

**PLAT RECORDING SHEET**

**PLAT NAME:** Ramsaki Estates

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

**ACREAGE:** 19.52

**LEAGUE:** G. Cole Survey

**ABSTRACT NUMBER:** 19

**NUMBER OF BLOCKS:** 1

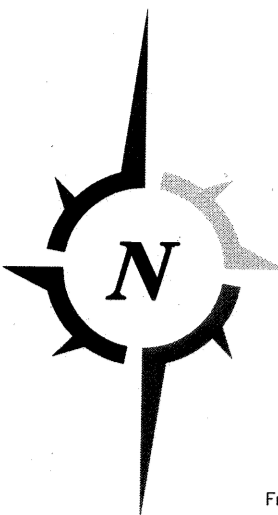
**NUMBER OF LOTS:** 4

**NUMBER OF RESERVES:** 0

**OWNERS:** Maha Alattar and Mona Lisa Alattar

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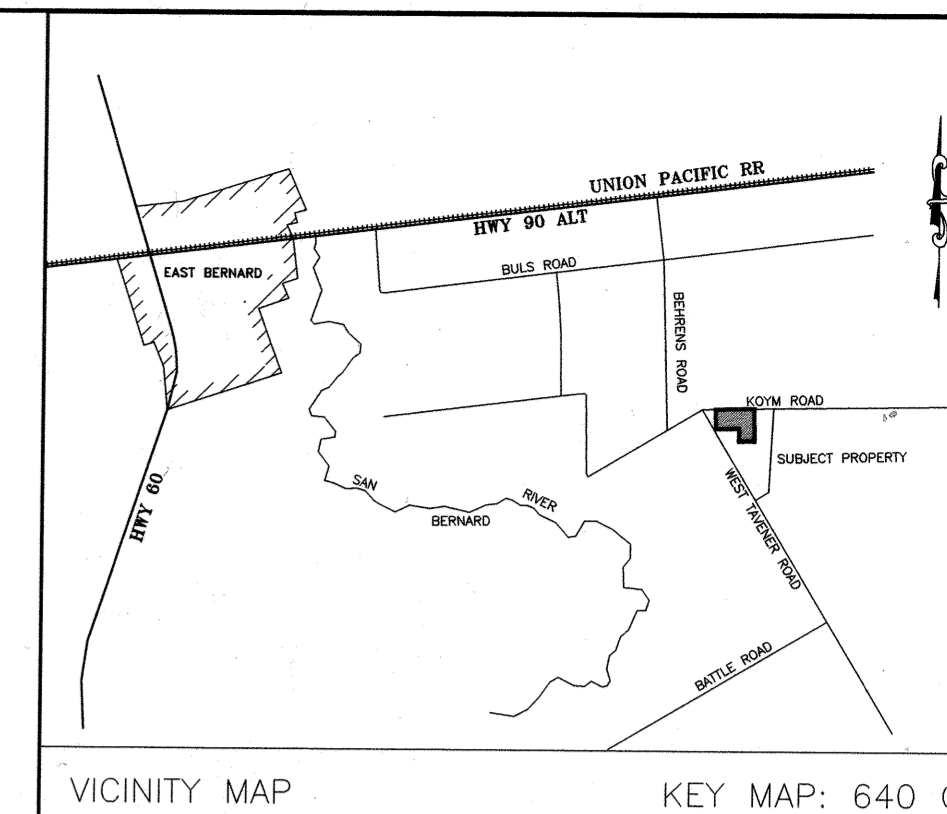
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**(DEPUTY CLERK)**



