tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bays, creeks, gulches, 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, we 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 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 all 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, 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 AARTI WESTERN, LLC, a Texas limited liability company, has caused these presents to be signed by Judy Ann Trevino Bartlett, its Managers, hereunto authorized, and

its common seal hereunto affixed this _____ day of _____, 2025.

AARTI WESTERN LLC,
a Texas limited liability company

By: _____
Judithonne Trevino Bartlett, Manager

STATE OF _____

COUNTY OF _____

BEFORE ME, the under signed authority, on this day personally appeared Judithonne Trevino Bartlett, Manager of AARTI Western LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025, A.D.

Notary Public in and for

The State of _____

Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, Kevin Drew McRae, 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 and a length of not less than three (3) feet.

Kevin Drew McRae
Registered Professional Land Surveyor
State of Texas No. 5485

Date

ENGINEER'S CERTIFICATION
STATE OF TEXAS

I, Ashley Bice, 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.

Ashley Bice, P.E.
Registered Professional Engineer
State of Texas No. 134060

Date

GENERAL NOTES:

1. ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- ETJ - EXTRATERRITORIAL JURISDICTION
- FND - FOUND
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- IRC - IRON ROD CAPPED
- NO. - NUMBER
- O.P.R. - OFFICIAL PUBLIC RECORDS
- P.A.E. - PRIVATE ACCESS EASEMENT
- PG. - PAGE
- REF. - SET 5/8" IRON ROD W/CAP "RPLS 5485" FOR REFERENCE
- R.O.W. - RIGHT-OF-WAY
- SQ.FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- W.T.E. - WALKING TRAIL EASEMENT

2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987532456138.

3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0090M, MAP REVISED JANUARY 29, 2021, THE SUBJECT TRACT LIES IN ZONE X (UNSHADED).

4. CONTOURS ARE BASED ON THE 2014 FORT BEND COUNTY LIDAR DATA AND NOT FROM AN ON THE GROUND TOPOGRAPHIC SURVEY OF SUBJECT TRACT.

5. THIS PROPERTY LIES WITHIN FORT BEND COUNTY LIGHTING ZONE LZ-2 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING".

6. FIVE EIGHTS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS SHOWN AS "SET", UNLESS OTHERWISE NOTED.

7. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

8. 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 LOT 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 WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

9. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

10. THE TOP OF ALL FLOOR SLABS SHALL BE IN ACCORDANCE WITH THE MINIMUM SLAB ELEVATION ANALYSIS TABLE ON SHEET 2 (NAVD88 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 SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

11. VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.

12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

13. 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.

14. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

15. 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 A.D.A.

16. FORT BEND COUNTY WILL NOT ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.

17. PRIVATE ROADS WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN THE SUBDIVISION, AND MUST CONTAIN A MECHANISM FOR ASSESSING THE OWNERS TO PRODUCE ADEQUATE REVENUE FOR PERPETUAL MAINTENANCE.

18. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR PERMITTING OF ON-SITE SEWAGE FACILITY (OSSF) FOR SEWAGE DISPOSAL. INDIVIDUAL OSSF SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC CHAPTER 284 OSSF RULES.

19. MAINTENANCE OF THE PRIVATE ACCESS AND DRAINAGE EASEMENTS DEDICATED HEREON IS THE RESPONSIBILITY OF THE PROPERTY OWNER, THEIR HEIRS, SUCCESSORS, OR ASSIGNS. PRIOR TO SELLING LOTS TO SUBSEQUENT OWNERS, AN OWNERS' ASSOCIATION SHALL BE ESTABLISHED TO PROVIDE FOR THE ONGOING MAINTENANCE OF ALL COMMON AREAS.

20. THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.

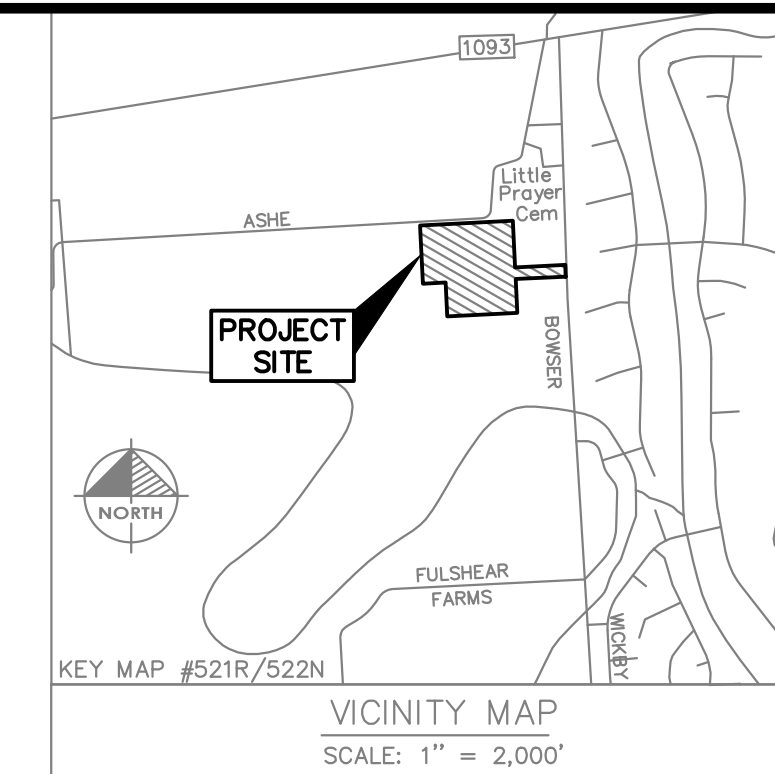
21. IMPERVIOUS AREA OF THE SUBDIVISION IS LIMITED PER LOT AND MAY NOT EXCEED THE SQUARE FOOTAGES SHOWN WITHIN THE TABLE ON THIS PLAT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.

