PLAT RECORDING SHEET

PLAT NAME: **Plaza on Clodine**

PLAT NO:

ACREAGE: **2.9228**

LEAGUE: **Jesse H. Cartwright League**

ABSTRACT NUMBER: **16**

NUMBER OF BLOCKS: **1**

NUMBER OF LOTS: **0**

NUMBER OF RESERVES: **1**

OWNERS: **Arqam Aqueel**

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

I, ARQAM AQUEEL, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 2.9228 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF PLAZA ON CLODINE, 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

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 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 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 "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.

WITNESS MY HAND IN THE CITY OF HOUSTON, TEXAS, THIS 2ND DAY OF April, 2025.

BY: _____
ARQAM AQUEEL, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARQAM AQUEEL, OWNER, 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 2ND DAY OF April, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LISETT CAMPOS
Notary Public, State of Texas
Comm. Expires 11-12-2027
Notary ID 132249011

Lisett Campos
PRINT NAME

MY COMMISSION EXPIRES: 11-12-2027

I, HENRY M. SANTOS, 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 AND THAT, ALL BOUNDARY CORNERS, ANGLE POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) 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.

_____
HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450

STATE OF TEXAS
REGISTERED
HENRY M. SANTOS
5450
PROFESSIONAL
LAND SURVEYOR

I, GOLAM MOSTAFA PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND CITY OF HOUSTON TO THE BEST OF MY KNOWLEDGE.

_____
GOLAM MOSTOFA, P.E., PMP
LICENSED PROFESSIONAL ENGINEER NO. 93031
MIDSTREAM AND TERMINAL SERVICES
TEXAS FIRM NO. 18844
9950 WESTPARK DR., SUITE 426
HOUSTON, TEXAS 77063
PH: (281) 404-4438

STATE OF TEXAS
93031
LICENSED
PROFESSIONAL ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PLAZA ON CLODINE, 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.

BY: _____ BY: _____
LISA M. CLARK (OR) M. SONNY GARZA
TITLE CHAIR OR VICE CHAIRMAN
VONN TRAN
SECRETARY

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

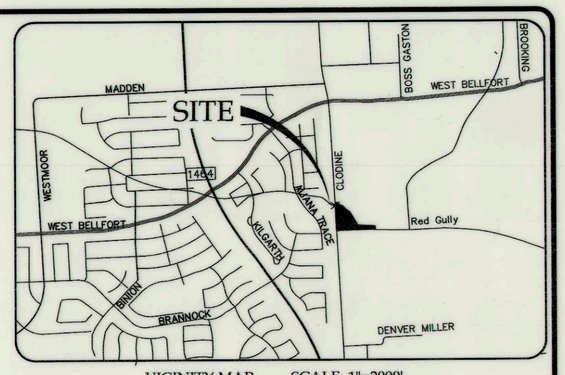
DISTRICT NAMES	
DRAINAGE DISTRICT	FORT BEND DRAINAGE DISTRICT
ESD	FORT BEND COUNTY ESD #5
FWSD	FORT BEND FWSD #2
SCHOOL DISTRICT	FORT BEND ISD
FIRE	NORTHEAST
PRECINCT NO.	4
CITY ETJ	CITY OF HOUSTON ETJ

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°15'47"E	30.35'
L2	S01°29'02"E	28.05'
L3	S87°46'48"W	64.16'
L4	N01°29'26"W	119.97'
L5	S89°55'40"E	233.83'
L6	S30°03'37"E	113.43'
L7	S02°08'38"E	4.73'
L8	S69°47'08"E	17.94'
L9	N87°51'22"E	43.11'
L10	S30°36'48"E	9.97'
L11	S87°51'22"W	49.30'
L12	N63°52'55"W	20.33'
L13	S87°51'22"W	285.38'

