

PLAT RECORDING SHEET

PLAT NAME: Nijadhar McKaskle Road Development

PLAT NO: _____

ACREAGE: 15.0478

LEAGUE: Alexander Midge Survey and M.M.Battle League

ABSTRACT NUMBER: 32 and 9

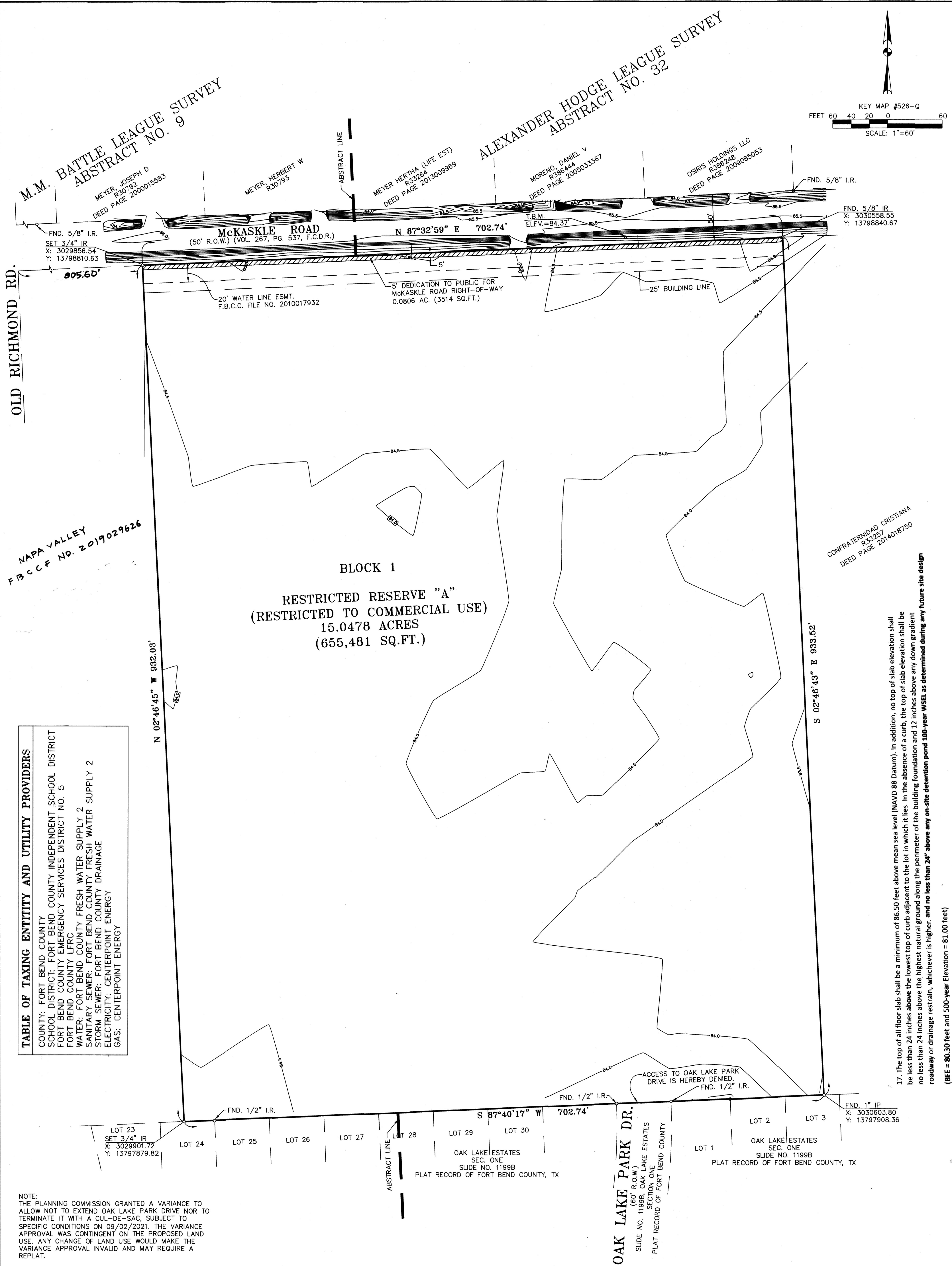
NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Nijadhar, LLC

(DEPUTY CLERK)



STATE OF TEXAS
COUNTY OF FORT BEND:

We, NIJADHAR, LLC acting by and through, Jaimesh Mehta, Managing Member, being officers of NIJADHAR, LLC, owner hereinafter referred to as Owners of the above and foregoing map of NIJADHAR MCKASKLE ROAD DEVELOPMENT, 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 total 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 bays, gulches, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, 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 is hereby 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 in this easement except by means of an approved drainage structure.