22. DRAINAGE EASEMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2023106832 OF THE OFFICIAL PUBLIC RECORDS HAS BEEN MODIFIED AND REVISED BY SEPARATE INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2025034520 TO ACCOMMODATE THE VARIABLE WIDTH PIPELINE EASEMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2025047144 OF THE OFFICIAL PUBLIC RECORDS.

23. THE PIPELINE EASEMENT ENCOMPASSING THE APPARENT 60' TEXAS ILLINOIS NATURAL GAS PIPELINE COMPANY EASEMENT RECORDED IN VOLUME 274, PAGE 325 OF THE FORT BEND COUNTY DEED RECORDS IS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2025047144 OF THE OFFICIAL PUBLIC RECORDS.

DISTRICT NAMES TABLE

DISTRICT	NAME
COUNTY	FORT BEND
COUNTY ASSISTANCE DISTRICT (CAD)	C.A.D. #8
MUNICIPAL UTILITY DISTRICT (MUD)	NO M.U.D.
WATER CONTROL & IMPROVEMENT DISTRICT (WCID)	NO WCID
LEVEE IMPROVEMENTS DISTRICTS (LID)	N/A
SCHOOL DISTRICT	LAMAR CONSOLIDATED INDEPENDENT
FIRE DISTRICT	WESTON LAKES
IMPACT FEE DISTRICT	AREA B
CITY EXTRA-TERRITORIAL JURISDICTION (ETJ)	NO ETJ
UTILITIES COMPANY	AQUA TEXAS CENTERPOINT ENERGY
DRAINAGE DISTRICT	FORT BEND COUNTY DRAINAGE DISTRICT
EMERGENCY SERVICE DISTRICT	ESD #4



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 intersecting drainage artery or parent stream or on any other area or subdivision within the watershed.

By: _____
J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this

_____ day of _____, 2025.

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

Grady Prestage
Precinct 2, County Commissioner

JP George
County Judge

W.A. "Andy" Myers
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 on _____, 2025, at _____ o'clock _____M., in

plot 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.

By: _____
Laura Richard
County Clerk, Fort Bend County, Texas

By: _____
Deputy

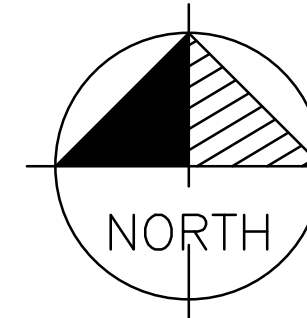
SUBDIVISION PLAT OF
HILL RANCH ESTATES

A SUBDIVISION OF 14.944 AC. / 650,961 SQ. FT.,
SITUATED IN THE NOEL F. ROBERTS
1 1/4 LEAGUE SURVEY,
ABSTRACT NO. 79,
FORT BEND COUNTY, TEXAS.
2 BLOCKS 11 LOTS 4 RESERVES
MARCH 2025

Owners
AARTI WESTERN LLC,
A Texas limited liability company,
27 Sunspree Place
Woodlands, TX 77380
Phone: 1-888-506-8118
Fax: None

Surveyor
KM SURVEYING
3902 Reese Road, Suite C-100,
Rosenberg, TX 77471
(713) 234-6627
TBPELS FIRM #10178700

Prepared By
BEACON
LAND SERVICES
1304 Langham Creek Dr, Suite 410
Houston, TX 77084
Phone: (346) 701-5706
Fax: (346) 701-5700



GRAPHIC SCALE: 1" = 60'



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	150.00'	25°02'53"	65.58'	S 13°20'16" E	65.05'
C2	75.00'	66°52'03"	87.53'	S 59°17'44" E	82.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°50'49" W	15.00'