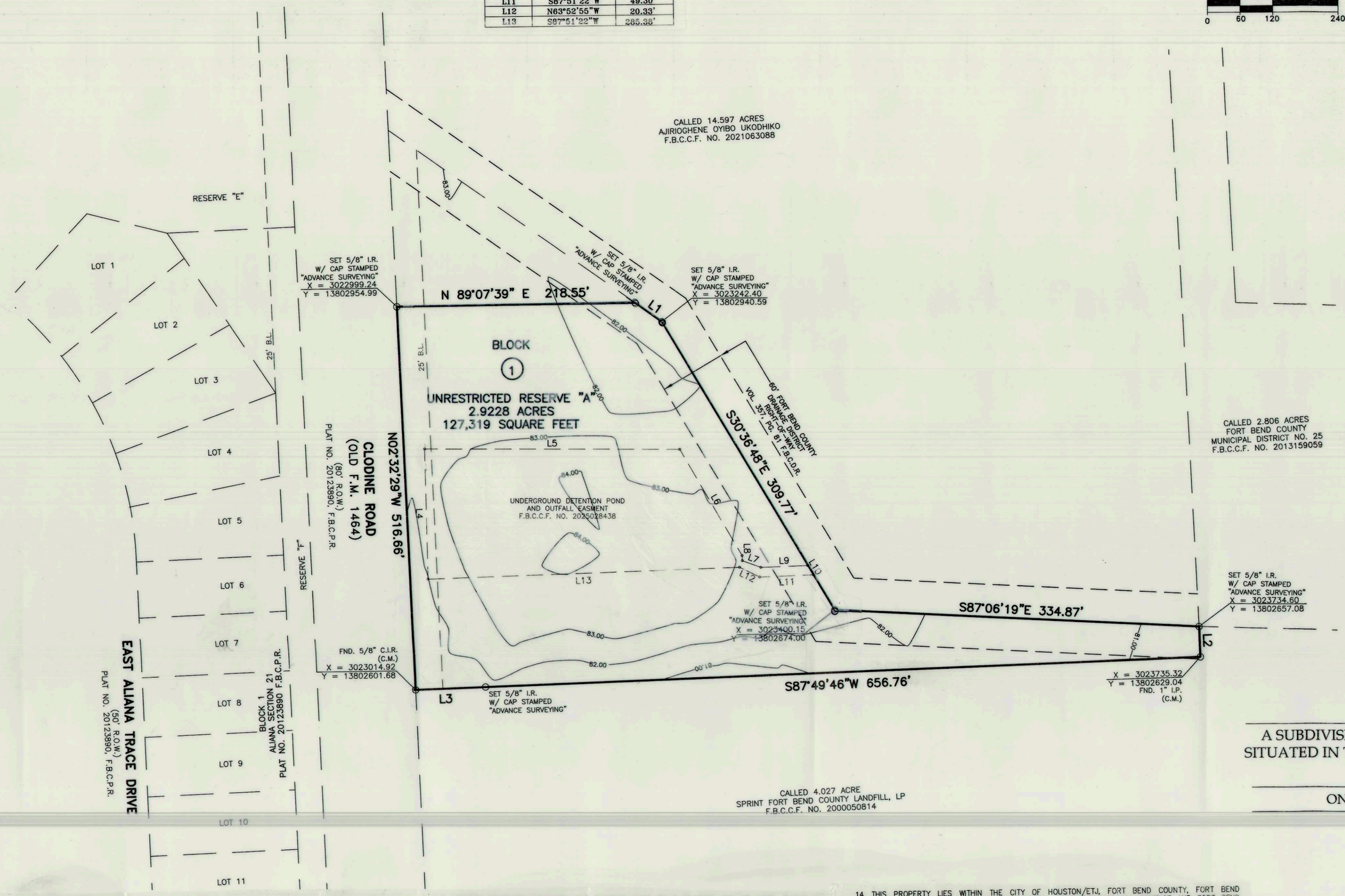
LEGEND:
AC. - ACRES
A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
ESMT. - EASEMENT
FC - FILM CODE
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
I.R. - IRON ROD
U.E. - UTILITY EASEMENT
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET

NORTH

SCALE: 1"= 60'-0"
0 60 120 240



VICINITY MAP SCALE: 1"=2000'
KEY MAP NO. 527X



I, J. STACY SLAWINSKI, P.E., 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 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____.