A. NORTHINGTON SURVEY  
A - 65  
FORT BEND COUNTY, TEXAS

Frank L. Beckemper and  
Garin A. Beckemper  
called 100 acres  
2309/2071

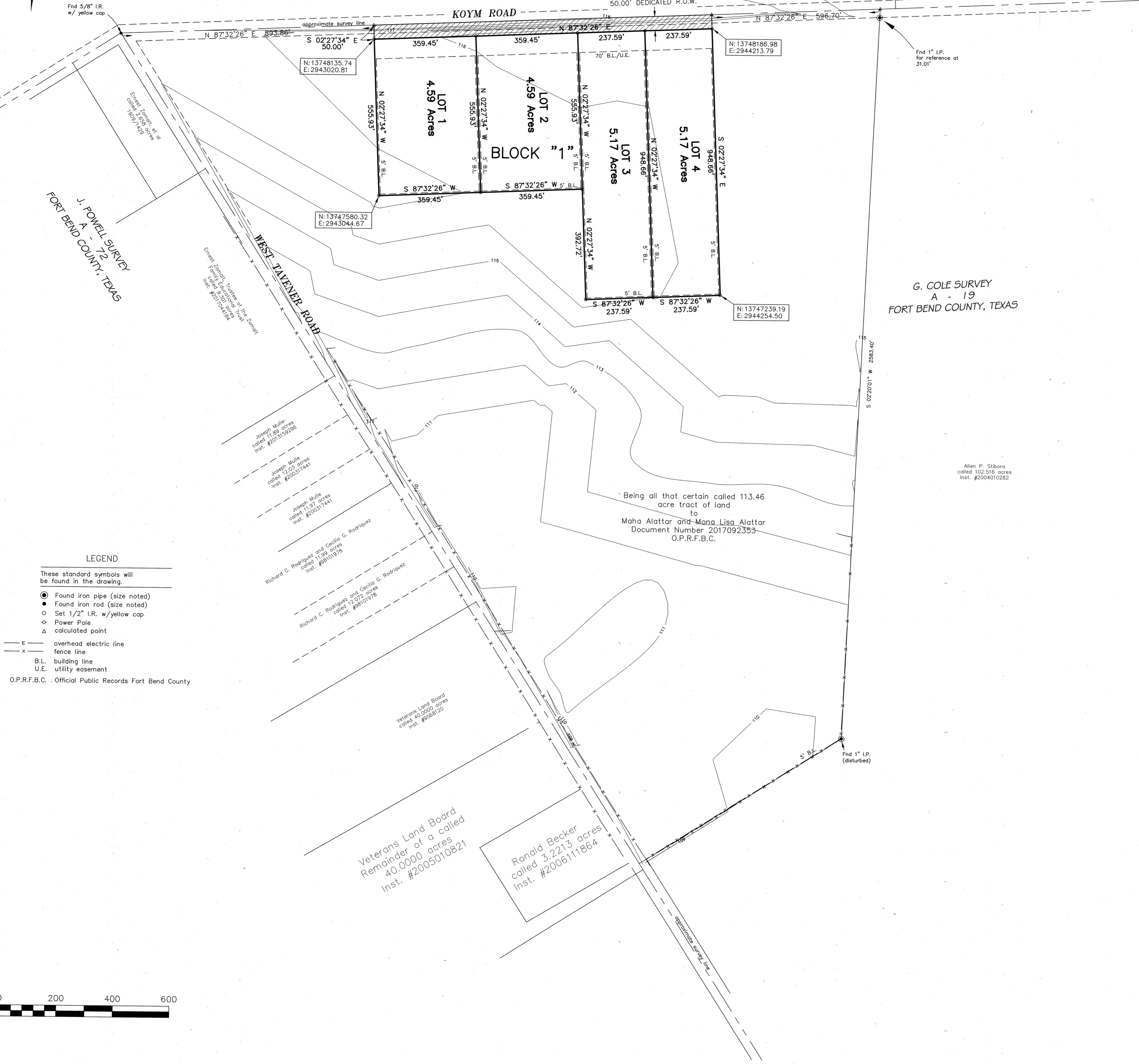
A. NORTHINGTON SURVEY  
A - 65  
FORT BEND COUNTY, TEXAS



VICINITY MAP

KEY MAP: 640 C

(hatched area)  
1.37 Acres  
50.00' DEDICATED R.O.W.



G. COLE SURVEY  
A - 19  
FORT BEND COUNTY, TEXAS

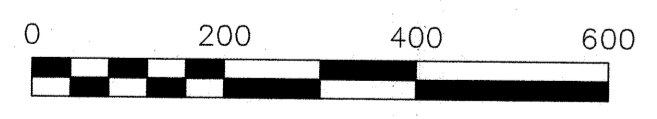
Allen P. Sibbora  
called 102.516 acres  
Inst. #2004010282

Being all that certain called 113.46  
acre tract of land  
to  
Maha Alattar and Mona Lisa Alattar  
Document Number 2017092355  
O.P.R.F.B.C.

