

PLAT RECORDING SHEET

PLAT NAME: Kumar Ranch

PLAT NO: _____

ACREAGE: 3.4357

LEAGUE: Jesse H. Cartwright

ABSTRACT NUMBER: 16

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: SA 2010, LLC

(DEPUTY CLERK)

**STATE OF TEXAS
COUNTY OF FORT BEND**

We, SA 2010, LLC, a Texas limited company, acting by and through Harsh Kumar, president, being officers of SA 2010, LLC, a Texas limited company, Owner hereinafter referred to as Owners (whether one or more) of the 5.455-acre tract described in the above and foregoing map of KUMAR RANCH, 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 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 bays, creeks, gulches, 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 obstructions shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, this plat is subject to the terms, conditions and provisions as set out by the "Regulations of Fort Bend County for the placement of signs visible from the main-traveled way of a toll road", as adopted by Commissioners' Court on January 24, 2006, and as amended on August 27, 2013.

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 SA 2010, LLC, a Texas limited company has caused these presents to be signed by Harsh Kumar, president, thereunto authorized, this 21 day of July, 2022.

SA 2010, LLC, a Texas limited company

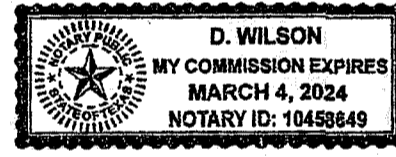
Harsh Kumar
Harsh Kumar
President

**STATE OF TEXAS
COUNTY OF FORT BEND**

BEFORE ME, the undersigned authority, on this day personally appeared Harsh Kumar, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of July, 2022.

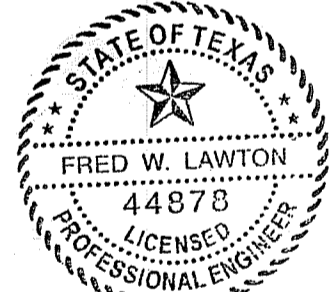
D. Wilson
Notary Public in and for the State of Texas
Print Name: D. Wilson



My Commission expires: 03/04/2024

I, Fred W. Lawton, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County, Texas.

Fred W. Lawton
Fred W. Lawton, P.E.
Texas Registration No. 44878



I, Fred W. Lawton, 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 actual 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.

