

**PLAT RECORDING SHEET**

**PLAT NAME:** Grand Bellfort Business Park

\_\_\_\_\_

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

**ACREAGE:** 10.00

\_\_\_\_\_

**LEAGUE:** Andrew M. Clopper League

\_\_\_\_\_

**ABSTRACT NUMBER:** A-151

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 1

\_\_\_\_\_

**OWNERS:** Catalyst Technical Group, Inc.

\_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF FORT BEND COUNTY

I, PATRICK PATEL BEING AN OFFICER OF GRAND BELLFORT BUSINESS PARK, L.P., F/K/A GRAND ALIANA BUSINESS PARK, L.P., A TEXAS LIMITED PARTNERSHIP, OWNER, HEREBIN REFERRED TO AS OWNER OF THE 10.00 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GRAND BELLFORT BUSINESS PARK, 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 (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS 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.

IN TESTIMONY WHEREOF, GRAND BELLFORT BUSINESS PARK, L.P., F/K/A GRAND ALIANA BUSINESS PARK, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, PATRICK PATEL, AND ITS COMMON SEAL HEREUNTO AUTHORIZED, THIS 21<sup>st</sup> DAY OF MAY, 2021.

GRAND BELLFORT BUSINESS PARK, L.P., F/K/A GRAND ALIANA BUSINESS PARK, L.P., A TEXAS LIMITED PARTNERSHIP

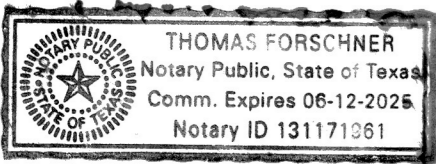
BY: Patrick Patel  
PATRICK PATEL, MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK PATEL, OWNER, 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 SET OUT, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

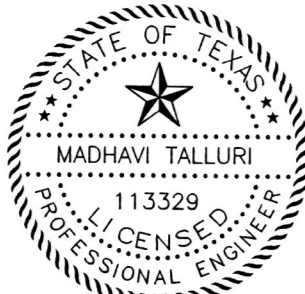
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21<sup>st</sup> DAY OF MAY, 2021.

PRINTED NAME: Thomas Forschner  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 06-12-2025



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

Madhavi Talluri  
MADHAVI TALLURI, P.E.  
TEXAS REGISTRATION NO. 113329



I, RANDY S. MCCLENDON, 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; 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.



Randy S. McCleendon  
RANDY S. MCCLENDON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4079

#### LEGEND

B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM. S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
A.E.	AERIAL EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
ESMT.	EASEMENT
I.R.C.	CAPPED IRON ROD
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.C.F.N.	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
G.P.R.D.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

CALLED 35.00 ACRES  
DELTA REAL ESTATE S, L.P.  
(F.B.C.C.F.N. 2018070893)

P.O.B.  
FND 1/2" IP  
N:13802702.78  
E:3015692.57

FND 5/8" IR  
N:13802721.52  
E:3016103.81

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF GRAND BELLFORT BUSINESS PARK, 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 2<sup>nd</sup> DAY OF August, 2021.

