

# PLAT RECORDING SHEET

**PLAT NAME:** Fabian Partnership at Needville

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

**ACREAGE:** 1.446

**LEAGUE:** H.T. & T.C. Railroad Survey

**ABSTRACT NUMBER:** A-22

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Amin Momin

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

STATE OF TEXAS  
COUNTY OF FORT BEND

I, AMIN MOMIN, hereinafter referred to as Owners of the 4.205 acre tract described in the above and foregoing map of NEW CL INVESTMENT LLC AT NEEDVILLE, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 to the land so dedicated.

FURTHER, I (or 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, 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 easements total thirty feet (30' 0") in width.

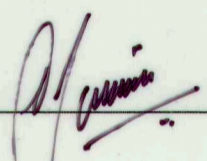
FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

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 bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any 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 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 into this easement except by means of an approved drainage structure.

FURTHER, Owners 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.


FURTHER, Owners do hereby certify that this plat does not attempt to alter, amend, or remove any covenants or restrictions. WITNESS our hand in Fort Bend County, Texas, this 06 day of 01, 2022.

By:   
AMIN MOMIN

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared AMIN MOMIN, known to me to be the persons whose names 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 06 day of Jan, 2022.

  
Notary Public in and for the State of Texas

My commission expires: 09-09-24



GENERAL NOTES:

- 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.
- 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 Rights-Of-Way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- All of the property subdivided in the foregoing plat is within the Needville ISD, the Fort Bend County Drainage District, Commissioner Precinct 2, CAD 20, and Fort Bend County Texas.
- This plat lies within Lighting Zone 2 (LZ2) of the Fort Bend County Lighting Ordinance
- There are no known pipelines or pipeline easements within the limits of this plat boundary.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- All drainage easements shown on this plat shall be maintained by the lot owner. However, Fort Bend County reserves the right to maintain these drainage facilities if necessary.
- The top of all floor slabs shall be a minimum of 86.0 feet above mean sea level (NAVD 88 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 inches above any down gradient roadway or drainage restraint, whichever is higher.
- Bearings and coordinates shown hereon are grid, Texas South Central Zone Number 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale: 999973574
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48157C0400M, with the effective date of January 29, 2021, the property is located in Unshaded Zone "X". Areas determined to be outside of the 0.2% annual chance floodplain. All floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plat is recorded. Floodplain status is subject to change as FEMA firm maps are updated.
- Construction plans for new development shall be submitted to Fort Bend County Drainage District for staff review and approval prior to any construction on site. Construction plans shall include a drainage impact analysis with details to mitigate adverse drainage conditions of adjacent properties. Drainage easements shall be dedicated for any facilities designed to offset any drainage impacts.
- 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.

ACTION SURVEYING  
10210 FUQUA STREET  
HOUSTON, TEXAS 77089  
713-941-8600  
TX FIRM: 10133600  
www.actionsurveying.com

