

# PLAT RECORDING SHEET

**PLAT NAME:** West Bellfort Complex

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 5.563

**LEAGUE:** John Leverton Survey

**ABSTRACT NUMBER:** 402

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 3

**OWNERS:** 15517 West Bellford, an Individual Series of a TX Limited Liab. Co.,

Ali Center, Inc., a Texas Corporation, and

Haider Zaman

\_\_\_\_\_  
(DEPUTY CLERK)

## STATE OF TEXAS

## COUNTY OF FORT BEND

We, 15517 West Bellfort, an individual series of a Texas limited liability company, acting by and through Anis Hussain, Manager, Ali Center Inc., a Texas corporation, acting by and through Shahنشah Zaidi, Director, and Haider Zaman, owners hereinafter referred to as Owners of the 5.563 acre tract described in the above and foregoing map of WEST BELLFORT COMPLEX, 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 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 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**, Owner does hereby acknowledge the receipt for the "Order 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.

**IN TESTIMONY WHEREOF**, the 15517 West Bellfort, an individual series of Texas limited liability company, Ali Center Inc., a Texas corporation has caused these presents to be signed by Anis Hussain, its Manager, and Shahنشah Zaidi, its Director, thereunto authorized, this 4 day of October, 2017.

**WITNESS** my hand in the city of Houston, Texas, this 4 day of October, 2017.

15517 West Bellfort, an individual series of a Texas limited liability company and Ali Center, Inc., a Texas corporation

By: Anis Hussain  
Anis Hussain  
Manager

By: Shahنشah Zaidi  
Shahنشah Zaidi  
Director

By: Haider Zaman  
Haider Zaman  
Owner

## STATE OF TEXAS

## COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Anis Hussain, 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, and as the act and deed of said corporation.

this 4 GIVEN UNDER MY HAND AND SEAL OF OFFICE, day of October, 2017.



Joyce Owens  
Notary Public in and for the  
State of Texas  
Print Name: JOYCE OWENS  
My Commission expires: 5-18-2020

## STATE OF TEXAS

## COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Shahنشah Zaidi, 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, and as the act and deed of said corporation.

this 4 GIVEN UNDER MY HAND AND SEAL OF OFFICE, day of October, 2017.



Joyce Owens  
Notary Public in and for the  
State of Texas  
Print Name: JOYCE OWENS  
My Commission expires: 5-18-2020

## STATE OF TEXAS

## COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Haider Zaman, 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.

this 4 GIVEN UNDER MY HAND AND SEAL OF OFFICE, day of October, 2017.



Joyce Owens  
Notary Public in and for the  
State of Texas  
Print Name: JOYCE OWENS  
My Commission expires: 5-18-2020

I, Piotr A. Debski, 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.



Piotr A. Debski  
Piotr A. Debski  
Texas Registration No. 5902

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of WEST BELLFORT COMPLEX 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 13 day of December, 2017.

By: Martha L. Stein  
Chair

By: M. Sammy Garza  
Vice Chairman

By: Patrick Walsh, R.E.  
Secretary



SCALE:  
1"=40'

40 20 0 40 80

We, Prosperity Bank, owner and holder of a lien against the property described in the plat known as WEST BELLFORT COMPLEX, said lien being evidenced by instrument of record in the Clerk's File No. 2016015151 of the O.P.R.O.R.P. of Fort Bend 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 we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

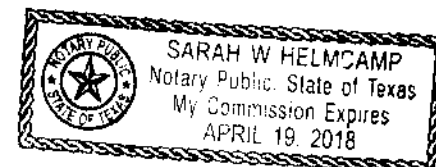
By: John Rebeles, Jr.  
Print Name: John Rebeles, Jr.  
Representative of Prosperity Bank

## STATE OF TEXAS

## COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John Rebeles, Jr., 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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