MINIMUM SLAB ELEVATIONS

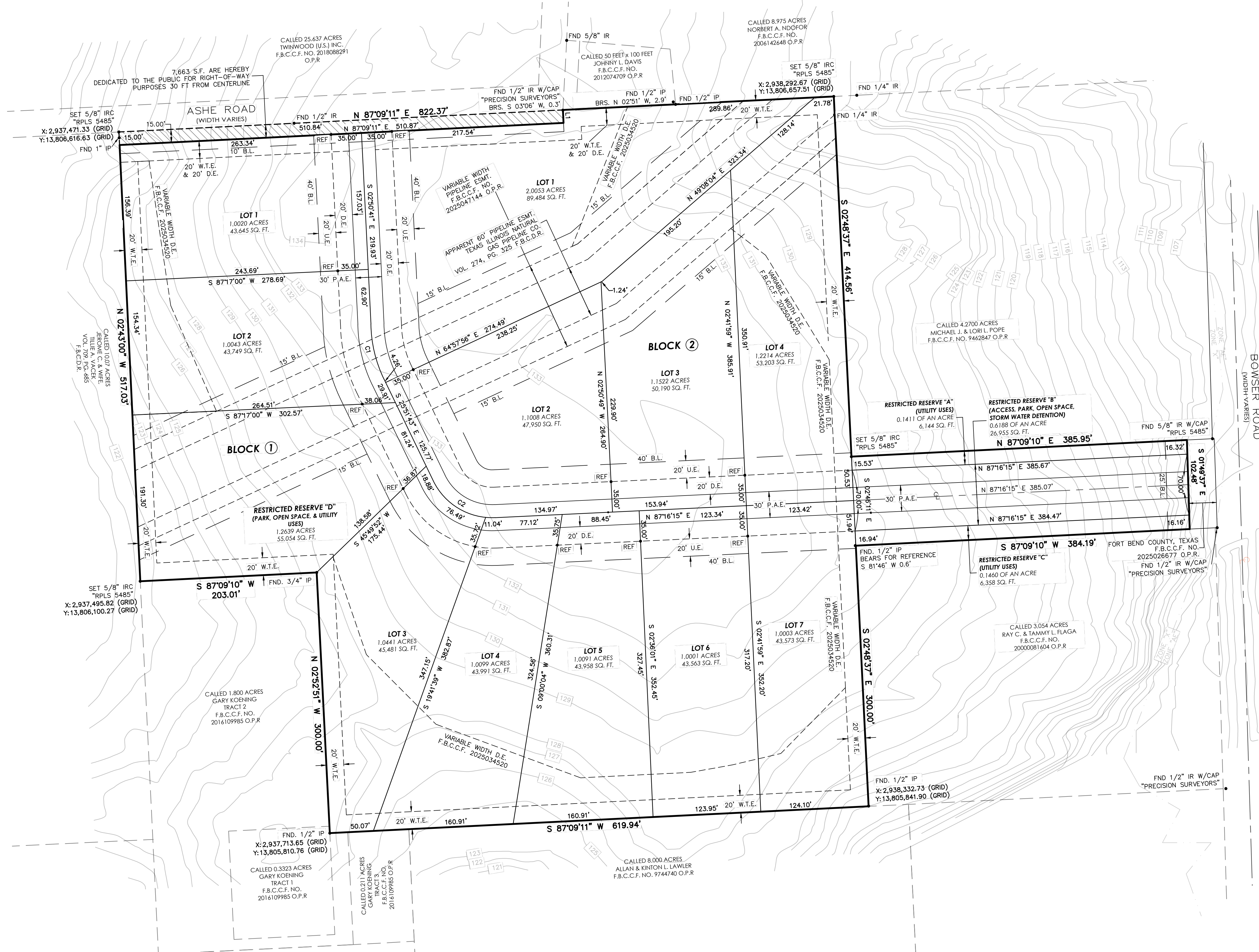
BLOCK 1	
LOT 1	134.50'
LOT 2	133.50'
LOT 3	132.50'
LOT 4	133.50'
LOT 5	133.50'
LOT 6	133.50'
LOT 7	131.50'

IMPERVIOUS AREA ALLOWABLE

BLOCK 1	
LOT 1	6,708.06 SF
LOT 2	6,137.05 SF
LOT 3	4,668.49 SF
LOT 4	4,515.54 SF
LOT 5	4,512.22 SF
LOT 6	4,471.60 SF
LOT 7	4,472.72 SF
PARK	0.00 SF

BLOCK 2	
LOT 1	135.00'
LOT 2	135.00'
LOT 3	135.00'
LOT 4	133.00'

BLOCK 2	
LOT 1	12,133.64 SF
LOT 2	7,507.11 SF
LOT 3	7,516.58 SF
LOT 4	8,006.93 SF



SUBDIVISION PLAT OF
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