Fred W. Lawton
Fred W. Lawton
Texas Registration No. 2321

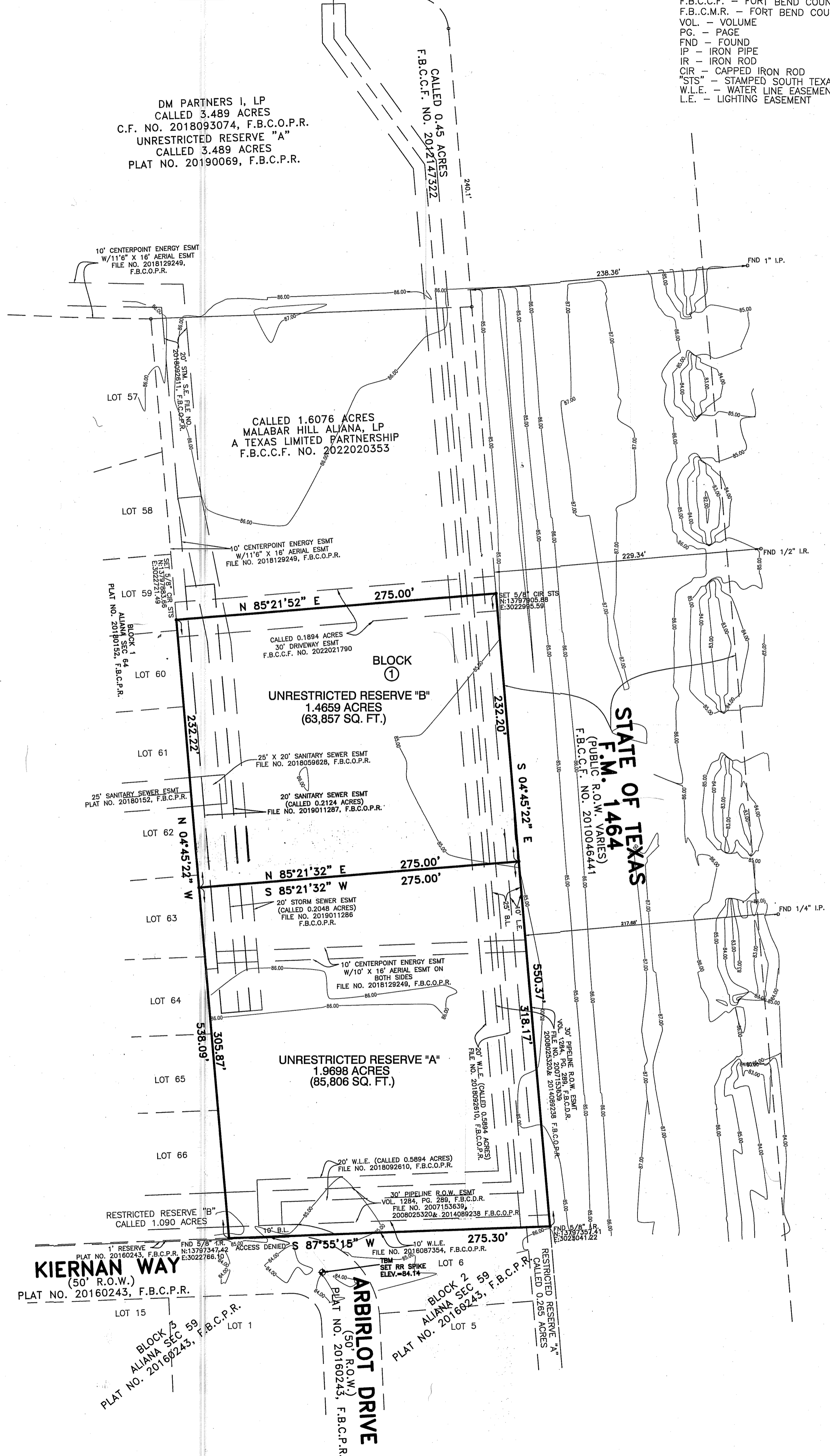


This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 25 day of October, 2022.

