PLAT RECORDING SHEET

PLAT NAME:	West Bellfort Auto Park
PLAT NO:	
ACREAGE:	1.2129
LEAGUE:	Jesse Cartwright Survey
LEAGUE.	Jesse Cartwright Survey
ABSTRACT NU	JMBER: 16
NUMBER OF R	V O CYTC
NUMBER OF E	BLOCKS: 1
NUMBER OF I	
NUMBER OF F	
OWNERS: Na	ssar Group, LLC
-	
(DEPUTY CLERK)	

STATÉ OF TEXAS COUNTY OF FORT BEND AUDREY ARBOR WAY POINT OF BEGINNING FND 5/8 IR FOUND 5/8 INCH IRON ROD WE, NASSAR GROUP, LLC, acting by and through Ahmad Nassar, President, being an officer UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.) WHETHER ONE OR MORE, SHOWN ON of NASSAR GROUP, LLC, owner (or owners) hereinafter referred to as owners (wheather one or CERTIFICATE FOR SURVEYOR HARRIS COUNTY CLERK'S FILE NO HARRIS COUNTY DEED RECORDS HARRIS COUNTY MAP RECORDS THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE more) of the 1.2129 acre tract described in the above and foregoing map of WEST BELLFORT I.MOHAMMED OMAR, am authorized (or registered) under the laws of the State of Texas PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT to practice the profession of surveying and hereby certify that the above subdivision is true AUTO PARK, do hereby make and establish said subdivision and development plat of said THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME. property according to all lines, dedications, restrictions and notations on said maps or plat and 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 hereby dedicate to the use of the public forever, all streets (except those streets designated as CENTERPOINT ENERGY NOTES: of curvature and other points of reference have been marked with iron (or other objects of a private streets), alleys, parks, water courses, drains, easements and public places shown thereon MOHAMMED OMAR ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL for the purposes and considerations therein expressed; and do hereby bind myself, my heirs and permanent nature) pipes or rods having an outside diameter of not less than five eighths EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR 5915 (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners assigns to warrant and forever defend the title to the land so dedicated. OBSTRUCTIONS BY THE PROPERTY OWNER. have been tied to the Texas Coordinate System of 1983, CENTRAL zone. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for UTILITY AT THE PROPERTY OWNERS EXPENSE. public utility purpose forever unobstructed aerial easements. The aerial easements shall extend (IN FEET VICINITY MAP NOT TO SCALE KEYMAP: 527 WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE 1 inch = 20 ft. GRAPHIC SCALE MOHAMMED OMAR I, J. Stacy Slawinski, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN TEXAS REGISTRATION NO. 5915 or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane TYPE II PLAT THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE sixteen feet (16 0") above the ground level upward, located adjacent to and adjoining said public 4. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING. HEREBY GIVEN TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width. DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE 2. BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE HUSSAM S. GHUNEIM COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03 FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for I, HUSSAM GHUNEIM, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE 115671 public utility purpose forever unobstructed aerial easements. The aerial easements shall extend CENSED OF TEXAS DO HEREBY ACKNOWLEDGE THAT THIS PLAT MEETS ALL horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or 4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE. GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING 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 COMBINED SCALE 0.99999999999 J. Stacy Slawinski, P.E. ground level upward, located adjacent to both sides and adjoining said public utility easements 4-5-19 FORT BEND COUNTY ENGINEER WATER AND SANITARY ARE PROVIDED BY FORT BEND COUNTY FRESH WATER SUPPLY DISTRICT that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS. THIS ______ DAY OF _ whereby the aerial easement totals thirty feet (30' 0") in width. DATE HUSSAM S. GHUNEIM, P.E. SLAB ELEVATION ANALYSIS

