

PLAT RECORDING SHEET

PLAT NAME: Yassir Enterprises

PLAT NO: _____

ACREAGE: 7.7213

LEAGUE: D.A. Conner Survey

ABSTRACT NUMBER: 158

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Yassir Enterprises, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, **YASSIR ENTERPRISES, LLC**, acting by and through **ABDALLAH YASSIR**, its managing member, being officers of **YASSIR ENTERPRISES, LLC**, owner (or owners) hereinafter referred to as Owners (whether one or more) of the **7.7213 ACRES** tract described in the above and foregoing map of **YASSIR ENTERPRISES**, 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 on 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 on 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 (15' 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, I (or we) 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 **YASSIR ENTERPRISES, LLC** has caused these presents to be signed by **ABDALLAH YASSIR**, its managing member, this 1 day of July, 2021.


YASSIR ENTERPRISES, LLC

By: 
ABDALLAH YASSIR, MANAGER

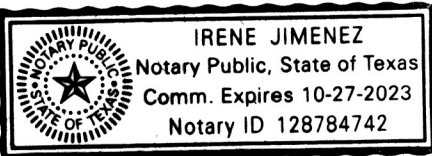
STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared **ABDALLAH YASSIR**, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

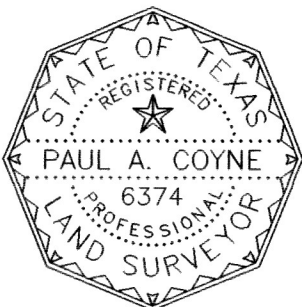
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1 day of July, 2021


Notary Public in and for the State of Texas
Irene Jimenez

My Commission expires: 10/27/23



I, **PAUL A. COYNE**, am authorized (or 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.




PAUL A. COYNE
Texas Registration No. 6374

LEGEND:

F.B.C.M.R. - Fort Bend County Map Records
F.B.C.D.R. - Fort Bend County Deed Records
F.B.C.C.F. - Fort Bend County Clerk's File

KLM SECURE TRUST
F.B.C.C.F. NO. 2009083291

RODOLFO M. MACINAS
F.B.C.C.F. NO. 2014137251

N:13806808.20
E:3027145.13

N:13806820.88
E:3027418.28

N:13805580.19
E:3027195.37

N:13805590.89
E:3027468.60

SAM BROOKINS STREET

586.94'

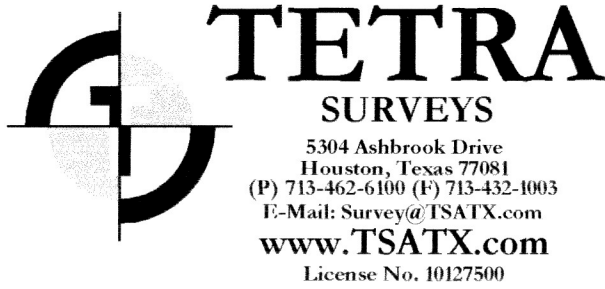
WEST BELLFORT
(VARIABLE WITH R.O.W.)
(FORMERLY KNOWN AS BOSS GASTON ROAD)
(F.B.C.C.F. NO. 2008114222)

SPRINT FORT BEND COUNTY LANDFILL, L.P.
F.B.C.C.F. NO. 9360936

ENGINEER:
Synergy Design Co.
1052 Caymen Bend Lane
League City, TX 77573

OWNER:
Yassir Enterprises, LLC
9800 Centre Parkway, Suite 630
Houston, TX 77036
(713) 725-4383

SURVEYOR:

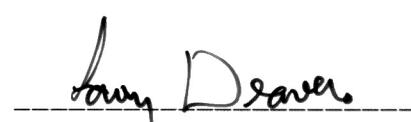


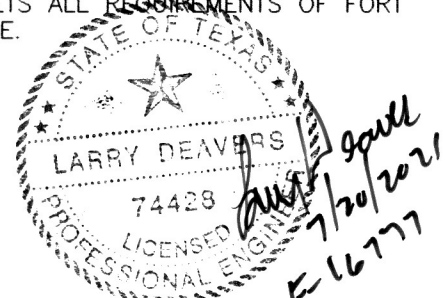
NOTES:

1. THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON ETJ.
2. WITH RESPECT TO INSTRUMENTS OF RECORD WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY ACCURATE GROUP OF TEXAS, LLC DATED JANUARY 24, 2020.
3. THIS PROPERTY LIES IN ZONE "X" AS PER THE FEDERAL EMERGENCY MANAGEMENT FLOOD AGENCY'S FLOOD INSURANCE RATE MAP NO. 48157C0143L, REVISED APRIL 02, 2014.
- THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.
4. 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.
5. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 95.0 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.
6. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
7. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
8. 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.
9. THIS PLAT IS LOCATED IN LIGHTING ZONE LZ3.
10. BENCHMARK - FLOODPLAIN REFERENCE MARK NUMBER 040455 IS A HCFD BRASS DISK, STAMPED "040455", LOCATED ON GAINES ROAD, FROM THE INTERSECTION OF BISSONNET STREET AND GAINES ROAD, TRAVEL NORTH APPROXIMATELY 0.15 MILE TO BRIDGE OVER KEEGANS BAYOU. MONUMENT IS LOCATED ON THE SOUTHWEST CORNER OF BRIDGE.
- ELEVATION = 88.81 FEET (NAV88, 2001 ADJUSTMENT)
11. 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 OF 0.999896559554
12. 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.
13. A MINIMUM OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
14. THE ONSITE PRIVATE DETENTION FACILITY WILL BE OWNED AND MAINTAINED BY THE OWNER OF RESERVE "A".
15. 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.
16. THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.
17. 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.


ENGINEER'S PLAT AFFIDAVIT

I, **Larry Deavers**, 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.





This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of **YASSIR ENTERPRISES** 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 (or instrument when appropriate) this 28 day of July, 2021.

By:  M. Sonny Garza, Vice Chairman
By:  H. Padilla, Secretary

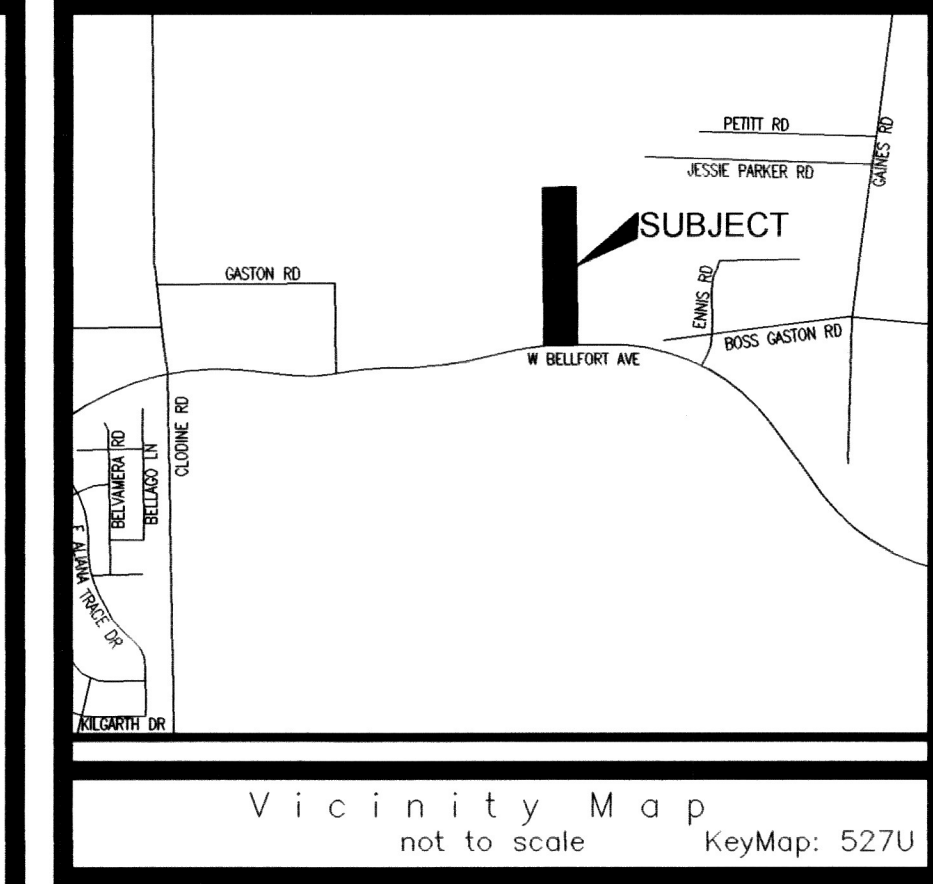


TAXING ENTITIES:

COUNTY ASSISTANCE DISTRICT: CAD11
COUNTY: FORT BEND
SCHOOL DISTRICT: FORT BEND INDEPENDENT SCHOOL DISTRICT
FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 5
FORT BEND COUNTY FRESH WATER SUPPLY DISTRICT NO. 2
FORT BEND COUNTY DRAINAGE DISTRICT

UTILITY PROVIDERS:

WATER: ON-SITE
SANITARY: ON-SITE
STORM: ON-SITE
ELECTRICITY: CENTERPOINT ENERGY
GAS: CENTERPOINT ENERGY



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, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ___ DAY OF ___, 2021.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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 ___ 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 COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY

YASSIR ENTERPRISES

A SUBDIVISION OF 7.7213 ACRES OF LAND
LOCATED IN THE D.A. CONNER SURVEY,
ABSTRACT NO. 158, FORT BEND COUNTY, TEXAS.

OWNER: YASSIR ENTERPRISES, LLC

1 RESERVE, 1 BLOCK

DATE: JULY, 2021

SCALE: 1"=80'