

PLAT RECORDING SHEET

PLAT NAME: Katy Islamic Center Replat No 2 and Extension

PLAT NO: _____

ACREAGE: 6.375

LEAGUE: I.&G.N.R.R. Survey No 3

ABSTRACT NUMBER: 262

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Islamic Society of Greater Houston and North American Islamic Trust, Inc.,

(DEPUTY CLERK)

I, Damian Jagers, am authorized (or 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.

Damian Jagers, RPLS No. 6269
INTERLAND SURVEY & MAPPING, LLC

I, Mario Ipin, P.E., 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.

Mario Ipin, P.E.
Texas Registration No. 94721

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Sahal Syed, President, 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 _____ day of _____, 2024.

Notary Public
in and for the State of Texas
Commission Expires _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Badar Alam, General Secretary, 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 _____ day of _____, 2024.

Notary Public
in and for the State of Texas
Commission Expires _____

NOTES:

- Unless otherwise indicated, the building line (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.
- 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 0.99988843.
- 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.
- Bearing basis: Bearings, distances, and areas shown hereon are based upon G.P.S. observations of controlling monuments shown hereon.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0045L, revised date of April 2, 2014, the subject property lies within Zone "X" (unshaded), areas determined to be outside the 0.2% annual chance floodplain.
- Elevations referenced to Harris County Flood Control Reference Marker RM190050 with a published elevation of 118.02' NAVD88 (2001 ADJ.).
- The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
- Sidewalks shall 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..
- This plat lies within Fort Bend County Lighting Ordinance Zone LZ3.
- The top of all floor slabs shall be a minimum of 125.50' 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.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 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.
- Unrestricted reserves must be served by wastewater collection services.
- There are no pipeline nor pipeline easements within the limits of the subdivision.
- All property to drain into the drainage easement only through an approved drainage structure.
- Owner shall be responsible for maintenance of the private onsite drainage facility.
- The drainage easement referenced in 2016084133 follows the onsite storm lines and is not specified otherwise for widths.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of KATY ISLAMIC CENTER REPLAT NO. 2 AND EXTENSION, 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 _____, 2024.

By: _____
Martha L. Stein or M. Sonny Garza
Chair

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

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
W.C.I.D.	N/A
M.U.D.	N/A
L.I.D.	N/A
D.I.D.	FORT BEND DRAINAGE
SCHOOL	KATY I.S.D.
FIRE	ESD-2
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON E.T.J.
UTILITIES CO.	INFRAMARK, LLC

I, J. Stacy Slawinski, Fort Bend County Engineer, do hereby certify that the plat 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 of 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 _____, 2024.

