

STATE OF TEXAS  
COUNTY OF HARRIS

We, Sabija, LLC, acting by and through \_\_\_\_\_ its president, attested by \_\_\_\_\_ Secretary, being officers of Sabija, LLC, owners hereinafter referred to as Owners (whether one or more) of the 12.4035 acre tract described in the above and foregoing map of SABIA HILLS, 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 on 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 on 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 fifteen feet (15' 0") wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage facilities and structures, 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 certify and covenant that they have complied with, or will comply with, existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63<sup>rd</sup> Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, the Sabija, LLC has caused these presents to be signed by \_\_\_\_\_ its president, thereunto authorized, attested by its Secretary, \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Sabija, LLC

By: \_\_\_\_\_  
Print name:  
Title:

Attest: \_\_\_\_\_  
Print name:  
Title:

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
Print Name

My Commission expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
Print Name

My Commission expires: \_\_\_\_\_

We, Sabija, LLC, owner and holder of a lien against the property described in the plat known as SABIA HILLS, said lien being evidenced by instrument of record in the Clerk's File No. RP-2023-52630 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
Print name:  
Title:

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
Print Name

My Commission expires: \_\_\_\_\_

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 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.



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 (or instrument when appropriate) and subdivision of SABIA HILLS 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 \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Martha L. Stein (or) M. Sonny Garza  
Title Chair or Vice Chairman

By: \_\_\_\_\_  
Margaret Wallace Brown, ACP, CNU-A  
Secretary

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman, P.E.  
County Engineer

I, Teneshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on \_\_\_\_\_, 20\_\_\_\_ by an order entered into the minutes of the court.