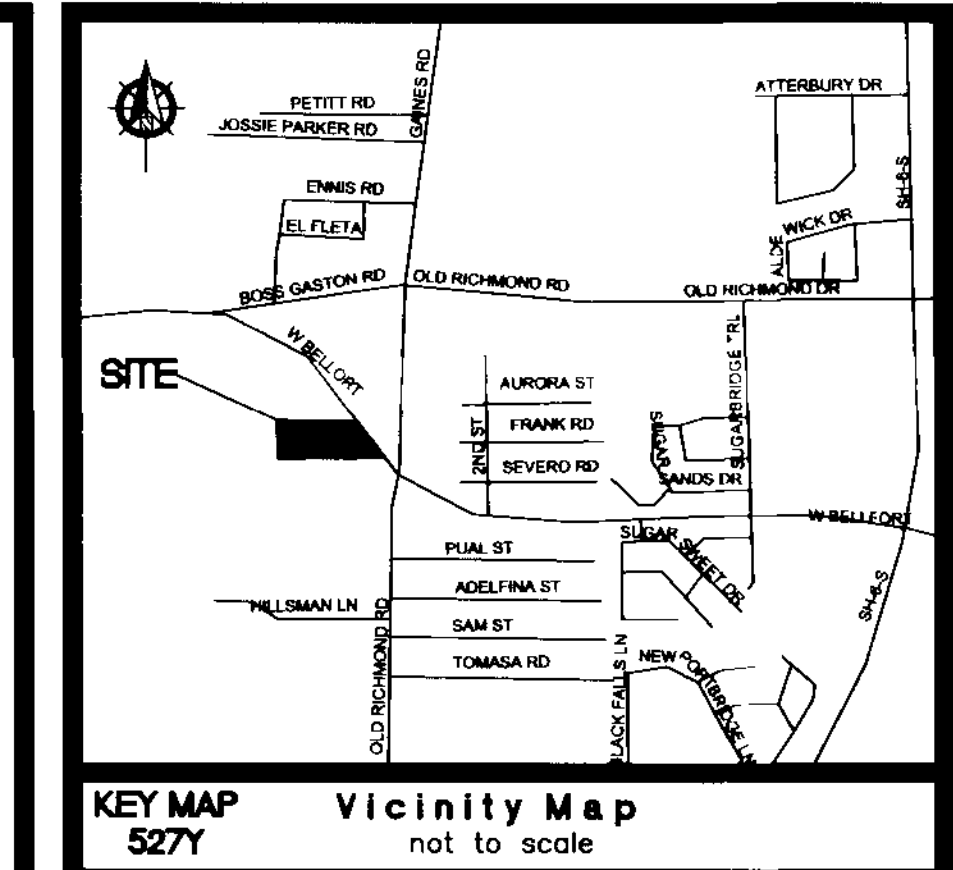
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23 day of October, 2017.



Sarah W. Helmcamp  
Notary Public in and for the State of Texas  
Print Name: Sarah W. Helmcamp  
My Commission expires: 4-19-18

## NOTES:

- This survey has not been tied to the official City of Houston Survey monumentation system in accordance with Ordinance No. 69-1978, because a City survey marker has not been established within 2000 ft.
- 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.
- All property to drain into the drainage easement only through and approved drainage structure.
- The top of all floor slabs shall be a minimum of 93.50' feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- The drainage system for the subdivision is designated in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- This property lies within Houston Extraterritorial Jurisdiction.
- There are no existing pipelines or pipeline easements within the limits of the proposed subdivision.
- Vertical Control - City of Houston Survey marker No. 040455 located on the Southwest corner of bridge. Approximately 0.15 miles North from the intersection of Bissonnet Street and Gaines Road. Elevation = 88.81 feet, NAVD 1988, 2001 Adjustment.
- The platted area is located within Zone "X" outside the 100-year flood plain, based on FEMA Flood Insurance Rate Map Panel 48157C0145L, effective April 2, 2014.
- The Lighting Zone code is L3.
- 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 0.99988025.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of dedicated rights-of-way within said plat on an contiguous rights-of-way of all perimeter rods surrounding said plat, in accordance with A.D.A Sidewalks may be a minimum of 4 feet in width when placed in front of single family residential lots with approval of Ft. Bend County Engineer.



I, Richard Stolleis, 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.

Richard Stolleis, P.E.  
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

Grady Prestage  
Precinct 2, County Commissioner

Robert E. Hebert  
County Judge

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

James Patterson  
Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M., in plat number \_\_\_\_\_, of the Plat Records of Fort Bend County, Texas.