BY: _____
VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

BY: _____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

BY: _____
KP GEORGE
COUNTY JUDGE

BY: _____
W.A. ANDY MYERS
PRECINCT 3, COUNTY COMMISSIONER

BY: _____
DEXTER L. McCOY
PRECINCT 4, COUNTY COMMISSIONER

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, CLERK OF THE COMMISSIONER'S COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ AT _____O'CLOCK ____ AND DULY RECORDED ON _____ AT _____O'CLOCK ____ AND IN SLIDE NO. _____ OF THE MAP RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

_____ _____
LAURA RICHARD DEPUTY
CLERK OF THE COMMISSIONER'S COURT
FORT BEND COUNTY, TEXAS

PLAZA ON CLODINE

A SUBDIVISION OF 2.9228 ACRES (127,319 SQUARE FEET) OF LAND SITUATED IN THE JESSE H. CARTWRIGHT LEAGUE, ABSTRACT NO. 16, FORT BEND COUNTY, TEXAS.

ONE (1) UNRESTRICTED RESERVE ONE (1) BLOCK

SCALE: 1"=60' DATE: APRIL, 2025

OWNER:
ARQAM AQUEEL
11407 GOWANHILL DRIVE
RICHMOND, TEXAS 77407
PH: 713-935-5179

PREPARED BY:

ASI

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099
PHONE: 281 530-2939 FAX: 281 530-5464 EMAIL: advance_survey@asi23.com
www.advancesurveyingtx.com
FIRM NO. 10099200

JOB NO. 1013560-24-02

GENERAL NOTES:

1. ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83).
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83), AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE FOLLOWING SCALE FACTOR OF 0.99987935125O.
3. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN WAS RESEARCH AND PROVIDED BY OTHERS.
4. 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.
5. THIS PROPERTY LIES WITHIN ZONE "AE" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0145L , DATED APRIL 2, 2014, LOCATED WHICH IS DEFINED AS SPECIAL FLOOD HAZARD AREA WITH 1% ANNUAL CHANCE FLOOD AND BASE FLOOD ELEVATIONS. ADVANCE SURVEYING, INC. DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, COUNTY, IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.
6. 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.
7. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE (5) FEET 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 AMERICANS WITH DISABILITIES ACT.
8. 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.
9. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 87.00 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
10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY
11. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE
12. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
13. THIS PLAT LIES WITHIN LIGHT ZONE LZ3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
14. THIS PROPERTY LIES WITHIN THE CITY OF HOUSTON/ETJ, FORT BEND COUNTY, FORT BEND DRAINAGE, FORT BEND ESD #5, FORT BEND INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY FRESH WATER SUPPLY DISTRICT #2.
15. ALL ON-SITE STORM WATER DRAINAGE, STORM WATER PUMP AND DETENTION, AND FLOODPLAIN MITIGATION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AS FURTHER DETAILED IN THE DECLARATION OF MAINTENANCE COVENANT AND EASEMENT FOR STORM WATER CONTROL FACILITIES RECORDED WITHIN FORT BEND COUNTY OFFICIAL PUBLIC RECORDS NO. 2025028438
16. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
17. BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER FBC BM354 IS A BRONZE DISK IN CONCRETE ON INLET ON EAST SIDE OF BINION LANE, 147.36' NORTH OF BARZUN WAY. ELEVATION=87.72 FEET NAVD 1988, 2001 ADJUSTED.
18. TEMPORARY BENCHMARK BEING A BOX CUT ON CONCRETE CULVERT @ THE EASTERLY RIGHT OF WAY OF CLODINE ROAD. ELEVATION = 90.70 FEET
19. SUBJECT TO BOUNDARY LINE AGREEMENT AS RECORDED IN FILE NO. 2016142303 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
20. SUBJECT TO A DECLARATION OF MAINTENANCE COVENANT AND EASEMENT FOR STORM WATER CONTROL FACILITIES AS RECORDED IN FILE NO. 2025028438 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.