CRITERIA: 12" above the extreme event ponding
a. SLAB ELEVATION: FF 93.40 (1.5' ABOVE EXTREME EVENT) FURTHER, I (or we) do hereby covenant and agree that all of the property within the boundaries TEXAS REGISTRATION No. 115671 of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private CRITERIA: 18" above the 100-year WSE
b. HIGHEST NEAREST 100-YEAR (FEMA MAP) ELEVATION: 82.50 (1.9 FEE GRADY PRESTAGE street, road or alley or any drainage ditch, either directly or indirectly. VINCENT M. MORALES JR. PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER HIGHEST 100-YR DETENTION ELEVATION: 91.90 (1.5 FEET ABOVE) FURTHER, I (or we) do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor d. LOWEST SIGNIFICANT CONTOUR: 91.00 (2.4 FEET ABOVE) 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 (o. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. March 23, 2004, and any subsequent amendments. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning KP GEORGE **COUNTY JUDGE** FURTHER, I (or we) do hereby covenant and agree that all of the property within the boundaries of this subdivision 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, COMMERCIAL TRACT buildings, excessive vegetation and other obstructions to the operations and maintenance of the RESTRICTED 1016 JH drainage facility and that such abutting property shall not be permitted to drain directly into this CARTWRIGHT, TRACT 2 KEN R. DEMERCHANT W.A. (ANDY) MEYERS easement except by means of an approved drainage structure. PRECINCT 4, COUNTY COMMISSIONER PRECINCT 3, COUNTY COMMISSIONER Further, owners do hereby dedicate to the public a strip of land fifteen 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 ILLAURA RICHARD, CLERK OF THE COUNTY COURT OF FORT BEND COUNTY, DO HEREBY of houston, harris county, or any other governmental agency, the right to enter upon said easement CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTIFICATION WAS at any and all times for the purpose of construction and maintenance of drainage facilities and FILLED FOR REGISTRATION IN MY OFFICE ON ... _OF THE PLAT RECORDS OF FORT BEND O'CLOCK____IN PLAT NUMBER _____ COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN. (100' R.O.W.) (F.B.C.C. 2004156013) (F.B.C.C. 2005033583) IN TESTIMONY WHEREOF, the NASSAR GROUP, LLC has caused these LAURA RICHARD FORT BEND COUNTY TEXAS presents to be signed by AHMAD NASSAR, its president, this of CLERK OF THE COUNTY COURT (F.B.C.C.F. NO. 2005033583) <u>Haril</u>, 2019. FORT BEND COUNTY 13805125.5 TO LANDSCAPE EASEMENT 1-2013134962. $\overline{Y} = \overline{13805137.84}$ Nassar Group, LLC STATE OF TEXAS COUNTY OF FORT BEND BEFORE ME, the undersigned authority, on this day personally appeared AHMAD NASSAR, known to me to 0.159 ACAE be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they FORT BEND FRESH WATER executed the same for the purposes and considerations therein expressed. SUPPLY DISTRICT No. 2 F.B.C.C.F. No. 2012-088217, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 05 DAY OF April 20139 1eme restricted reserve 'A' NOTARY PUBLIC IN AND FOR FORT BEND COUNTY, TEXAS 1.700 ACRE ALINE MACHTA COMMERCIAL 2016 JH CARITWRIGHT Notary Public, State of Tex PRINT NAME: Alme Machta GUMERCINDO GUZMAN Comm. Expires 06-19-2021 ACCT. No. 0016-00-008-4251-807 Notary ID 131138589 MY COMMISSION EXPIRES: 05-19-2021 THIS IS TO CERTIFY THAT THE PLANNING COMMISION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT 1.1842 ACRE OF WEST BELLFORT AUTO PARK IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF SAN LORENZO RUIZ DE MANILLA, TEXAS, INC. THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 17 DAY F.B.C.C.F. No. 2006-015446, F.B.C.D.R. PO BOX 36, BARKER, TEXAS, 77413 (tel) 832-878-2016 (fax) 281-487-0022 OF APRIL 2019. www.NOMAENGINEERING.com FIRM: 16913 MARGARET WALLACE BROWN, SECRETARY Y = 13804957.39M. SONNY GARZA, VICE-CHAIRMAN WEST BELLFORT AUTO PARK SURVEYOR'S NOTES: A SUBDIVISION OF 1.2129 ACRES, 52,831.96 SQUARE FEET OF LAND THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON ETJ. LOCATED IN THE JESSE CARTWRIGHT SURVEY THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PLAT BOUNDARY. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE ABSTRACT 13 FORT BEND. CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS. FORT BEND COUNTY, TEXAS. FELLOWSHIP OF LOVE CHURCH, INC. ACCORDING TO F.I.R.M. MAP NO. NO. 48157C0145L, EFFECTIVE DATE OF 04-02-2014. THE SUBJECT PROPERTY LIES WITHIN F.B.C.C.F. No. 2012-121542, F.B.C.D.R. THE AREA DESIGNATED AS ZONE "X" UNSHADED. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. ACCORDING TO FIRM MAP NO 481THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. THE TOP OF ALL FLOOR SLABS SHALL BE MINIMUM OF 93.40 FEET ABOVE MEAN SEA LEVEL. REGARDLESS OF THE NASSAR GROUP, LLC MINIMUM SLAB ELEVATION SHOWN. IN NO CASE SHALL THE TOP-OF-SLAB ELEVATION AT ANY POINT ON THE PERIMETER AHMAD NASSAR (PRESIDENT) BE LESS THAN 18 INCHES ABOVE THE NATURAL GROUND. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED ADDRESS: 5075 SKIPPING STONE LN RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SUGARLAND, TX 77479 SAID PLAT, IN ACCORDANCE WITH EH A.D.A. (281) 804-7553 ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS VEGETATION AND OTHER OBSTRUCTIONS TO THE NOMA ENGINEERING & CONSTRUCTION PREPARED BY: OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY. PLAT IS SUBJECT TO THE RESTRICTIVE COVENANTS SET FORTH UNDER FORT BEND COUNTY CLERK'S FILE NO(S). PO BOX 36 FBC FRESH WATER SUPPLY NO. 2 2004060995 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. HOUSTON, TX 77413 THIS PLAT IS LOCATED IN LIGHTING ZONE LZ3. FORT BEND 150 SCHOOL N 02'57'29" W (832) 878-2016 ALL ELEVATIONS ARE BASED ON FEMA RM 4, THIS BENCHMARK IS DESCRIBED ON FEMA PANEL NUMBER 48157C0015J. A NORTHEAST FORT BEND FIRE STATION #2 N 83'43'00" W DISK SET IN TOP OF SOUTHEAST END OF SOUTHWEST ABUTMENT OF PIN OAK ROAD BRIDGE OVER WILLOW FORK DATE: 04-04-2019 CITY OR CITY ETJ | CITY OF HOUSTON ETJ 12. ELEVATION - 126.90 FEET NGVD 29, 1987 ADJUSTMENT BLOCK: 1 CENTERPOINT ENERGY 13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE. UTILITIES CO. RESERVE: 1 14. THE OWNER OF THE PROPERTY WILL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR ON

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SITE DRAINAGE AND DETENTION FACILITY.