

PLAT RECORDING SHEET

PLAT NAME: Sama Estates at Saddlepur

PLAT NO: _____

ACREAGE: 3.00

LEAGUE: I. & G. CO. Survey

ABSTRACT NUMBER: 262

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 1

OWNERS: ADI DEVELOPERS, LLC

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

We, ADI DEVELOPERS, LLC, acting by and through Irfan Choudhary, President, being officer of ADI DEVELOPERS, LLC, owner hereinafter referred to as Owner of the 3.000 acre tract described in the above and foregoing map of SAMA ESTATES AT SADDLESPUR, 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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, 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 to comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the ADI DEVELOPERS,LLC, has caused these presents to be signed by Irfan Choudhary, President, thereunto authorized, this ____ day of _____, 2022.

ADI DEVELOPERS, LLC,

By: _____
Irfan Choudhary, President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Irfan Choudhary, 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 _____, 2022.

Notary Public in and for the State of Texas

Signature: _____

My Commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of SAMA ESTATES AT SADDLESPUR 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: Martha L. Stein Chair Or Margaret Wallace Brown,AICP,CNU-A Secretary

By: M. Sonny Garza Vice-Chairman

I, David L. Bowden, 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.

David L. Bowden
Texas Registration No. 4864



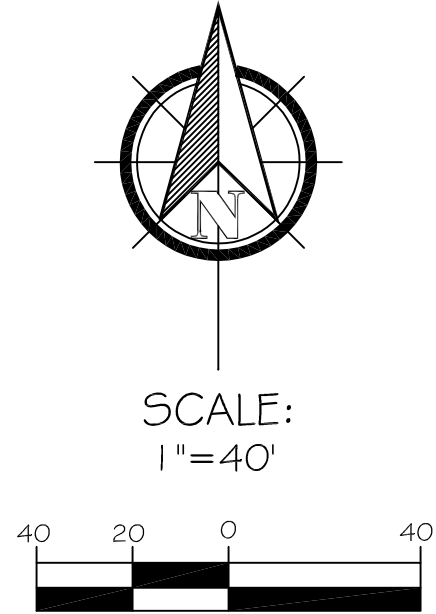
I, _____, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

Texas Registration No. _____

NOTES:

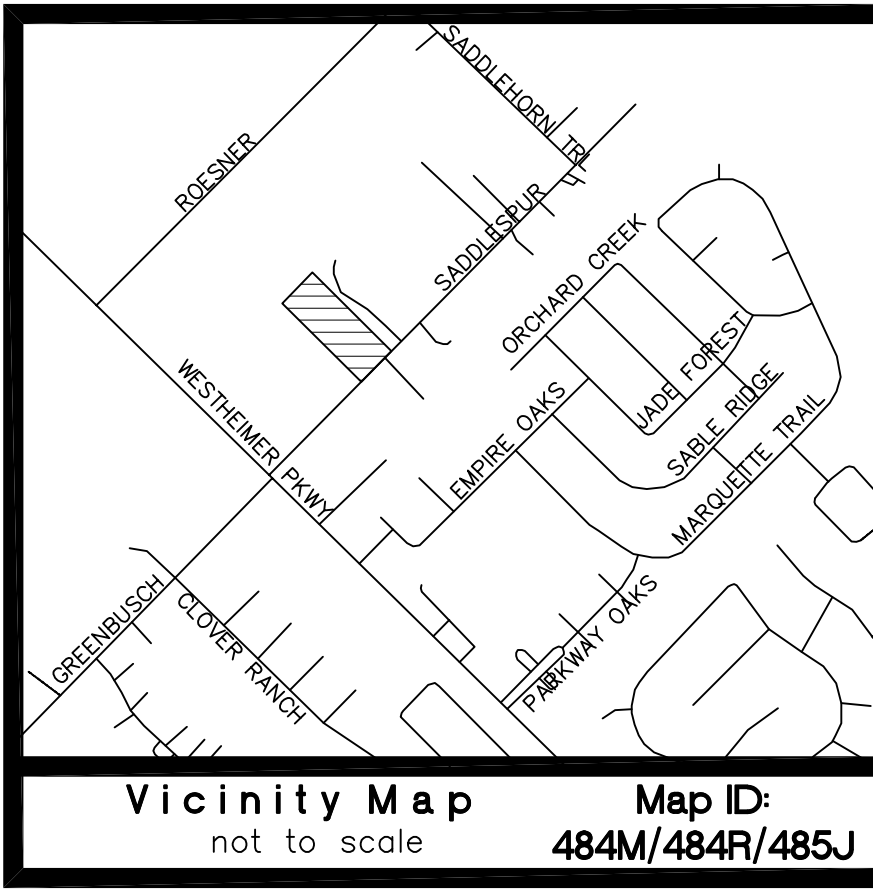
- Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- Lots 1 & 2 shall be restricted to single family residential use.
- Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a freestanding building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- 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 of 0.9998937.
- 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.
- All lots shall have adequate wastewater collection service.
- Bearings shown hereon are referenced to the Texas Coordinate System of 1983, (NAD83) South Central Zone (FIPS 4204) per GPS observations are based on control monuments (CM) as depicted on this survey.
- This plat lies within Light Zone LZ3 of the Fort Bend County Lighting Ordinance.
- A minimum distance of 10' shall be maintained between residential dwellings.
- This property lies within Zone X as per the Flood Insurance Rate Map: 48157C-0045-L effective date 1/06/2017.
- The top of all floor slabs shall be a minimum of 125.00 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 restraint, whichever is higher.
- 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 Criteria Manual which allows street ponding with intense rainfall events.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- Individual OSFS system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process. In accordance with the 30 TAC Chapter 285 OSFS rules.
- Future Development will require onsite drainage and detention facilities within a dedicated easement to be maintained by the property owner.
- This plat is encumbered by a dedicated drainage easement as defined by instrument filed for record under Fort Bend County Clerk's File No. 2022095773.