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

Laura Richard  
County Clerk for  
Fort Bend County, Texas

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

## WEST BELLFORT COMPLEX

A SUBDIVISION OF A 5.563 ACRE TRACT OF LAND  
SITUATED IN THE JOHN LEVERTON SURVEY  
ABSTRACT 402  
FORT BEND COUNTY, TEXAS

3 RESERVES 1 BLOCK 0 LOTS

OWNERS:

15517 WEST BELLFORT, AN INDIVIDUAL SERIES OF  
A TEXAS LIMITED LIABILITY COMPANY  
15517 WEST BELLFORT, SUGAR LAND, TEXAS 77498  
281-561-6161

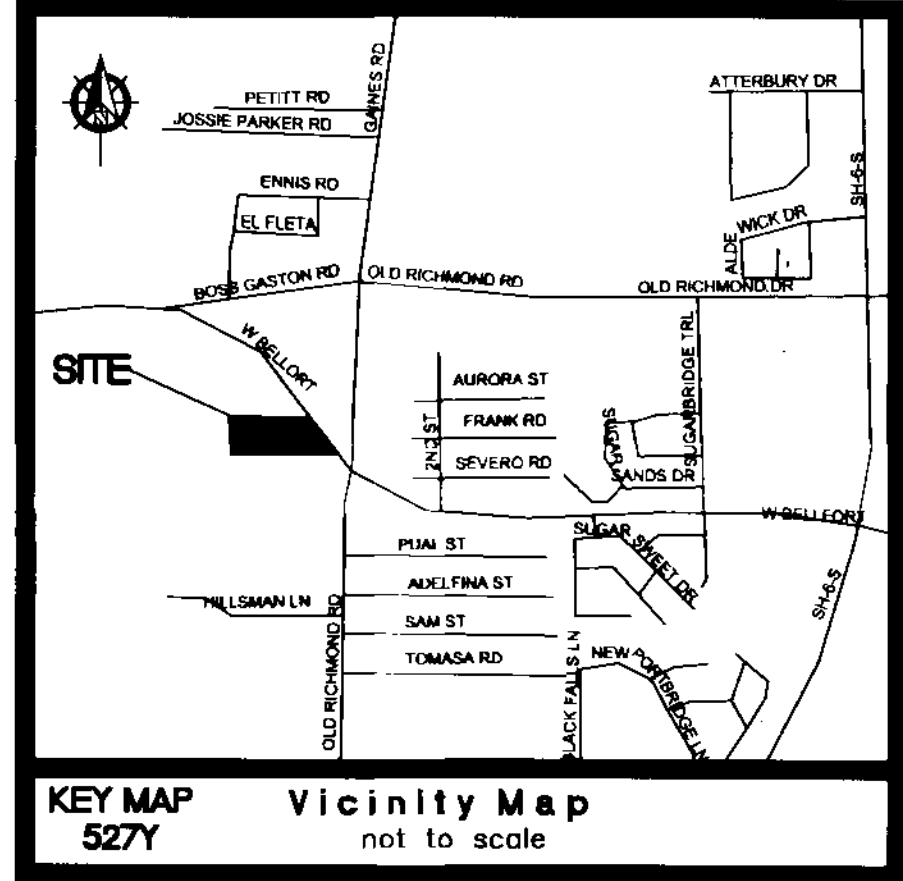
ALI CENTER, INC., A TEXAS CORPORATION  
15505 WEST BELLFORT, SUGAR LAND, TEXAS 77498  
832-868-0430