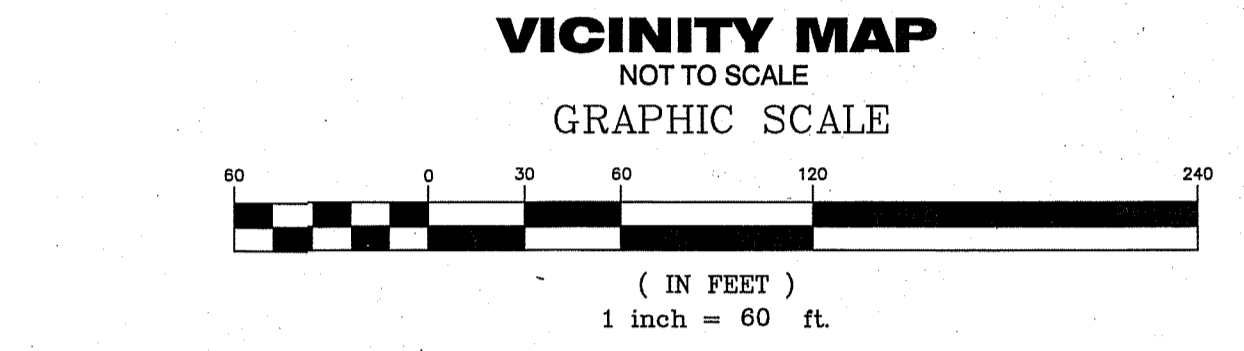
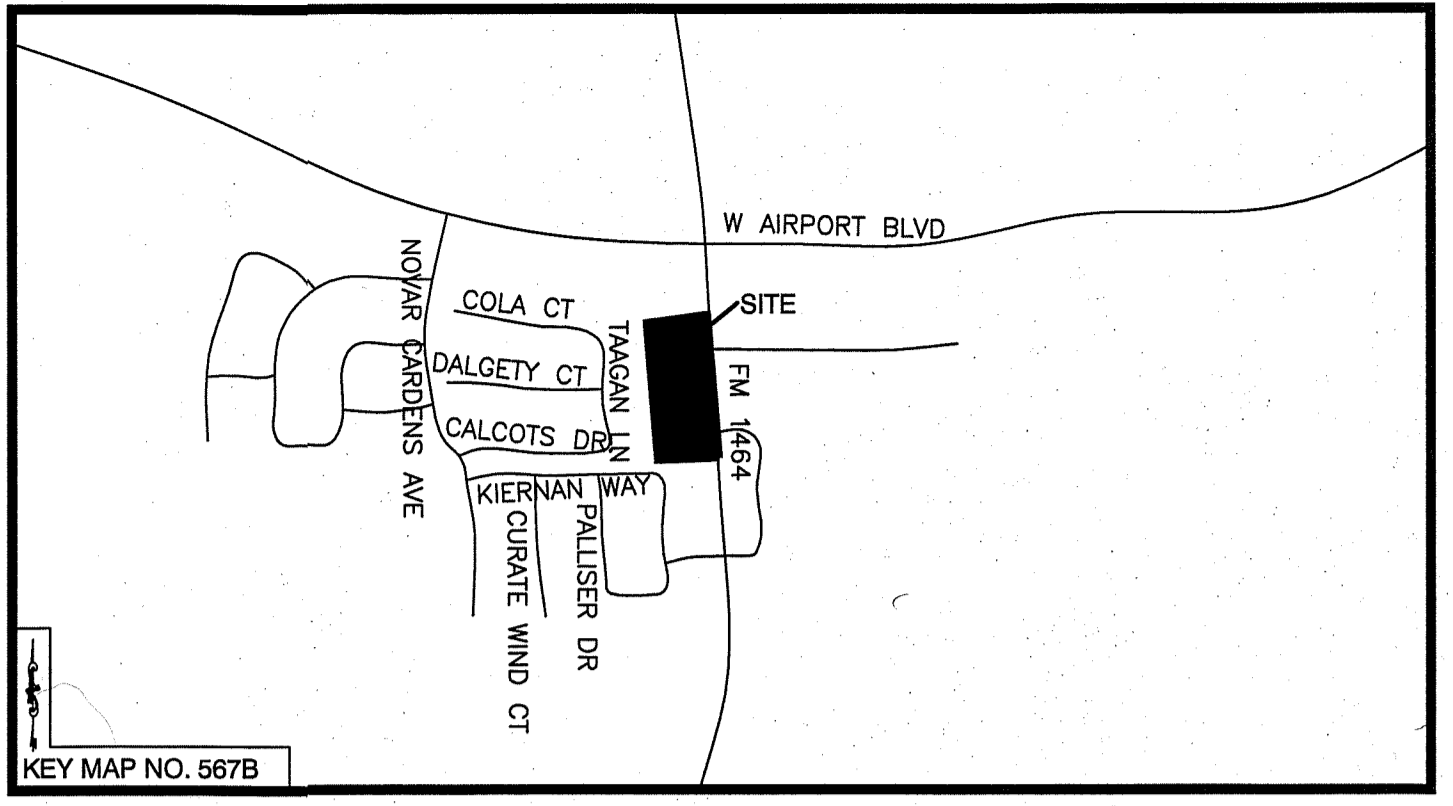
By: *Martha N. Stein* (or) *M. Sunny Garza* Chair or Vice Chairman
By: *H. Probst* Secretary

DISTRICT NAMES	
WCID	NONE
MUD	FBC MUD NO. 134 B
LID	NONE
DID	NONE
SCHOOL	FBC DRAINAGE FORT BEND ISD
FIRE DISTRICT	FBC ESD 5
CITY OR CITY ETD	CITY OF HOUSTON ETD
UTILITY COMPANY	CENTERPOINT ENERGY
COUNTY ASSISTANCE DISTRICT	NONE

WEST AIRPORT BLVD.
(100' PUBLIC R.O.W.)
PLAT NO. 20110071, F.B.C.P.R.



- LEGEND:**
 SQ. FT. = SQUARE FEET
 B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 R.O.W. = RIGHT OF WAY
 F.B.C.C.F. = FORT BEND COUNTY CLERKS FILE
 F.B.C.M.R. = FORT BEND COUNTY MAP RECORDS
 VOL. = VOLUME
 PG. = PAGE
 FND = FOUND
 IP = IRON PIPE
 IR = IRON ROD
 CIR = CAPPED IRON ROD
 *STS = STAMPED SOUTH TEXAS SURVEYING
 W.L.E. = WATER LINE EASEMENT
 L.E. = LIGHTING EASEMENT



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 _____, 20__.