Veterans Land Board  
Remainder of a called  
40.0000 acres  
Inst. #2005010821

Ronald Becker  
called 3.2213 acres  
Inst. #2006111864

- LEGEND**
- These standard symbols will be found in the drawing.
- Found iron pipe (size noted)
  - Found iron rod (size noted)
  - Set 1/2" I.R. w/yellow cap
  - ◇ Power Pole
  - △ calculated point
  - overhead electric line
  - - - fence line
  - B.L. building line
  - U.E. utility easement
- O.P.R.F.B.C. - Official Public Records Fort Bend County



## RAMSAKI ESTATES

A SUBDIVISION OF 19.52 ACRES OF LAND, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 113.46 ACRE TRACT OF LAND SITUATED IN THE G. COLE SURVEY, ABSTRACT 19, FORT BEND COUNTY, TEXAS

1 BLOCKS, 4 LOTS, 0 RESERVES - (19.52 ACRES TOTAL)

OWNERS:  
MAHA ALATTAR AND MONA LISA ALATTAR  
1102 VISTA CREEK DRIVE, SUGAR LAND TEXAS 77478  
(713) 824-5353

DATE: SEPTEMBER 12, 2018



2423 PEACH CREEK ROAD  
COLLEGE STATION, TEXAS 77845  
254-931-6707  
T.B.P.L.S. FIRM NO. 10193858

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, MAHA ALATTAR AND MONA LISA ALATTAR, HEREIN AFTER REFERRED TO AS OWNERS OF THE 113.46 ACRE TRACT OF WHICH THE ABOVE AND FOREGOING MAP OF THIS SUBDIVISION IS OUT OF AND A PART OF, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OF 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 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 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 FEET (20' 0") 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 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 AND OTHER OBSTRUCTIONS TO THE OPERATION 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 REGULATIONS 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 SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY (NAME OF OFFICER), (TITLE OF OFFICER), THEREUNTO AUTHORIZED,

THIS 28 DAY OF November, 2018.

BY: Maha Alattar MAHA ALATTAR  
Monna Lisa Alattar MONA LISA ALATTAR

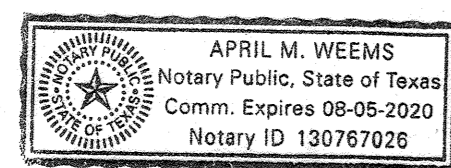
STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAHA ALATTAR AND MONA LISA ALATTAR, OWNERS OF THE 113.46 ACRE TRACT OF LAND, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY HAVE 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 OWNERS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS 28th DAY OF November, 2018.

BY: April M. Weems  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, TYLER TUMLINSON, 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 ONE HALF (1/2) INCH HAVING A LENGTH OF NOT LESS THAN FOURTEEN (14) INCHES; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH CENTRAL ZONE. I FURTHER ACKNOWLEDGE THAT THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA, ACCORDING TO F.I.R.M. NO. 48157C0200M EFFECTIVE DATE, 12/21/2017

BY: Tyler Tumlinson  
TYLER TUMLINSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6410



