

# PLAT RECORDING SHEET

**PLAT NAME:** Zayaan Holding Real Estate LLC

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

**ACREAGE:** 5.9152

**LEAGUE:** Andrew M Clopper League

**ABSTRACT NUMBER:** 151

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 3

**OWNERS:** Zayaan Holding Real Estate LLC

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

STATE OF TEXAS  
 COUNTY OF FORT BEND

We, Zayaan Holding Real Estate, LLC, a Texas limited liability company acting by and through Kashif Kabani, Sole Member, being an officer of Zayaan Holding Real Estate, LLC, a Texas limited liability company Owners, hereinafter referred to as Owners of the 5.9152 acre tract described in the above and foregoing map of ZAYAAN HOLDING REAL ESTATE LLC, 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 each aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners do hereby dedicate 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 each 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 (15) feet wide on each side of the center line of any and all bays, 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 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 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, 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 Zayaan Holding Real Estate, LLC, a Texas limited liability company has caused these presents to be signed by Kashif Kabani, its Sole Member, thereunto authorized, this \_\_\_ day of \_\_\_, 2022.

Zayaan Holding Real Estate, LLC, a Texas limited liability company  
 By: Kashif Kabani, Sole Member

STATE OF TEXAS  
 COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Kashif Kabani, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 \_\_\_ day of \_\_\_, 2022

Notary Public in and for the State of Texas  
 My Commission expires: \_\_\_\_\_

We, Independent Bank, owner and holder of a lien against the property described in the plat known as ZAYAAN HOLDING REAL ESTATE LLC, said lien being evidenced by instrument of record in the Clerk's File No. 2020182347 of the O.P.R.O.R.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and We hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

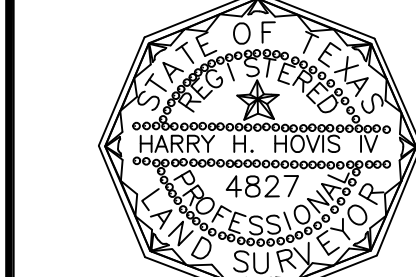
STATE OF TEXAS  
 COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, \_\_\_\_\_ Independent Bank, known to me to be the person whose name is 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 \_\_\_ day of \_\_\_, 2022

Notary Public in and for the State of Texas  
 My Commission expires: \_\_\_\_\_

I, Harry H. Hovis IV, 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 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.

  
 Harry H. Hovis IV  
 Texas Registration No. 4827

I, Hachem Domloj, 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.