Vincent M. Morales, Jr.
Precinct 1,
County Commissioner

Grady Prestage
Precinct 2,
County Commissioner

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

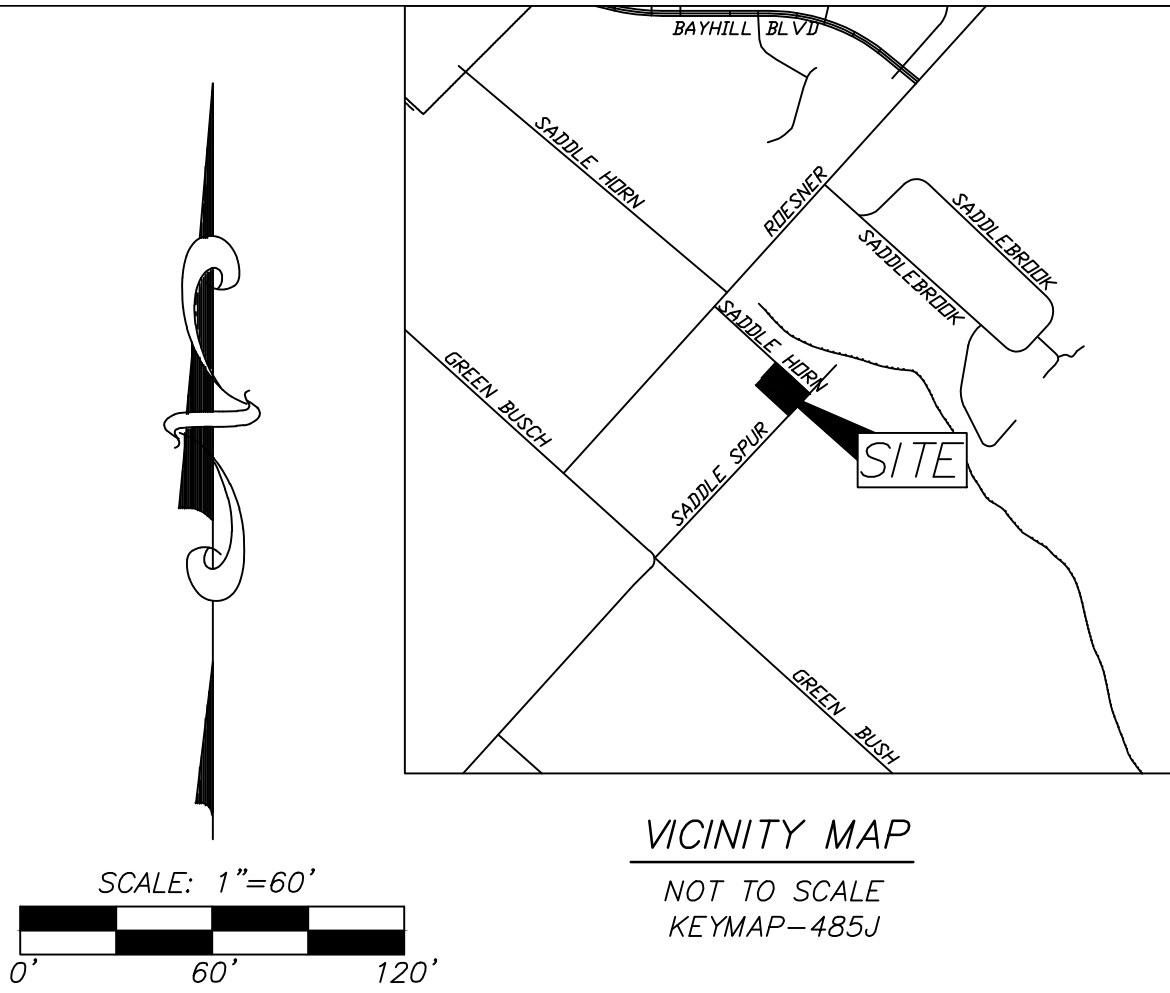
Dexter L. McCoy
Precinct 4,
County Commissioner

KP George
County Judge

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 _____, 2024, 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



KATY ISLAMIC CENTER REPLAT NO 2 AND EXTENSION

A SUBDIVISION OF 6.375 ACRES (277,689 SQUARE FEET) OF LAND OUT OF THE I.&G.N.R.R. SURVEY NO 3, IN BLOCK 2, ABSTRACT 262, FORT BEND COUNTY, TEXAS, AND BEING A REPLAT OF KATY ISLAMIC CENTER REPLAT NO 1 AND EXTENSION, PER MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20190211 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AND CALLED 2.775 ACRES TO GRADY L. BONEY AND WIFE ELOISE L. BONEY BY AN INSTRUMENT RECORDED IN VOL. 549, PAGE 517 FORT BEND COUNTY CLERK FILE F.B.C.C.F., MAP RECORDS OF FORT BEND COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

SCALE: 1" = 60' 1 RESERVE 1 BLOCK DATE: MAY, 2024

OWNER:
ISLAMIC SOCIETY OF
GREATER HOUSTON
3110 EASTSIDE STREET
HOUSTON, TEXAS 77098
(713) 524-6615

OWNER:
NORTH AMERICAN ISLAMIC TRUST, INC.,
TRUSTEE, AN INDIANA NON-PROFIT CORPORATION
721 ENTERPRISE DR
OAK BROOK, ILLINOIS 60523
(630) 789-9191



PREPARED BY
LAND SURVEYING FIRM:
INTERLAND
SURVEYING | MAPPING
401 STUDEWOOD, STE 309 TEL. (713) 880-0516
HOUSTON, TEXAS 77007 FIRM NO. 10194129
WWW.INTERLANDSURVEY.NET

STATE OF TEXAS
COUNTY OF HARRIS

We, Islamic Society of Greater Houston and North American Islamic Trust, Inc., Trustee, an Indiana non-profit corporation, acting by and through Sohail Syed, President and Badar Alam, General Secretary, owner hereinafter referred to as Owners (whether one or more), of the 6.375 acre tract described in the above and foregoing map of KATY ISLAMIC CENTER REPLAT NO 2 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 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 the 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 fifteen (15' 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 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, We do hereby acknowledge the receipt of the "Order for Regulation of Outdoor Lighting in the Unincorporated Area 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.

