

PLAT RECORDING SHEET

PLAT NAME: Sovereign Shores Estates Partial Replat No 3 and Extension

PLAT NO: _____

ACREAGE: 5.881

LEAGUE: Jane Long Survey

ABSTRACT NUMBER: 55

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 3

NUMBER OF RESERVES: 0

OWNERS: Mohammad Dosani and Aleyda Dosani and US Car Wash System, LLC

(DEPUTY CLERK)

STATE OF TEXAS :
COUNTY OF FORT BEND :

WE, MOHAMMAD DOSANI AND WIFE, ALEYDA DOSANI, INDIVIDUALS, AND US CAR WASH SYSTEM, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MOHAMMAD DOSANI, MANAGER; HERINAFTER REFERRED TO AS OWNERS OF THE 5.8813 ACRES SHOWN HEREON AND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SOVEREIGN SHORES ESTATES PARTIAL REPLAT NO 3 AND EXTENSION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, 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 TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED 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 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 PURPOSES FOREVER UNOBTSTRUCTED 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 INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON 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 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, GIVING THE CITY OF RICHMOND, 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 COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREMEN, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS.

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 HEREBY CERTIFY THAT THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

WITNESS OUR HANDS IN THE COUNTY OF FORT BEND, TEXAS, THIS ____ DAY OF _____, 2023.

BY: _____ BY: _____
MOHAMMAD DOSANI ALEYDA DOSANI

STATE OF TEXAS :
COUNTY OF _____ :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOHAMMAD DOSANI AND WIFE, ALEYDA DOSANI, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID INDIVIDUALS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____ NOTARY

MY COMMISSION EXPIRES:_____

IN TESTIMONY WHEREOF THE, US CAR WASH SYSTEM, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MOHAMMAD DOSANI, MANAGER, THEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2023.

US CAR WASH SYSTEM, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
MOHAMMAD DOSANI, MANAGER

STATE OF TEXAS :
COUNTY OF FORT BEND :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOHAMMAD DOSANI, MANAGER OF US CAR WASH SYSTEM, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____ NOTARY

MY COMMISSION EXPIRES:_____

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF SOVEREIGN SHORES ESTATES PARTIAL REPLAT NO 3 AND EXTENSION IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS, THIS
THE ____ DAY OF _____, 2023.