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

K.P. GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS, PRECINCT 3, COUNTY COMMISSIONER
DEXTER L. MCCOY, 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 _____, 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, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: DEPUTY

KUMAR RANCH
1 BLOCK, 2 UNRESTRICTED RESERVES
A SUBDIVISION OF 3.4357 ACRES (149,663 SQ.FT.) TRACT OF LAND SITUATED IN THE JESSE H. CARTWRIGHT LEAGUE, ABSTRACT NO. 16, FORT BEND COUNTY, TEXAS.

SCALE: 1" = 60' DATE: 10/2022
OWNER: SA 2010, LLC, A TEXAS LIMITED COMPANY
ADDRESS: FM 1464 ROAD
RICHMOND, TEXAS 77407
PHONE NUMBER: 865-438-9512

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

- NOTES**
- B.L. INDICATES BUILDING LINE U.E. INDICATES UTILITY EASEMENT; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.C.F. INDICATES FORT BEND COUNTY CLERKS FILE RECORDS; F.B.C.M.R. INDICATES FORT BEND COUNTY MAP RECORDS.
 - BENCHMARK DESCRIBED BY NATIONAL GEODETIC SURVEY 1986 AW, 12.9 KM (8.0 MI) SOUTH FROM ADDICKS, 12.9 KM (8.0 MI) SOUTH ALONG STATE HIGHWAY 6 FROM THE INTERSTATE HIGHWAY 15 OVERPASS IN ADDICKS, AT THE JUNCTION OF OLD RICHMOND ROAD EAST AND GASTON ROAD WEST, 23.2 METERS (76.0 FT) EAST OF THE CENTERLINE OF HIGHWAY 6 NORTHBOUND, 17.2 METERS (56.3 FT) SOUTH OF THE CENTERLINE OF OLD RICHMOND ROAD, 12.2 METERS (40.0 FT) SOUTH OF THE CENTER OF A CULVERT HEADWALL, 11.0 METERS (36.0 FT) SOUTHWEST OF A POWER POLE, 0.79 METER (2.6 FT) NORTHWEST OF A FENCE CORNER, 0.30 METER (1.0 FT) NORTHWEST OF A FENCE. NOTE ACCESS TO DATUM POINT IS HAD THROUGH A 5-INCH LOGO CAP. THE MARK IS 0.30 METERS IN FROM A WITNESS POST THE MARK IS ABOVE LEVEL WITH OLD RICHMOND ROAD. ELEVATION=86.99 FEET NAVD 88 ADJUSTMENT.
 - TBM INDICATES TEMPORARY BENCHMARK; SET R.R. SPIKE. ELEVATION = 84.14 FEET NAVD 88 ADJUSTMENT.
 - ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVING BY A FACTOR OF 0.99987394087805.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY INTEGRITY TITLE COMPANY, FILE NO. 2034510A, DATED APRIL 29, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 48157C 0145L, MAP REVISED APRIL 02, 2014, PROPERTY LIES WITHIN UNSHADDED ZONE "X", AREAS OF 500-YEAR FLOOD.
 - 5/8-INCH IRON RODS WITH PLASTIC CAP MARKED "SOUTH TEXAS SURVEYING" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET ROWS HAVE NOT BEEN MONUMENTED.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 88.00 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 RESTRAIN, WHICHEVER IS HIGHER.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STIFF PONDING DURING INTENSE RAINFALL EVENTS.
 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - 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.
 - KUMAR RANCH SUBDIVISION RESIDES WITHIN LIGHTING ZONE L23.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-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.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - 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 LOT 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.
 - ALL EXISTING PIPELINE OR PIPELINE EASEMENTS THROUGH THIS PROPOSED SUBDIVISION HAVE BEEN SHOWN.
 - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL OF PERMITS AND DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 - ACCESS CANNOT BE TAKEN FROM KIERNAN WAY.
 - FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12" ABOVE THE MAXIMUM EXTREME EVENT PONDING ELEVATION WITHIN THE SITE.