DISTRICT NAMES	
WCID	NONE
MUD	NONE
LID	NONE
DID	FBC DRAINAGE
SCHOOL	KATY ISD
FIRE	WILLOWORK
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	FBC ESD NO. 2
COUNTY COMMISSIONER	PRECINCT NO. 1
COUNTY ASSISTANCE DISTRICT	CAD 10



LEGEND:

H.C.M.R. - Harris County Map Records
H.C.D.R. - Harris County Deed Records
F.B.C.C.F. - Fort Bend County Clerk's File Number
F.C. - File Code Number
F.B.C.D.R. - Fort Bend County Deed Records
U.E. - Utility Easement
A.E. - Unobstructed Aerial Easement
B.L. - Building Line
G.B.L. - Garage Building Line
R.O.W. - Right-Of-Way
CM - Control Monument
G.E. - Ground Easement
F.N.D. - Found
W.L.E. - Water Line Easement
I.R. - Iron Rod



Vicinity Map
not to scale
Map ID:
484M/484R/485J

I, J. Stacy Slawinski, 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 Commissioner's 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.

By: _____
J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas
this ____ day of _____, 2023.

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 registration in my office on _____, 20____, at _____ o'clock _____ M., in Plat Number _____ of the Plat Records of said county. Witness my hand and seal of office at Richmond, Texas, the day and date last above written.

By: _____
Laura Richard
Clerk of the County
Fort Bend County, Texas

SAMA ESTATES
AT SADDLESPUR
A SUBDIVISION OF A 3.00 ACRE TRACT OF
LAND SITUATED IN THE I. & G. CO. SURVEY, ABSTRACT
262, FORT BEND COUNTY, TEXAS

2 LOTS 1 RESERVE 1 BLOCK

SCALE: 1" = 40'

OWNER:

ADI DEVELOPERS, LLC
1314 THREE FORKS DR.
KATY, TX 77450
c/o MR. IRFAN CHOUDHARY
PHONE: (510) 409-7596

PLANNING CONSULTANTS:

PlanExpress
Plans & Permit Services

107 N. Milby St. Suite B Houston, TX 77003
Phone: 281-501-2949
E-mail: info@plan-express.com

FEBRUARY 2022



Bowden Survey

Professional Surveying Services
2223 PASO RELLO
Houston, Texas 77077
Phone: (281) 531-1900 Fax: (281) 531-4900