FURTHER, 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 agree and shall comply with this order as adopted by Fort Bend County Commissioners court on March 23, 2004 and any subsequent amendments. Light zone 3.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

In testimony whereof, NIJADHAR, LLC has caused these presents to be signed by Jaimesh Mehta, its Managing Member Trustee, thereunto authorized, this 15 day of September, 2021.

By: Jaimesh Mehta, Managing Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared name, Jaimesh Mehta, 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.

GIVEN UNDER MY HAND AND SEAL of office this 15 day of September, 2021.

Karen S. Lane
Notary Public in and for the State of Texas
My Commission Expires: 11-25-2022

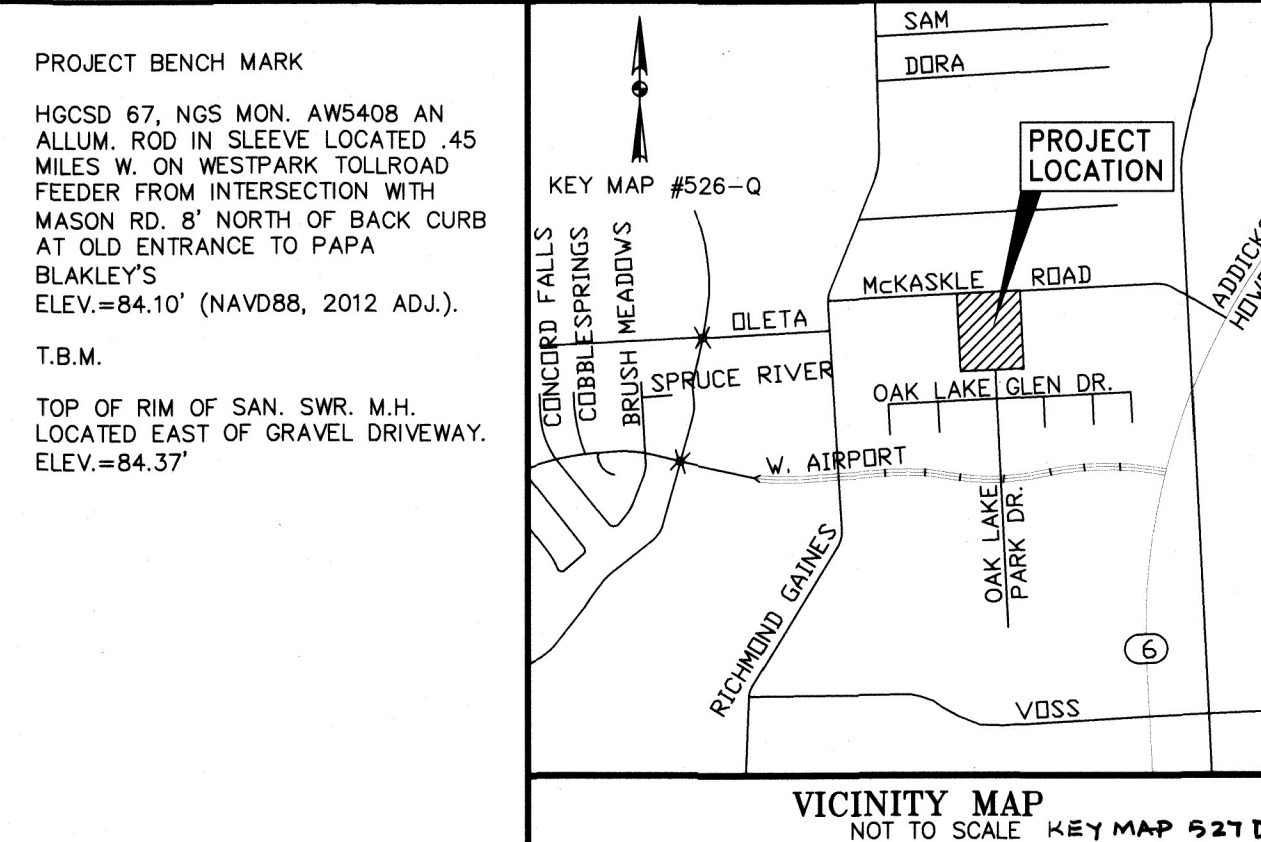
I, Hasmukh H. Doshi, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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 five eight (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 Coordinates System of 1983 South Central Zone (NAD83).