  
 Hachem Domloj  
 Texas Registration No. 93949

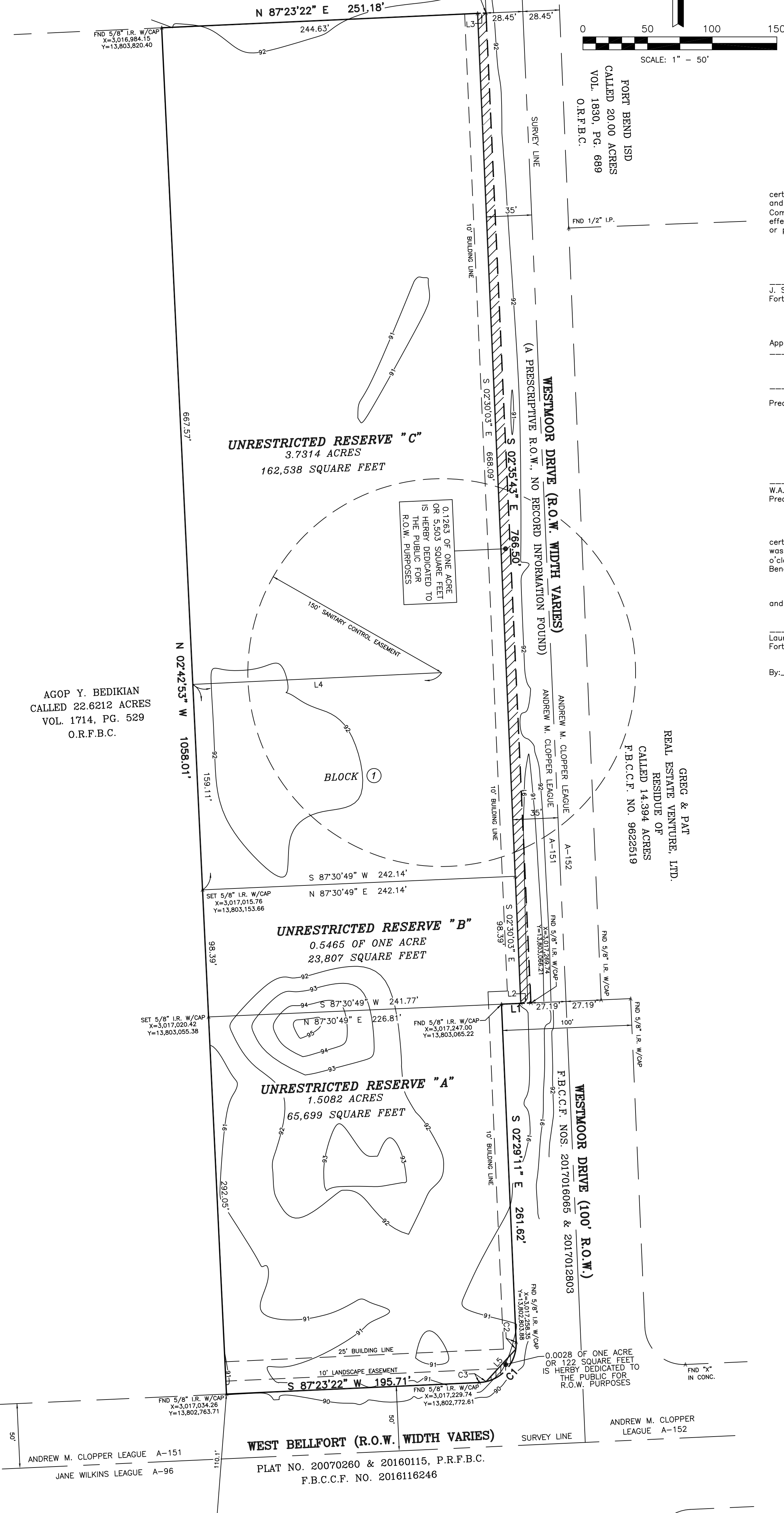
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of ZAYAAN HOLDING REAL ESTATE LLC in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this \_\_\_ day of \_\_\_, 2022.

By: Martho L. Stein, Chair  
 By: M. Sonny Garza, Vice Chairman

By: Margaret Wallace Brown, AICP, CNU-A Secretary

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	89°52'31"	47.06'	S 42°27'05" W	42.38'
C2	30.00'	10°25'55"	5.46'	S 02°43'46" W	5.45'
C3	30.00'	10°25'54"	5.46'	S 82°10'24" W	5.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°30'49" W	22.77'
L2	S 87°30'49" W	7.81'
L3	N 87°23'22" E	6.55'
L4	N 87°17'07" E	192.76'
L5	S 42°27'06" W	33.99'



ALIANA SEC. 55  
 PLAT NO. 20170011  
 P.R.F.B.C.

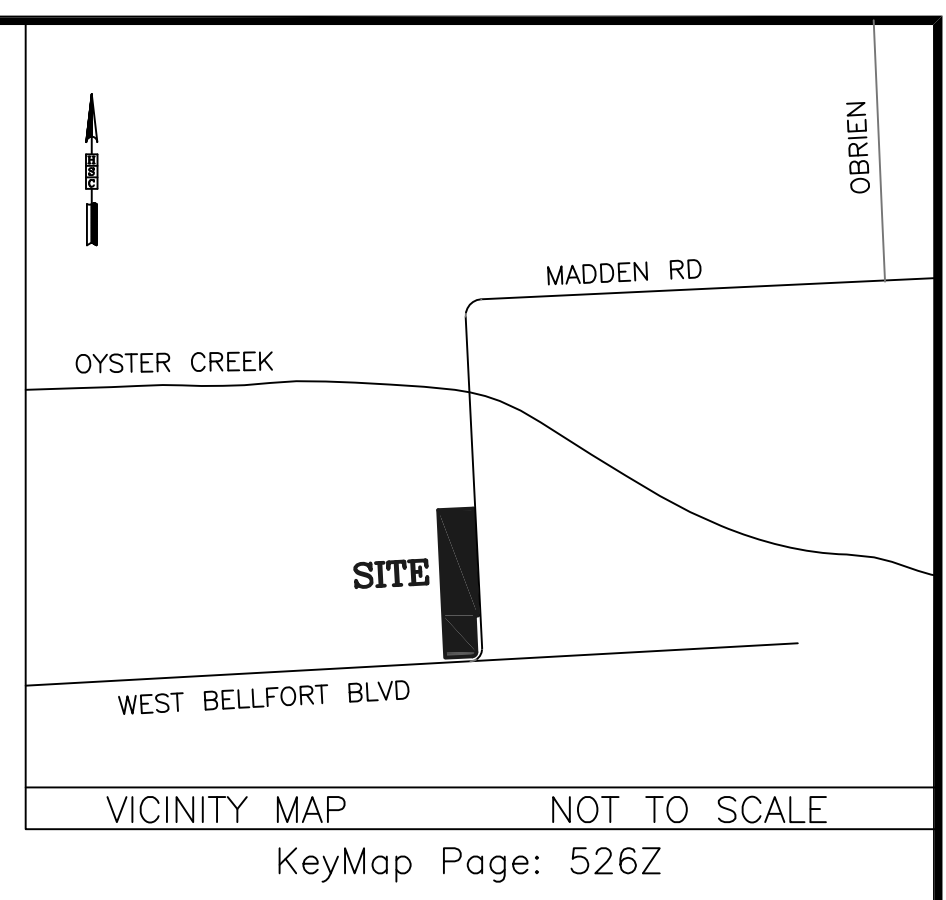
WESTMOOR DRIVE (100' R.O.W.)  
 PLAT NO. 20070268, P.R.F.B.C.