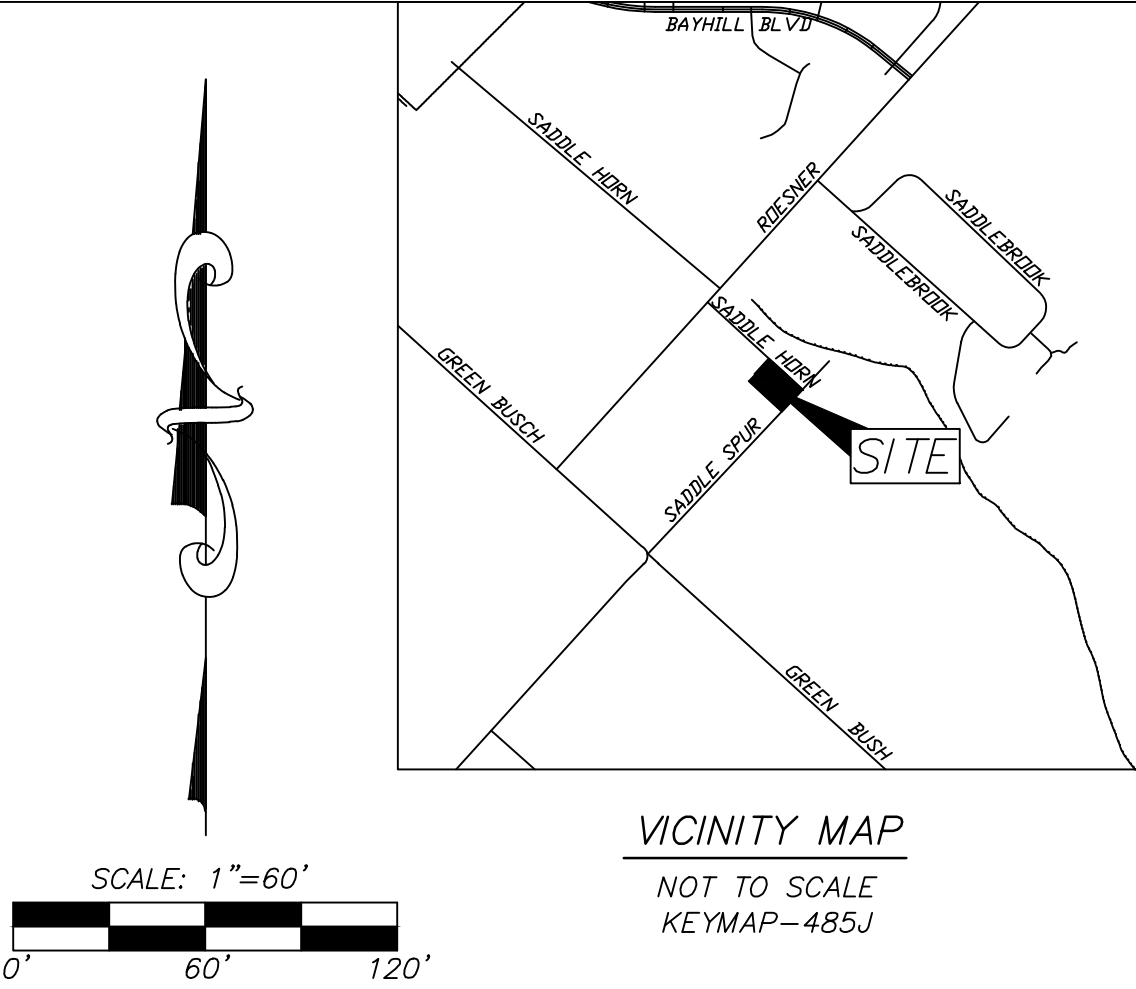
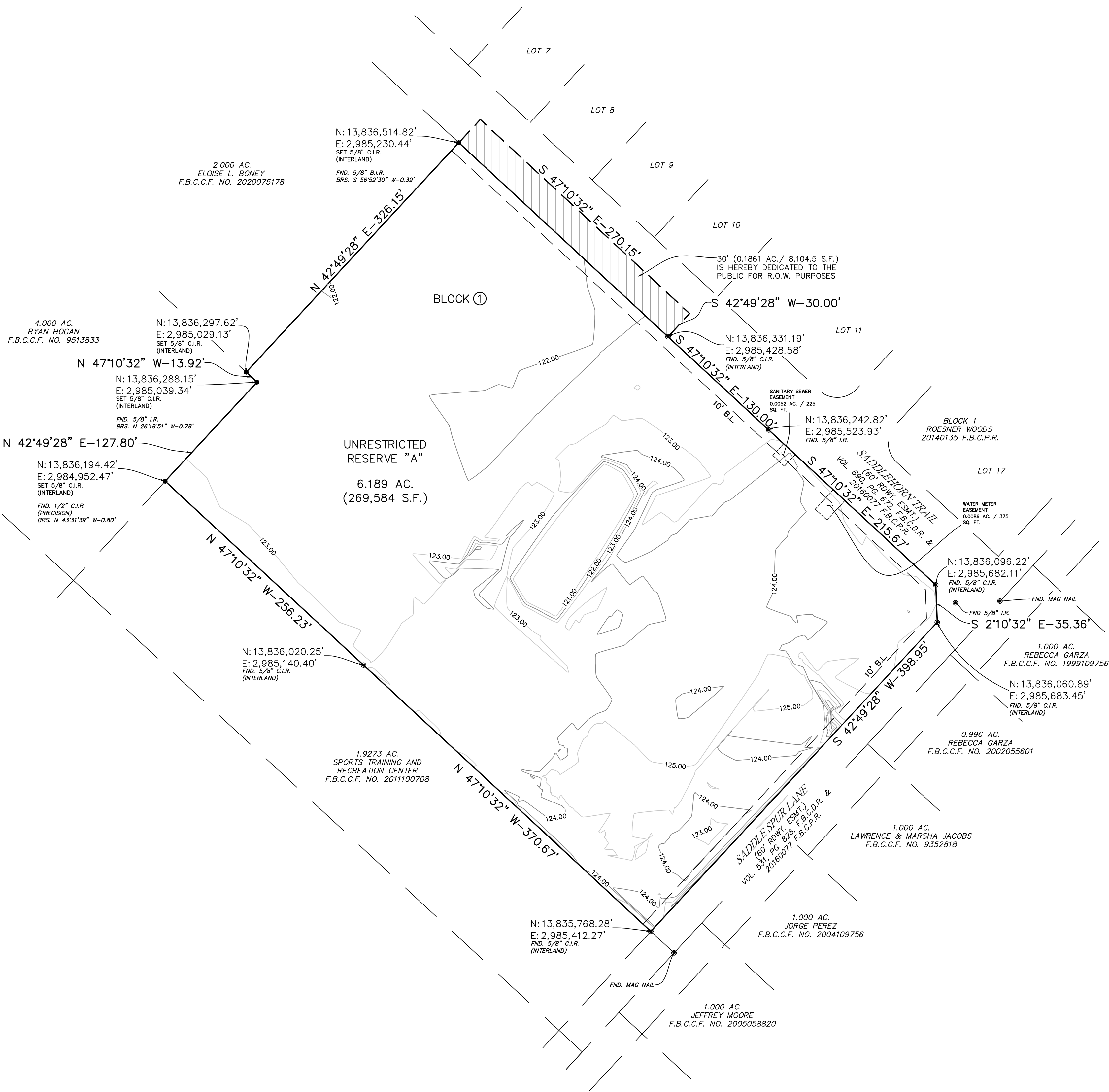
FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than (2) residential units per lot.

IN TESTIMONY WHEREOF, the Islamic Society of Greater Houston and North American Islamic Trust, Inc., Trustee, an Indiana non-profit corporation, has caused these presents to be signed by Sohail Syed, its President, thereunto authorized, attested by its General Secretary, Badar Alam, this _____ day of _____, 2024.

Islamic Society of Greater Houston
North American Islamic Trust, Inc., Trustee, an Indiana non-profit corporation

By: _____
Sohail Syed, President

Attest: _____
Badar Alam, General Secretary



LEGEND	
AC.	ACRES
A.E.	AERIAL EASEMENT
BRS.	BEARS
B.I.R.	BENT IRON ROD
C.I.R.	CAPPED IRON ROD
C.M.	CONTROLLING MONUMENT
ESMT.	EASEMENT
F.B.C.C.F. NO.	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
FND.	FOUND
G.P.S.	GLOBAL POSITIONING SYSTEM
NO.	NUMBER
R.O.W.	RIGHT OF WAY
RDWY.	ROADWAY
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
VOL., PG.	VOLUME, PAGE

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