H. H. Doshi
Hasmukh H. Doshi
Registered Professional Land Surveyor
Texas Registration No. 3860

I, Hasmukh H. Doshi, A Registered Professional Engineer, in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County & City of Houston to the best of my knowledge.

H. H. Doshi
Hasmukh H. Doshi, P.E., R.P.L.S.

- NOTES:
1. THE BEARINGS SHOWN HERE ON ARE BASED ON STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ELEVATIONS SHOWN HEREON ARE BASE ON NAVD 1988 WITH 2001 ADJUSTMENT.
 2. THIS PROPERTY LIES IN UNSHADED ZONE "X" (UNSHADED), AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48201C0145L, EFFECTIVE DATE APRIL 2, 2014.
 3. 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 0.999878593.
 4. SITE TBM: TOP OF RIM ELEVATION OF SAN. SWR. = 84.37 FEET, 172 FEET WEST OF NORTHWEST PROPERTY CORNER ON SOUTH SIDE OF MCKASKLE ROAD.
 5. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.SE. INDICATES STORM EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE; ESMT. INDICATES EASEMENT, F.B.C.C. FILE NO. INDICATES FORT BEND COUNTY CLERKS FILE NUMBER; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS IR INDICATED IRON ROD; IP INDICATES IRON PIPE.
 6. THIS PLAT WAS PREPARED TO MEET REQUIREMENTS OF THE CITY OF HOUSTON AND FORT BEND COUNTY.
 7. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA AS SHOWN HEREON.
 8. THIS PROPERTY LIES ENTIRELY WITHIN THE ETJ OF CITY OF HOUSTON, TEXAS, AND IN FORT BEND COUNTY, TEXAS.
 9. ALL DRAINAGE EASEMENTS TO BE KEPT. CLEAN OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 10. ALL PROPERTY TO DRAIN INTO THE EXISTING DITCH ONLY THROUGH AN APPROVED DRAINAGE STRUCTURES.
 11. 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 PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH AMERICAN DISABILITY ACT.
 12. 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. Any future development of the site must provide storm water detention mitigation designed in accordance with the requirements of the Fort Bend County Drainage Criteria Manual.
 13. THE LIGHT ZONE IS LZ3.
 14. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (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.
 15. 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.
 16. 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 OWNERS EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNERS 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.



This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat for NIJADHAR MCKASKLE ROAD DEVELOPMENT, 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 15 day of September, 2021.

By: Martha L. Stein, Chair
By: M. Penny Garz, Vice-Chairman
By: Margaret Wallace Brown, AICP, Secretary

HOUSTON PLANNING COMMISSION
CITY OF HOUSTON
TEXAS

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, hereby certify that the plat of this subdivision complies with all 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 affect of drainage from this subdivision on the intercepting 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 Commissioners' Court of Fort Bend, Texas, this the ____ day of _____, 2021.

Vincent Morales
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

K. P. George
County Judge

W. A. (Andy) Meyers
Precinct 3, County Commissioner

Ken DeMerchant
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 THE 15 day of September, 2021, AT 2:02 O'CLOCK P.M., IN PLAT NUMBER 2021-09-15-001 OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY

NIJADHAR MCKASKLE ROAD DEVELOPMENT

A SUBDIVISION OF 15.0478 ACRES (655,481 SQ. FT.), SITUATED IN THE ALEXANDER MIDGE SURVEY, ABSTRACT NO. 32 AND THE M.M. BATTLE LEAGUE, ABSTRACT NO. 9, FORT BEND COUNTY, TEXAS AND BEING A REPLAT OF TRACTS E, F AND G OF THE SUBDIVISION PLAT OF 46 ACRES PER VOLUME 267, PG. 537, DEED RECORDS OF FORT BEND COUNTY, TEXAS

1 RESERVE

SEPTEMBER, 2021

REASON FOR REPLAT: TO CREATE ONE COMMERCIAL RESERVE

OWNER
NIJADHAR, LLC
Jaimesh Mehta
20018 Chateau Bend Dr.
Katy, Texas 77450
Phone No. 281-844-0676

ENGINEER/SURVEYOR
DOSHI ENGINEERING AND SURVEYING COMPANY
2019 Shadow Park Drive
Katy, Texas 77494-2135
281-395-9906
TEXAS REG. SURVEY FIRM #10087000