Teneshia Hudspeth  
County Clerk  
Of Harris County, Texas

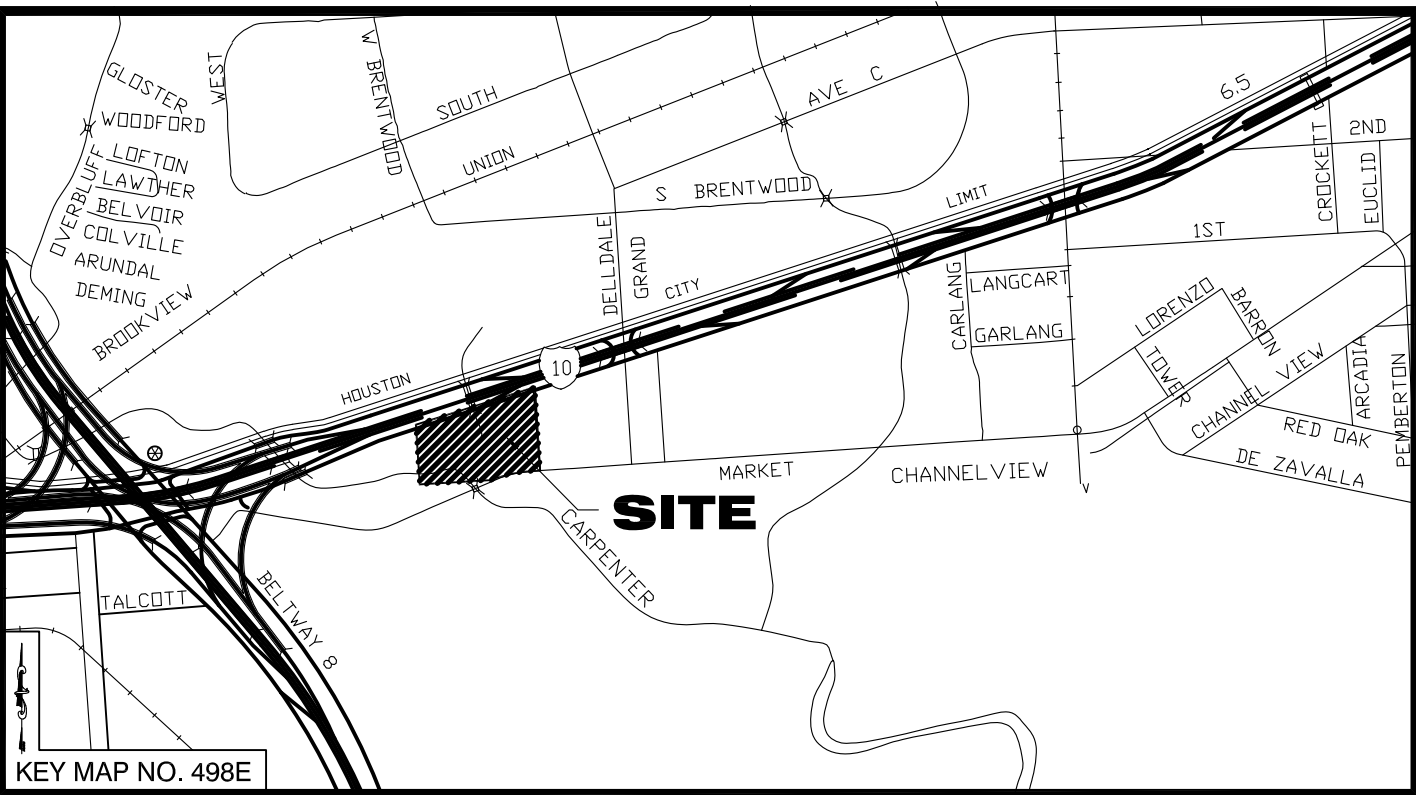
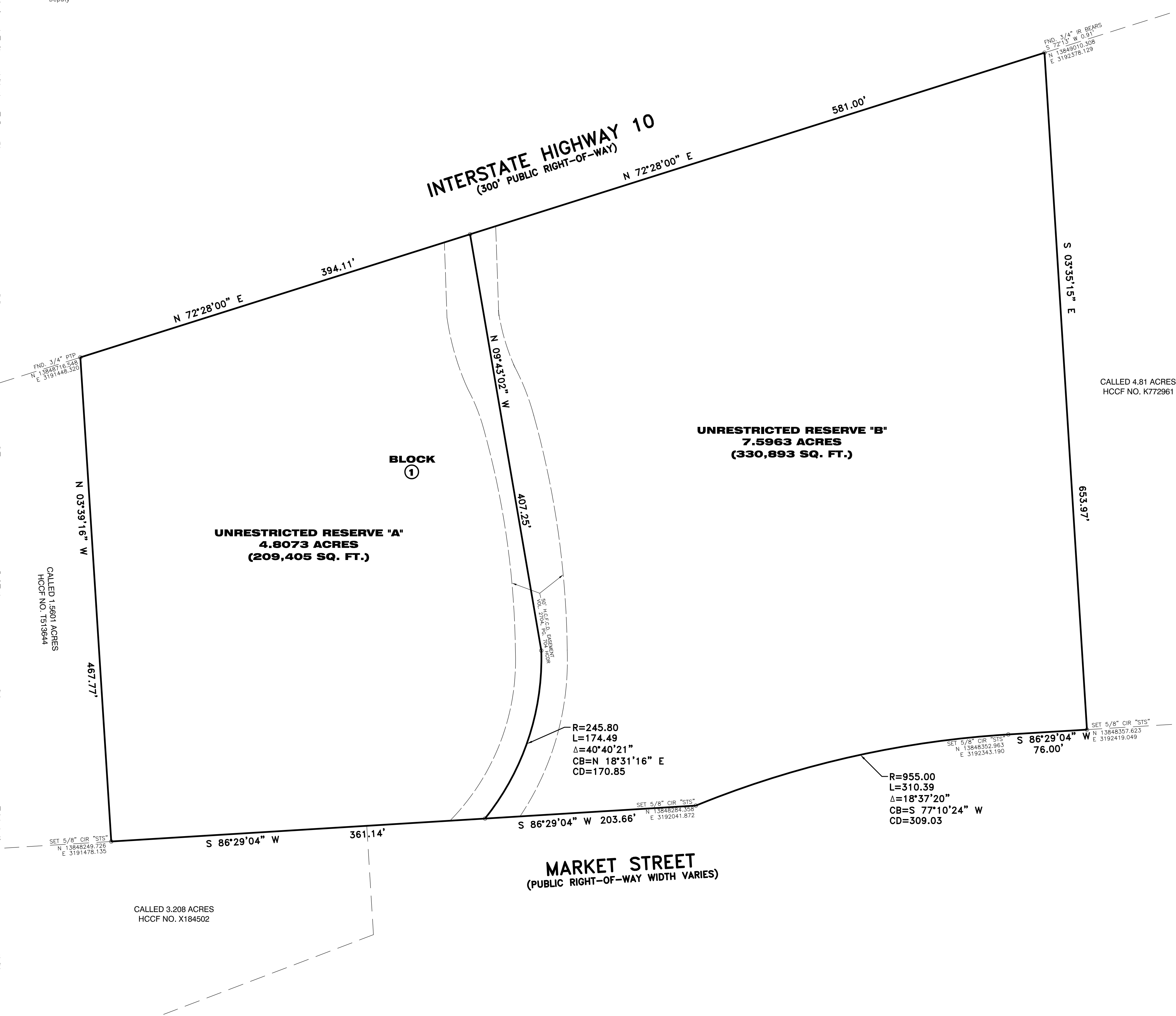
By: \_\_\_\_\_  
Deputy

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M., and at Film Code Number \_\_\_\_\_ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth  
County Clerk  
Of Harris County, Texas

By: \_\_\_\_\_  
Deputy



VICINITY MAP  
NOT TO SCALE

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

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

NOTES:

1. 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.

2. 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 0.99999587798997.

3. 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

CALLLED 4.81 ACRES  
HCCF NO. K772961

UNRESTRICTED RESERVE "B"  
7.5963 ACRES  
(330,893 SQ. FT.)

BLOCK  
①

UNRESTRICTED RESERVE "A"  
4.8073 ACRES  
(209,405 SQ. FT.)

CALLLED 1.6601 ACRES  
HCCF NO. T519644

CALLLED 3.208 ACRES  
HCCF NO. X184502

MARKET STREET  
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

SABIJA HILLS  
2 RESERVES, 1 BLOCK

A SUBDIVISION OF 12.4035 ACRES (540,298 SQ. FT.) OF LAND OUT OF THE PETER DUNCAN SURVEY, A-232, HARRIS COUNTY, TEXAS, BEING ALL THAT CERTAIN CALLED 12.496 ACRES OF LAND DESCRIBED IN A DEED DATED 5-29-1989 FROM BAYLOR UNIVERSITY TO BAPTIST FOUNDATION OF TEXAS FILED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS AT CLERK FILE NO. M325118, FILM CODE NO. 157-65-2201.

REASON FOR PLAT  
CREATE 2 RESERVES, 1 BLOCK  
SCALE: 1"= 60' DATE: 5/2023

OWNER: SABIJA, LLC  
ADDRESS: 9702 BROCKBANK DR #130  
DALLAS, TEXAS 75220



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

JOB: 23-0014-001

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