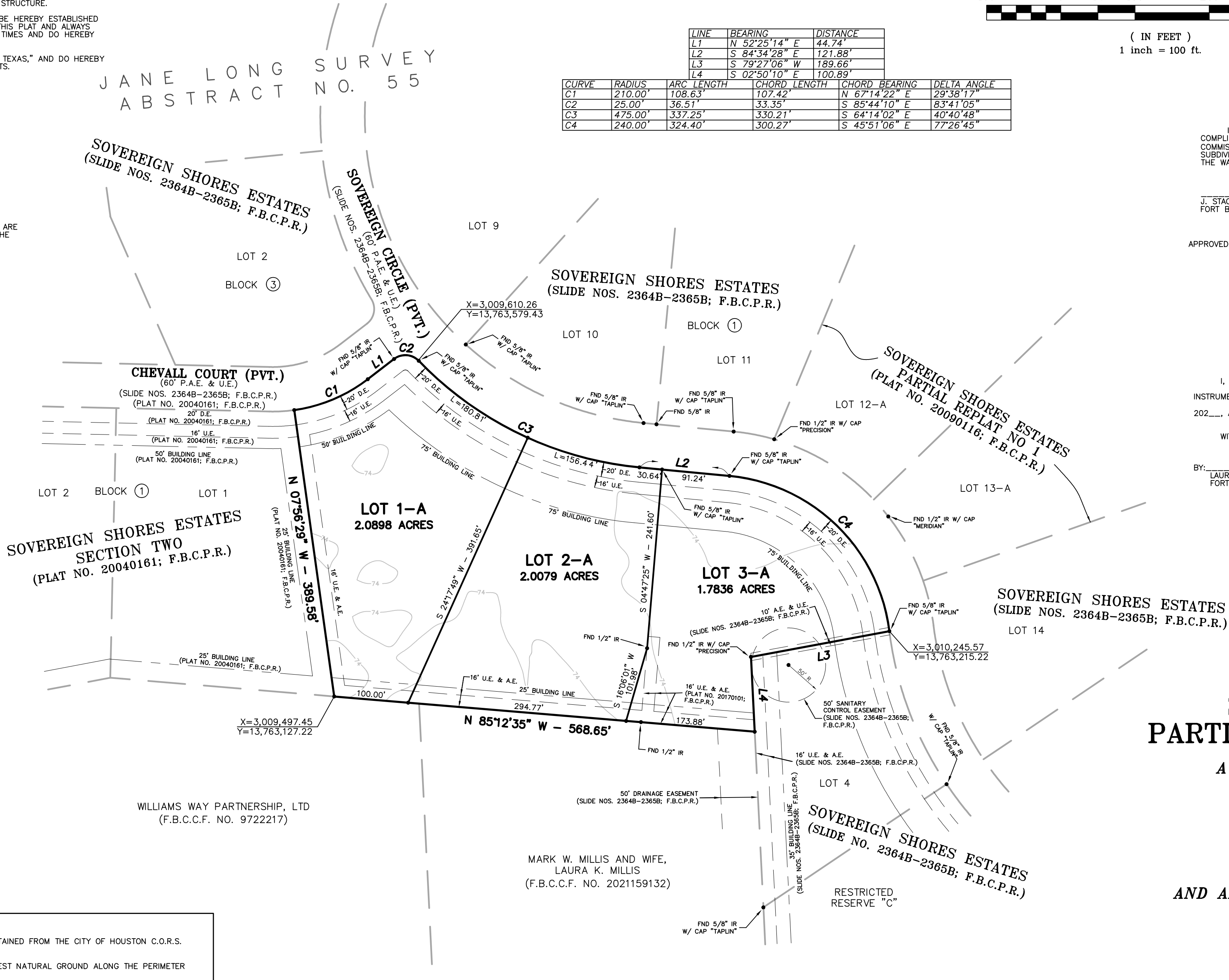
TERRI VELA, CITY MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF SOVEREIGN SHORES ESTATES PARTIAL REPLAT NO 3 AND EXTENSION IS APPROVED ON _____ BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE ____ DAY OF _____, 2023, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL, AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

REBECCA K. HAAS, MAYOR

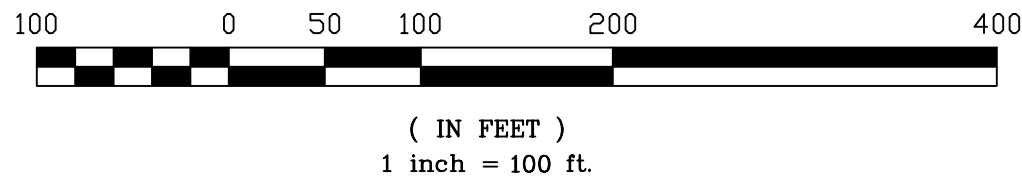
LASHA GILLESPIE, CITY SECRETARY



LEGEND

A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
FND - FOUND
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
FT. - FEET
IP - IRON PIPE
IR - IRON ROD
P.A.E. - PERMANENT ACCESS EASEMENT
U.E. - UTILITY EASEMENT
(PVT.) - PRIVATE
W/ - WITH

GRAPHIC SCALE



I, J. STACY SLAWINSKI, P.E., 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 _____, 202__.

VINCENT M. MORALES, JR., COMMISSIONER
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER
PRECINCT 2

KP GEORGE, COUNTY JUDGE

W. A. "ANDY" MEYERS, COMMISSIONER
PRECINCT 3

DEXTER L. MCCOY, 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 _____ 202__ AT ____ O'CLOCK ____M., IN PLAT NUMBER(S) _____ 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, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

SOVEREIGN SHORES ESTATES PARTIAL REPLAT NO 3 AND EXTENSION

**A REPLAT OF 5.8813 ACRES OF LAND BEING ALL OF
LOTS 1 AND 2, BLOCK 4,
SOVEREIGN SHORES ESTATES
(SLIDE NO. 2364/B-2365/B; F.B.C.P.R.);
LOT 3-A, SOVEREIGN SHORES ESTATES
PARTIAL REPLAT NO 2
(PLAT NO. 20170101; F.B.C.P.R.);
AND ALSO BEING ALL OF A 0.9781 ACRE TRACT CONVEYED TO
US CAR WASH SYSTEM, LLC,
(F.B.C.C.F. NO. 2023009815),
IN THE JANE LONG SURVEY, ABSTRACT NO. 55,
FORT BEND COUNTY, TEXAS**