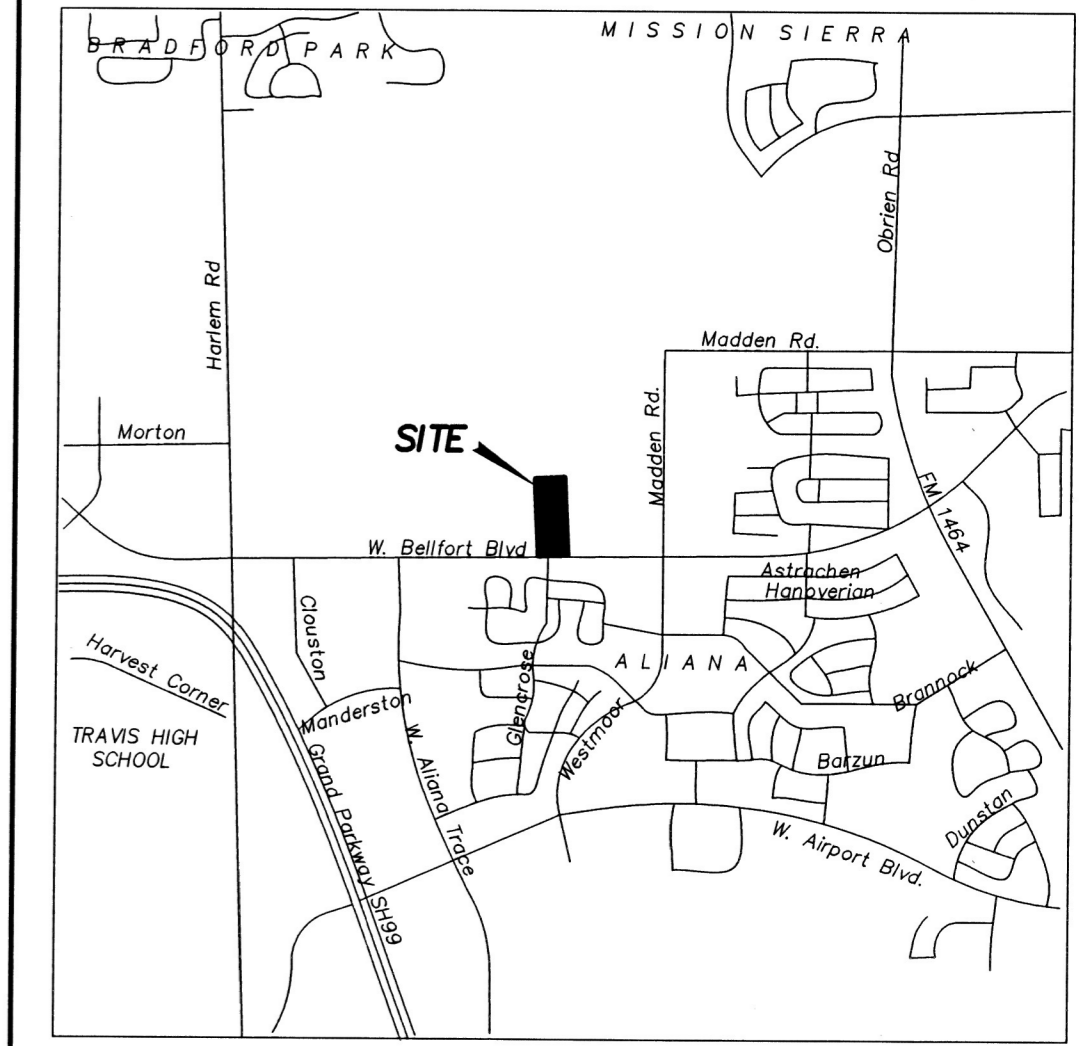
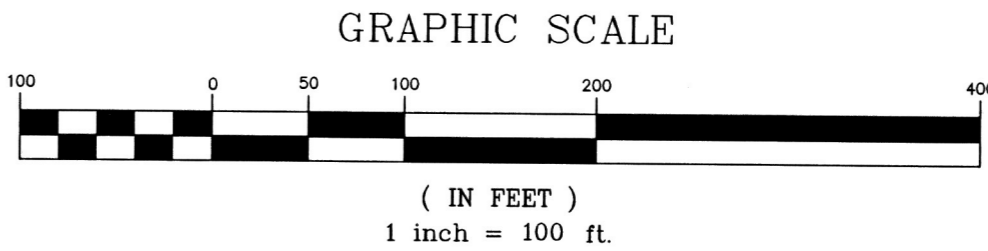
BY: MARTHA L. STEIN, CHAIR OR BY: M. SONNY GARZA, VICE CHAIRMAN

BY: Margaret Wallace Brown  
MARGARET WALLACE BROWN, ALCP, CNLA, SECRETARY

#### NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD'83.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD'83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 1.00013.
- THIS PROPERTY LIES IN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48157C0140L, EFFECTIVE DATE APRIL 2, 2014.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- EXISTING SHEET FLOW DRAINAGE PATTERNS WITHIN THIS SUBDIVISION SHALL NOT BE IMPEDED BY BUILDERS.
- THE TOP OF ALL FLOOR SLAB ELEVATIONS SHALL BE MINIMUM OF 93.75 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.
- LOCAL BENCHMARK: BOX CUT ON THE NORTHWEST CORNER OF A CURB INLET IN THE NORTH R.O.W. OF MADDEN ROAD APPROXIMATELY 240 FEET EAST OF THE INTERSECTION OF GLENCOSE AVE. & MADDEN ROAD. ELEV.= 90.31 (NAV'88, 2001 ADJUSTMENT)
- 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.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.

REMAINDER OF  
CALLED 179.997 ACRES  
MADDEN ROAD LANDFILL  
LIMITED PARTNERSHIP  
(F.B.C.C.F.N. 200409691)



VICINITY MAP  
1"=1/2 MILE  
KEYMAP NO.  
5262

I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLEIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S 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.

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

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

BY: KP GEORGE, COUNTY JUDGE

BY: WA. "ANDY" MEYERS, COMMISSIONER, PRECINCT 3  
BY: KEN R. DEMERCHANT, COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2021, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN PLAT NO. \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

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

BY: LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: DEPUTY

## GRAND BELLFORT BUSINESS PARK

A SUBDIVISION OF 10.00 ACRES  
BEING A REPLAT OF OF  
RESTRICTED RESERVE "A"  
GRAND ALIANA BUSINESS PARK  
(PLAT NO. 20190233, F.B.C.P.R.)  
IN THE ANDREW M. CLOPPER LEAGUE, A-151  
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE  
MAY 12, 2021

REASON FOR REPLAT:  
TO REVISE PLAT NAME

OWNER:

GRAND BELLFORT BUSINESS PARK, L.P.  
F/K/A GRAND ALIANA BUSINESS PARK, L.P.  
A TEXAS LIMITED LIABILITY COMPANY,  
PATRICK PATEL, MANAGER  
27311 HORIZON BAY LANE  
KATY, TX 77494-3268  
(832) 483-4286

ENGINEER:

SURVEYOR:

CATALYST TECHNICAL GROUP, INC.  
FIRM NO. 15375  
MADHAVI TALLURI, P.E.  
440 COBIA DR., SUITE 1503  
KATY, TX 77494  
(832) 913-1888

TEJAS SURVEYING, INC.  
FIRM NO. 10031300  
RANDY S. MCCLENDON, RPLS  
1810 FIRST OAKS STREET, SUITE 220  
RICHMOND, TEXAS 77406  
(281) 240-9099