

PLAT RECORDING SHEET

PLAT NAME: West Belfort Gaston Storage

PLAT NO: _____

ACREAGE: 1.253

LEAGUE: Jesse Cartwright League

ABSTRACT NUMBER: 16

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Nassar Group, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, NASSAR GROUP, LLC, acting by and through Ahmad Nassar, President, being an officer of NASSAR GROUP, LLC, owner (or owners) hereinafter referred to as owners (whether one or more) of the 1.253 acre tract described in the above and foregoing map of WEST BELLFORT GASTON STORAGE, do hereby make and establish said subdivision and development plat of said property according to all lines, deductions, 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), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to 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, I (or we) 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, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, I (or 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.

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, buildings, excessive vegetation 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 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 tract, 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.

IN TESTIMONY WHEREOF, the NASSAR GROUP, LLC has caused these presents to be signed by AHMAD NASSAR, its president, this 21 day of October, 2020.

Ahmad Nassar
AHMAD NASSAR
President
Nassar Group, LLC

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared AHMAD NASSAR, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21 DAY OF October, 2020.

NOTARY PUBLIC IN AND FOR FORT BEND COUNTY, TEXAS

PRINT NAME: Pica Saeidi

MY COMMISSION EXPIRES: 01-09-2022

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT OF WEST BELLFORT AUTO PARK IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 3 DAY OF November, 2020.

Martha L. Stein
MARTHA L. STEIN, CHAIR OR
M. SONNY GARZA, VICE-CHAIRMAN

Margaret Wallace Brown
MARGARET WALLACE BROWN, SECRETARY
AICP, CNU-A

CERTIFICATE FOR SURVEYOR

I, PHILLIP W. BOURLAND, 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 correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

PHILLIP W. BOURLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6468

I, HUSSAM GHUNEIM, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY ACKNOWLEDGE THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

Hussam Ghuneim
HUSSAM S. GHUNEIM, P.E.
TEXAS REGISTRATION No. 115671
DATE: 10-21-2020

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.
- ALL 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.
- THERE ARE NO PIPELINE EASEMENTS THROUGH THE PROPOSED SUBDIVISION PLAT/PROPERTY OR WITHIN THE LIMIT OF THE PROPOSED SUBDIVISION.

CENTERPOINT ENERGY NOTES:

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 OWNERS 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 OWNERS 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.

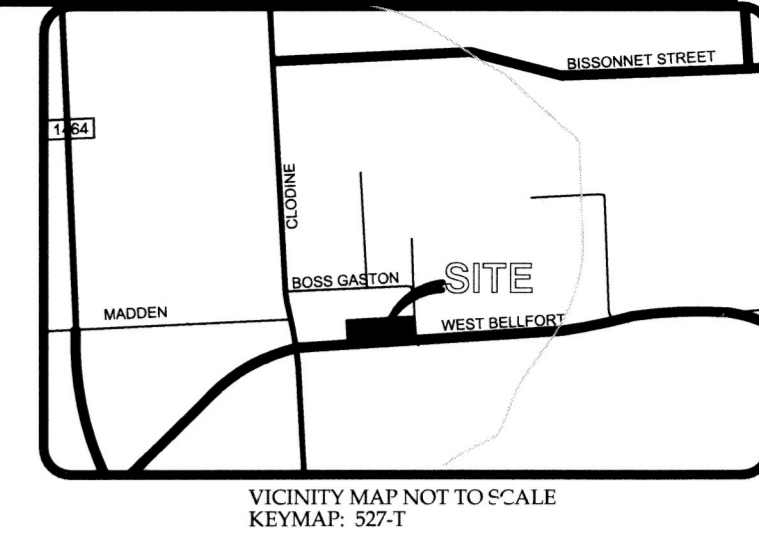
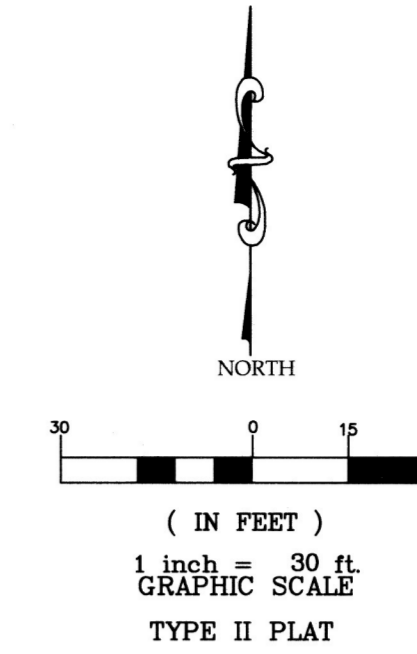


BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03

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 0.99999999999

WATER AND SANITARY ARE PROVIDED BY FORT BEND COUNTY FRESH WATER SUPPLY DISTRICT NO. 2.