3 LOTS - 1 BLOCK

~ OWNERS~

MOHAMMAD DOSANI AND ALEYDA DOSANI
40 Lake Mist Drive
Sugar Land, Texas 77479
PHONE: 713.291.3797

US CAR WASH SYSTEM, LLC,
a Texas limited liability company
11722 Veterans Memorial Drive
Houston, Texas 77067
PHONE: 713.291.3797

~ SURVEYOR ~

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

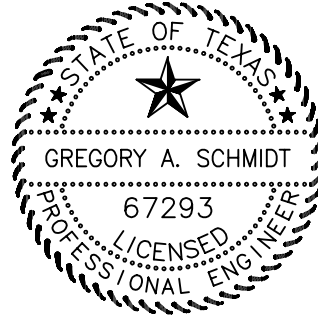
JOB NO. 08549-0002
SEPTEMBER 14, 2023

NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987085637.
- 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 76.70 FEET (NAVD '88) ABOVE MEAN SEA LEVEL. IN ADDITION, NO SLAB SHALL BE LESS THAN 2 FEET ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION OR LESS THAN 1 FOOT ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT.
- 3.) BENCHMARK: NOS MONUMENT "E 1212" ELEVATION = 99.80' (NAVD '88). CONTOURS SHOWN HEREON ARE SHOWN PER THE PLAT OF SOVEREIGN SHORES ESTATES (SLIDE NOS. 2364B-2365B; F.B.C.P.R.)
- 4.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, WEST FORT BEND MANAGEMENT DISTRICT, THE CITY OF RICHMOND ETJ, AND FORT BEND COUNTY, TEXAS.
- 5.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 6.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 7.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 8.) SIDEWALKS TO BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A..
- 9.) 5 FEET BUILDING SETBACK LINES ARE HEREBY ESTABLISHED ON ALL SIDE PROPERTY LINES.
- 10.) THIS PLAT LIES IN LIGHTING ZONE 3 (LZ3).
- 11.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0265 L, EFFECTIVELY DATED APRIL 2, 2014, THE LIMITS OF THIS SUBDIVISION LIES WITHIN SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- 12.) ALL INTERNAL DRAINAGE DITCHES AND DETENTION LAKE SHALL BE MAINTAINED BY THE PROPERTY OWNERS AND THE HOME OWNER ASSOCIATION.
- 13.) - - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: "MCKIM & CREED", UNLESS OTHERWISE NOTED.
- 14.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NOS. 2002011341, 2002011342, 2003060969, 2003079880, 2004039883, 2017032426, 2018049532, AND 2020083839.
- 15.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF RESTRICTIONS SET FORTH IN SLIDE NO. 2364/B-2365/B AND PLAT NO. 20170101 OF THE FORT BEND COUNTY PLAT RECORDS; AND IN FORT BEND COUNTY CLERK'S FILE NOS. 200206888, 2010044397, AND 2011130940.
- 16.) NO KNOWN PIPELINES OR PIPELINE EASEMENTS APPEAR TO AFFECT THIS TRACT, NO ABOVE GROUND ELEVATION WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
- 17.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 18.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 19.) THIS PLAT IS SUBORDINATED BY: ZIONS BANCORPORATION, NO DBA AMECY BANK, AND THIRD COAST BANK, SSB. LIENHOLDER'S SUBORDINATION TO DEDICATION FOR DEED OF RECORDS FILE NOS. 2021203613, 2022148060, 2023009815, 2023009816, AND 2023009817 TO BE RECORDED WITH FORT BEND COUNTY PLAT RECORDS.

I, GREGORY A. SCHMIDT, 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.

GREGORY A. SCHMIDT, P.E.
TEXAS REGISTRATION NO. 67293



I, ROBERT CHRIS KELLY, AM AUTHORIZED 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 RODS HAVING AN OUTSIDE DIAMETER OF FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

ROBERT CHRIS KELLY, R.P.L.S.
TEXAS REGISTRATION NO. 6833