NOTES:

- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
- 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: 0.999879526.
- 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.
- 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 on an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 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.
- The top of all floor slabs shall be a minimum of 92.8 feet above mean sea level (NAVD 88 datum). In addition, no top of slab 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.

NOTES CONTINUED:

- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- This property lies within Zone X (unshaded) as per flood insurance rate maps, map number 48157C0140L, dated April 02, 2014.
- There are no pipelines or pipeline easements within the platted area shown hereon.
- This plat lies within Light Zone LZ3 of the Fort Bend County Lighting Ordinance.
- This property lies within Fort Bend County, County Assistance District 11, Fort Bend ISD, Fort Bend ESD 5 and the City of Houston ETJ.
- 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.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows for street ponding during intense rainfall events.
- Control Benchmark: Floodplain Reference Mark 210435, a brass disk Stamped 210435 from the intersection of Westheimer Road (FM 1033) and South Barker Cypress Road (FM 1464), East on Westheimer Road approximately 0.3 mile, monument located in the nose of concrete median in the Buffalo Bayou Watershed near stream W190-00-00. Elevation = 91.53' (NAVD 1988, 2001 Adj)
- Any property to drain into the drainage easements only through an approved drainage structure.
- Future development shall require on-site detention in accordance with the FBCDCM within a dedicated drainage easement/reserve.



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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 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 \_\_\_, 2022.

Vincent M. Morales, Jr. Precinct 1, County Commissioner  
 Grady Prestage Precinct 2, County Commissioner

KP George  
 County Judge

W.A. (Andy) Meyers Precinct 3, County Commissioner  
 Ken R. 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 \_\_\_ 2022, 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

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	11
WCID	N/A
MUD	N/A
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DIST.
SCHOOL	FORT BEND I.S.D.
FIRE	FORT BEND ESD NO. 5
IMPACT FEE AREA	N/A
CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT

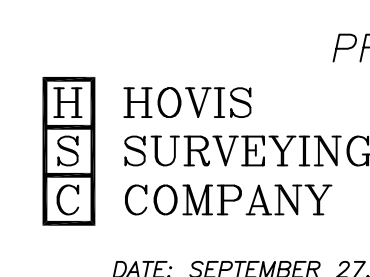
NOTES CONTINUED:  
 17. All future development should verify that the minimum slab elevation is at least 12" above the maximum extreme event ponding elevation within the site.

# ZAYAAN HOLDING REAL ESTATE LLC

A SUBDIVISION OF 5.9152 ACRES OF LAND SITUATED IN THE ANDREW M. CLOPPER LEAGUE, ABSTRACT NO 151, FORT BEND COUNTY, TEXAS

3 RESERVES, 0 LOTS, 1 BLOCK

OWNER:  
 ZAYAAN HOLDING REAL ESTATE LLC,  
 a Texas limited liability company  
 4915 SHAPIRO COURT  
 MISSOURI CITY, TEXAS 77459  
 (832) 781-4398

PREPARED BY:  
 HOVIS SURVEYING COMPANY  
 Land Surveys - Computer Mapping  
 Acreage - Residential - Industrial - Commercial  
 5000 Cabbage - Spring, Texas 77379  
 (281) 320-9591 hovis@hovissurveying.com  
 Texas Firm Registration No. 10030400