LEGEND table with symbols for North, South, East, West, Point of Beginning, etc.



I, J. STACY LAWINSKI, 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 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.

J. STACY LAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2020.

VINCENT M. MORALES JR. GRADY PRESTAGE
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

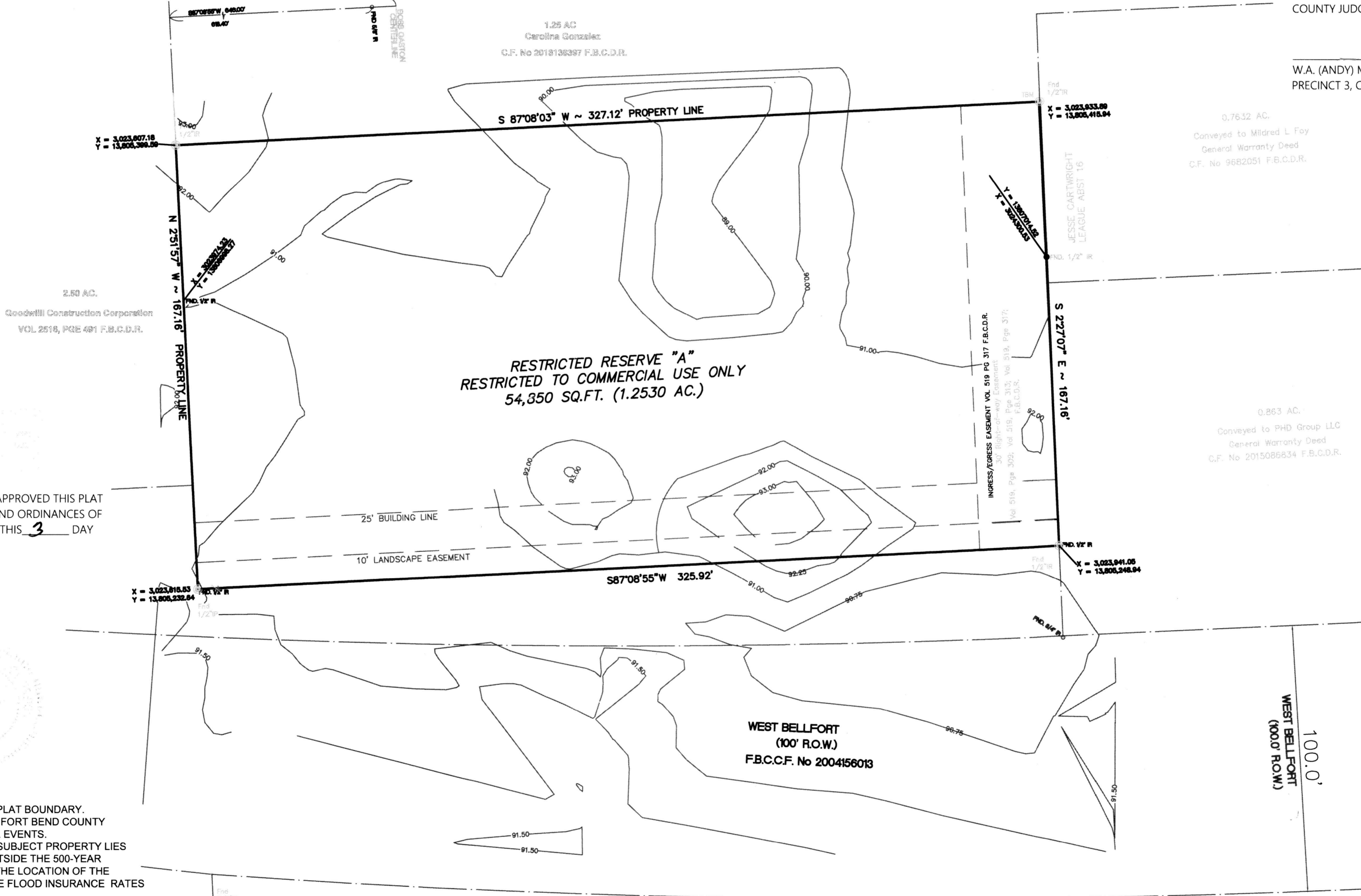
W.A. (ANDY) MEYERS KEN R. DEMERCHANT
PRECINCT 3, COUNTY COMMISSIONER PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, CLERK OF THE COUNTY COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILLED FOR REGISTRATION IN MY OFFICE ON _____ 2020 AT _____ O'CLOCK _____ 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
CLERK OF THE COUNTY COURT
FORT BEND COUNTY