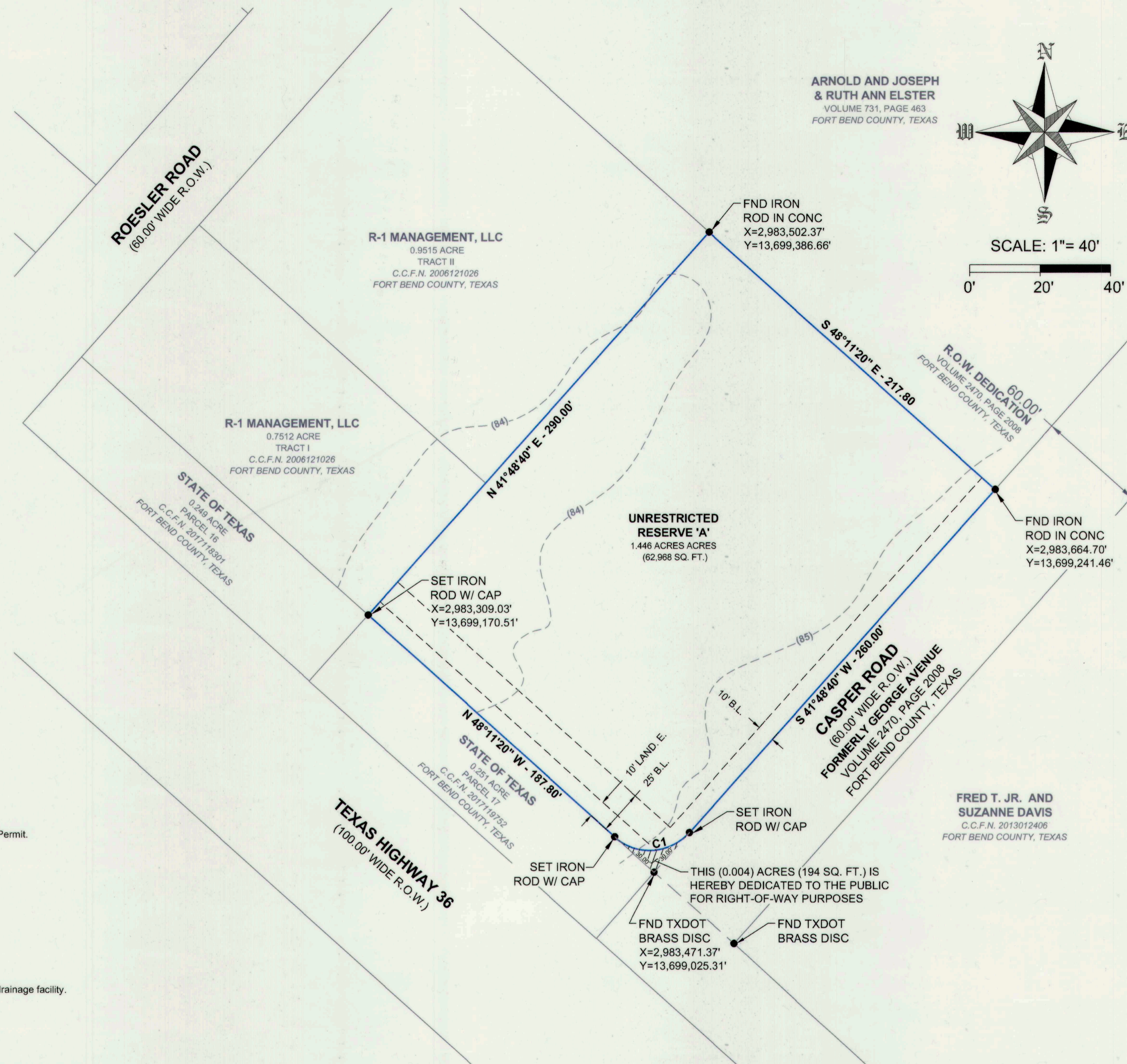
REVISIONS

DRAWN BY: SW PROJ. MGR.: BJ

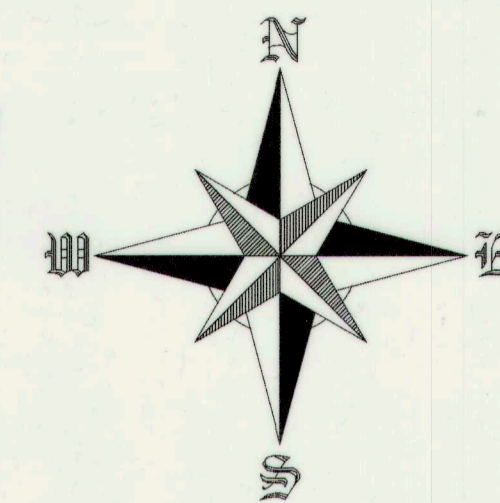
DATE: 06/21/21

JOB#: 12531 SHEET 1 OF 1

FILENAME: E:\Jobs\12531\PLAT APP\TX-36 PLAT.DWG



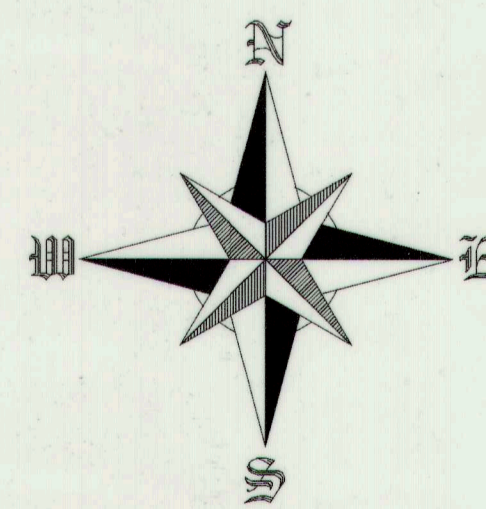
ARNOLD AND JOSEPH  
& RUTH ANN ELSTER  
VOLUME 731, PAGE 463  
FORT BEND COUNTY, TEXAS



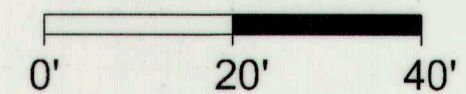
SCALE: 1" = 40'

RESERVE TABLE			
RESERVE	ACREAGE	SQUARE FEET	RESERVE USE
A	1.446	62,968	COMMERCIAL

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	30.00'	90°00'00"	47.12'	S88°48'40"W	42.42'



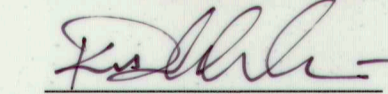
SCALE: 1" = 40'



LEGEND:

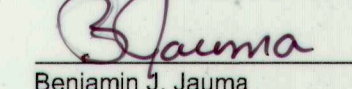
- P.R.F.B.C. - PUBLIC RECORDS FORT BEND COUNTY TEXAS
- C.C.F.N. - COUNTY CLERK'S FILE NUMBER
- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- B.L. - BUILDING LINE
- L.E. - LANDSCAPE EASEMENT
- A.E. - ACCESS EASEMENT
- E.E. - ELECTRICAL EASEMENT
- P.L.E. - PIPE LINE EASEMENT