HAIDER ZAMAN  
15734 WEST BELLFORT, SUGAR LAND, TEXAS 77498  
281-561-6161

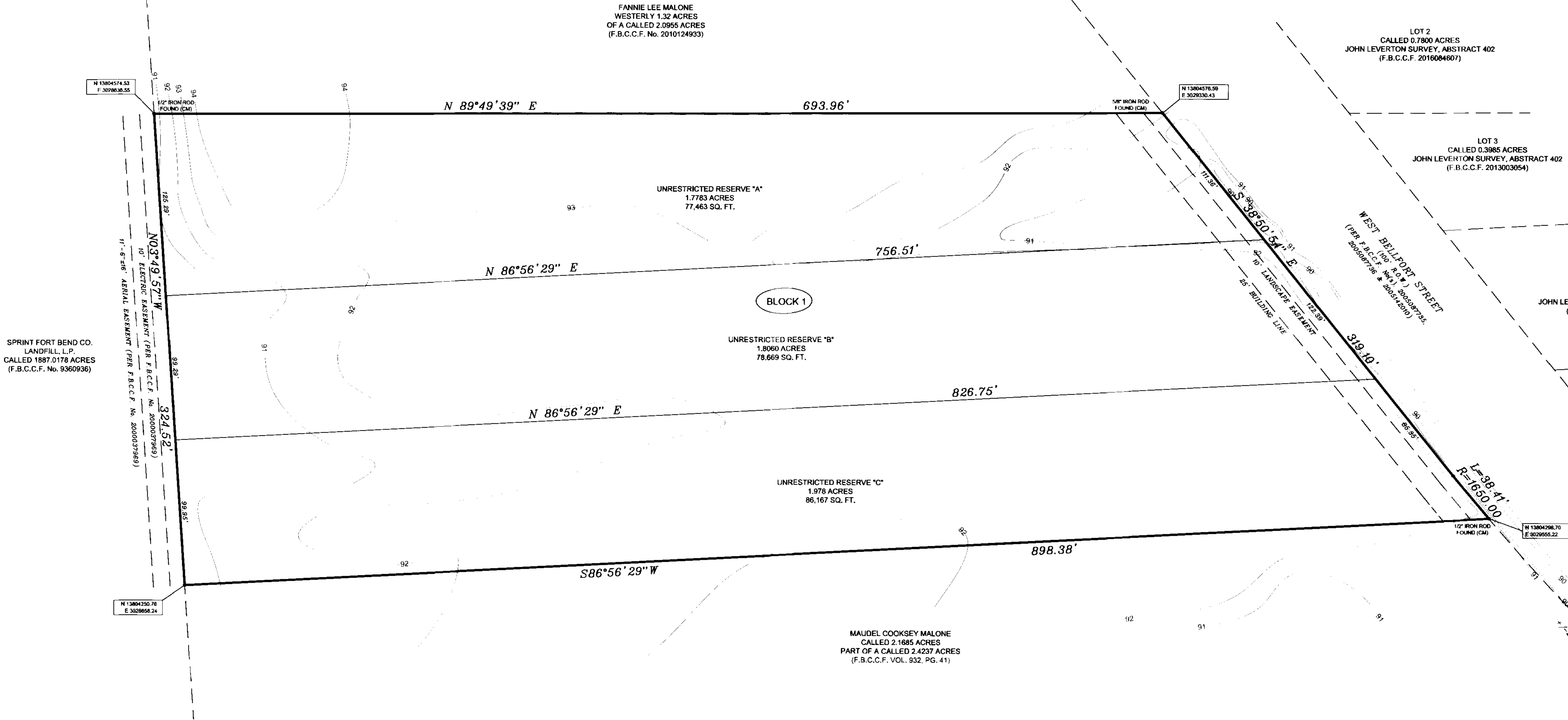
DATE: OCTOBER, 2017 SCALE: 1"=40'

OWENS MANAGEMENT SYSTEMS, LLC  
P.O. BOX 88331  
HOUSTON, TEXAS 77288  
713-643-6333

SURVEYOR  
PIOTR A. DEBSKI  
1030 DOMINION DR.  
KATY, TEXAS 77450



LEGEND:  
F.B.C.C.F. NO. - FORT BEND COUNTY CLERK FILE NUMBER  
R.O.W. - RIGHT-OF-WAY  
C.M. - CONTROL MONUMENT



| DISTRICT NAMES   |                                |
|------------------|--------------------------------|
| WCID             | FT BEND FRESH WATER DISTRICT 2 |
| MUD              | _____                          |
| LID              | _____                          |
| DID              | FT BEND DRAINAGE DISTRICT      |
| SCHOOL           | FT BEND ISD                    |
| FIRE             | _____                          |
| IMPACT FEE AREA  | _____                          |
| CITY OR CITY ETJ | HOUSTON ETJ                    |
| UTILITIES CO.    | CENTERPOINT                    |

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