BY, _____
DEPUTY

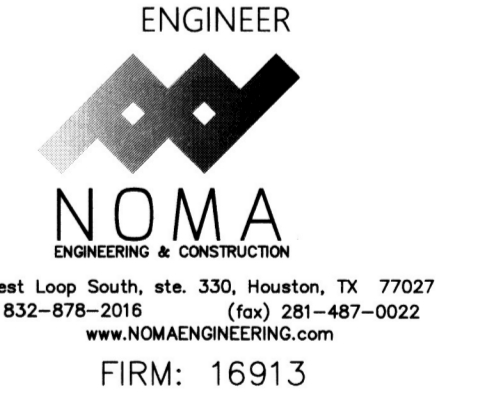


ACRES 1.2533
SARI LORENZO RUIZ DE MANILLA TEXAS INC
6018 J H CAYTON RD

SURVEYOR'S NOTES:

- 1. THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON ETJ.
- 2. THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PLAT BOUNDARY.
- 3. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 4. ACCORDING TO F.I.R.M. MAP NO. NO. 48197C0148L, EFFECTIVE DATE OF 04-02-2014, THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, ACCORDING TO FIRM MAP NO 48197C0148L THIS 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.
- 5. THE TOP OF ALL FLOOR SLABS SHALL BE MINIMUM OF 93.40 FEET ABOVE MEAN SEA LEVEL. REGARDLESS OF THE MINIMUM SLAB ELEVATION SHOWN, IN NO CASE SHALL THE TOP-OF-SLAB ELEVATION AT ANY POINT ON THE PERIMETER BE LESS THAN 18 INCHES ABOVE THE NATURAL GROUND. IN ADDITION, NO SLAB SHALL NO LESS THAN 1' ABOVE ANY DOWN GRADIENT ROADWAY, DRAINAGE RESTRAINT, MAXIMUM PONDING, OR SHEETFLOW ELEVATION AS CALCULATED WITHIN THE SITE DESIGN.
- 6. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH EH A.D.A.
- 7. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 8. PLAT IS SUBJECT TO THE RESTRICTIVE COVENANTS SET FORTH UNDER FORT BEND COUNTY CLERK'S FILE NO(S). 2004060995 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 9. THIS PLAT IS LOCATED IN LIGHTING ZONE LZ3.
- 10. ALL ELEVATIONS ARE BASED ON FEMA RM 4. THIS BENCHMARK IS DESCRIBED ON FEMA PANEL NUMBER 48157C0015J. A DISK SET IN TOP OF SOUTHEAST END OF SOUTHWEST ABUTMENT OF PIN OAK ROAD BRIDGE OVER WILLOW FORK BUFFALO BAYOU.
- 11. ELEVATION - 126.90 FEET NAVD83, 2001 ADJUSTMENT.
- 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 13. THE OWNER OF THE PROPERTY SHALL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR ALL ON-SITE DRAINAGE, STORM WATER DETENTION, AND PUMP DISCHARGE FACILITIES. IN ADDITION, THIS OWNERSHIP AND MAINTENANCE RESPONSIBILITY SHALL TRANSFER TO FUTURE OWNERS UPON SALE OF THE PROPERTY.

Table with utility information: MUD (FBC FRESH WATER SUPPLY NO. 2), SCHOOL (FORT BEND COUNTY ISD), FIRE (NORTHEAST FORT BEND FIRE STATION #2), CITY OR CITY ETJ (CITY OF HOUSTON ETJ), UTILITIES CO. (CENTERPOINT ENERGY).



WEST BELLFORT GASTON STORAGE
A SUBDIVISION CONTAINING 1.253 ACRES 54,580 SQUARE FEET OF LAND LOCATED IN THE JESSE CARTWRIGHT LEAGUE, ABSTRACT 16, FORT BEND COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CALLED TRACT 1, 0.8132 ACRES AS RECORDED UNDER CLERKS FILE NUMBER 2016107367 AND A CALLED 0.4398 ACRES OF LAND AS RECORDED UNDER CLERKS FILE NUMBER 2019141582 BOTH OF OFFICIAL PUBLIC RECORD OF FORT BEND COUNTY, TEXAS

OWNER: NASSAR GROUP, LLC
AHMAD NASSAR (PRESIDENT)
5075 SKIPPING STONE LN
SUGARLAND, TX 77479
(281) 804-7553
PREPARED BY: NOMA ENGINEERING & CONSTRUCTION
PO BOX 36
HOUSTON, TX 77413
(346) 444-6458

DATE: 05-06-2020
BLOCK: 1
RESERVE: 1
ABSTRACT 16