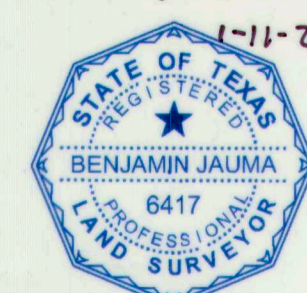
I, Karim Dadelahi, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

  
Karim Dadelahi, P.E.  
Texas Registration No. 94933



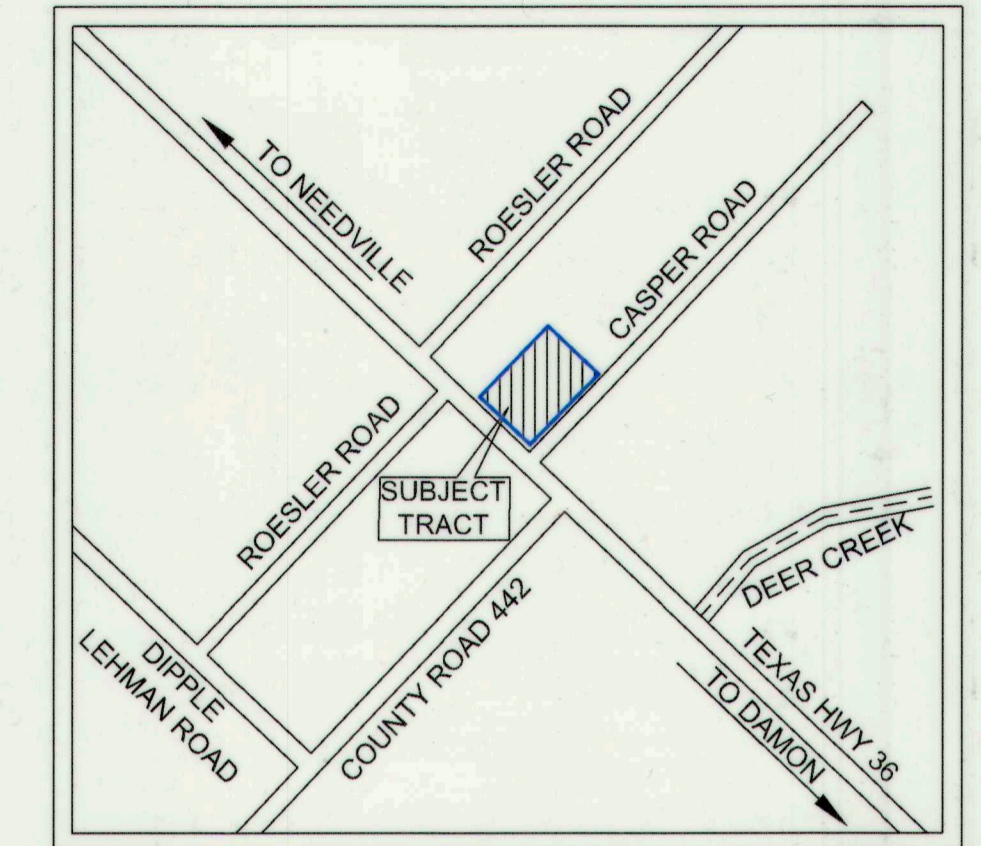
I, Benjamin J. Jauma, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths inch (5/8") and a length of not less than two feet (2'); and that the plat boundary corners have been tied to the State Plane Coordinate System, Texas South Central Zone 4204.

  
Benjamin J. Jauma  
Texas Registration No. 6417



LEGEND:

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VICINITY MAP

KEY MAP: 720G  
1" = 1 MILE

I, J. Stacy Slawinski, P.E., the 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 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 \_\_\_, 20\_\_.

Vincent M. Morales, Jr., Commissioner  
Precinct 1

Grady Prestage, Commissioner  
Precinct 2

K.P. George, County Judge

W.A. "Andy" Meyers, Commissioner  
Precinct 3

Ken R. Demerchant, Commissioner  
Precinct 4

I, Laura Richard, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_ day of \_\_\_, 20\_\_ 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  
Fort Bend County Clerk

BY: Deputy

Final Plat of  
**FABIAN PARTNERSHIP AT NEEDVILLE**  
1 Reserve - 1 Block  
A SUBDIVISION OF 1.446 ACRES (62,968 SQUARE FEET)  
OF LAND SITUATED  
IN THE H.T. & T.C. RAILROAD SURVEY, A-22,  
FORT BEND COUNTY, TEXAS  
JANUARY 6, 2022

OWNER:  
Amin Momin  
2504 Golfridge Circle  
Houston, Texas 77089  
832-606-7203

SURVEYOR:  
ACTION SURVEYING  
10210 FUQUA STREET  
HOUSTON, TEXAS 77089  
713-941-8600