I, Cameron M. Miller, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

BY: Cameron M. Miller  
CAMERON M. MILLER  
131004  
LICENSED PROFESSIONAL ENGINEER

9/12/18

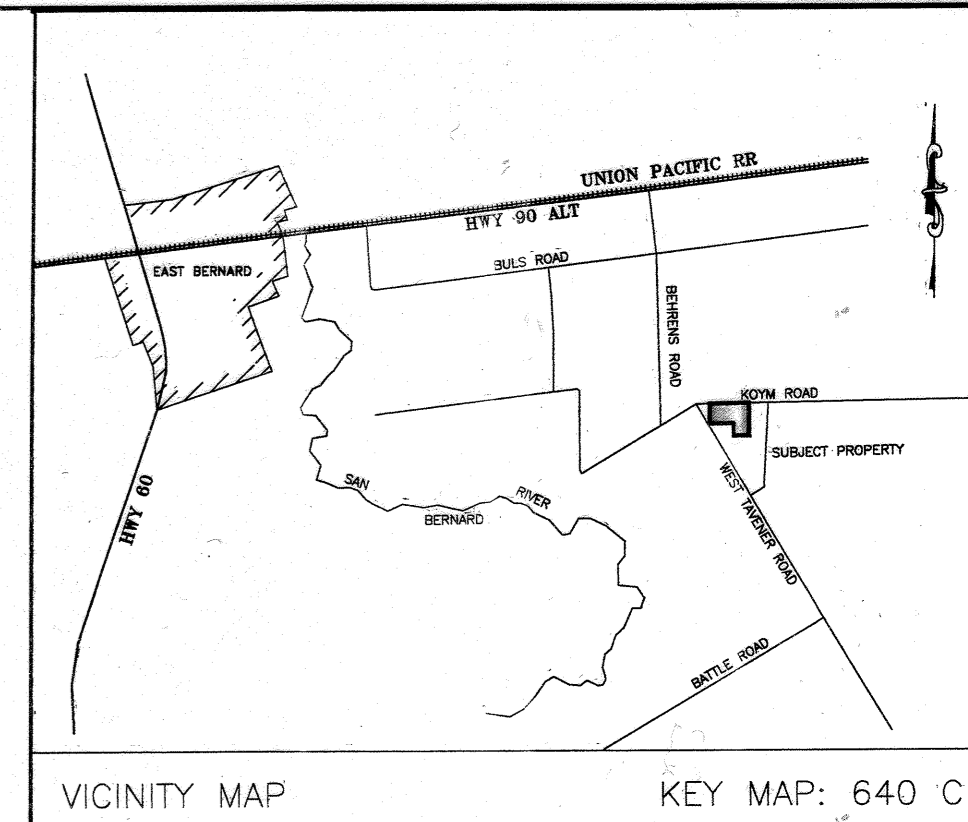
THIS IS TO CERTIFY THAT ROD PAVLOCK, MAYOR OF THE CITY OF ORCHARD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF RAMSAKI ESTATES IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE COUNTY OF FORT BEND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS 22nd DAY OF October, 2018.

BY: Rod Pavlock Mayor

SURVEYOR'S NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83)
- ACCORDING TO F.I.R.M. MAP NO. 48157C0200M (COMMUNITY PANEL NO. 4802280200M), MAP REVISED DATE: DECEMBER 21, 2017, THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 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 THE A.D.A.
- THIS PLAT IS LOCATED IN LIGHTING ZONE LZ3.
- THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PLAT BOUNDARY.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS
- THE TOP OF ALL FLOOR SLABS SHALL BE MINIMUM OF 119' FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. IN ADDITION, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE EXTREME EVENT/MAXIMUM PONDING ELEVATIONS AS CALCULATED DURING FUTURE SITE DESIGNS. THE 119' ELEVATION MEETS THE REQUIREMENTS OF 24" ABOVE THE LOWEST NATURAL GROUND CONTOUR (117') SHOWN WITHIN THE BOUNDARY PLAT.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- INDICATES A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "T/S 6410"
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.
- ALL PROPERTIES DESCRIBED IN THIS PLAT SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- FUTURE SITE DESIGNS SHALL INCLUDE STORM WATER DETENTION MITIGATION IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL.
- STREET PONDING: THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 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.



RICHARD W. STOLLEIS, 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 AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COUNTY OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

VINCENT H. MORALES, JR. PRECINCT 1, COUNTY COMMISSIONER  
GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER

ROBERT J. HEBERT  
COUNTY JUDGE

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

\_\_\_\_\_, 2018 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

WITNES 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

## RAMSAKI ESTATES

A SUBDIVISION OF 19.52 ACRES OF LAND, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 113.46 ACRE TRACT OF LAND SITUATED IN THE G. COLE SURVEY, ABSTRACT 19, FORT BEND COUNTY, TEXAS

1 BLOCKS, 4 LOTS, 0 RESERVES - (19.52 ACRES TOTAL)

OWNERS:  
MAHA ALATTAR AND MONA LISA ALATTAR  
1102 VISTA CREEK DRIVE, SUGAR LAND TEXAS 77478  
(713) 824-5353

DATE: SEPTEMBER 12, 2018

**TUMLINSON**  
LAND SURVEYING

2423 PEACH CREEK ROAD  
COLLEGE STATION, TEXAS 77845  
254-931-6707  
T.B.P.L.S. FIRM NO. 10193858