PLAT RECORDING SHEET

PLAT NAME:	Grand Bellfort Business Park
PLAT NO:	
ACREAGE:	10.00
LEACHE	A. L. M. Classes I. and
LEAGUE:	Andrew M. Clopper League
ABSTRACT NU	JMBER: A-151
NUMBER OF B	BLOCKS: 1
NUMBER OF L	
OWNERS: Ca	talyst Technical Group, Inc.
(DEPUTY CLERK)	
(ZZI CII CLEMM)	

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 PRAK, L.P., A TEXAS LIMITED PARTNERSHIP, OWNER, HERENIN 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' O") 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 FEÉT, 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' O") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' O") FOR SIXTEEN FEET (16' O") 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 ABUTTING 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 ZIA DAY OF _______, 2021.

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

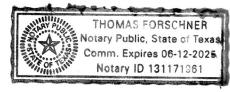
BY:_______ PATRICK PATEL, MANAGER

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 ZISS 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

MADHAVI TALLURI. P.E. TEXAS REGISTRATION NO. 113329



, 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. McCLENDON REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4079



REMAINDER OF (IN FEET CALLED 179.997 ACRES 1 inch = 100 ft.MADDEN ROAD LANDFILL LIMITED PARTNERSHIP (F.B.C.C.F.N. 200409691) -----N: 13803778.21 **LEGEND** FND 5/8" IRC E: 3016053.74 N: 138Ó3759.47 N 87°23'29" E 411.72' -----E: 3015642.50 BUILDING LINE UTILITY EASEMENT S.S.E. SANITARY SEWER EASEMENT STM. S.E. STORM SEWER EASEMENT W.L.E. WATER LINE EASEMENT AERIAL EASEMENT DRAINAGE EASEMENT LANDSCAPE EASEMENT EASEMENT I.R.C. CAPPED IRON ROD R.O.W. RIGHT-OF-WAY VOLUME 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 0.P.R.O.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY CALLED 35.00 ACRES 0 DELTA REAL ESTATE 5, L.P. 58 (F.B.C.C.F.N. 2018070893) 1 92.0 CALLED 22.6212 RESTRICTED RESERVE "A" AGOP Y. BEDIKIAN, ET UX (VOL. 1714, PG. 529, F.B.C.D.R.) RESTRICTED TO COMMERCIAL USES 10.00 ACRES 0 0 RESERVE TABLE TYPE ACREAGE SQ.FT. COMMERCIAL 10.00 435,603 10.00 435,603 P.O.B. FND 1/2" IP FND 5/8" IR N: 13802702.78 N: 13802721.52 E: 3015692.57 E: 3016103.81 10' L.E. (PLAT NO. 20190233, F.B.C.P.R.) ANDREW M. CLOPPER LEAGUE, A-151 JANE WILKINS LEAGUE, A-96 ______ _____APPROXIMATE_SURVEY_LINE (AS WIDENED PLAT NO. 20160115, F.B.C.P.R.) 710' W.L.E. (F.B.C.C.F.N. 2007110104) _____L*_* 10' W.L.E. (F.B.C.C.F.N. 2007110104) 14' U.E. (PLAT NO. 20160115, F.B.C.P.R.) < 4 | 5 | ALIANA SEC 4 (PLAT NO. 20160115, F.B.C.P.R.) ALIANA SEC THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS (PLAT NO. 20170119, F.B.C.P.R.) 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 AUTHORIZED THE RECORDING OF THIS PLAT THIS 2

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD'83. 2. 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. 3. THIS PROPERTY LIES IN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48157C0140L, EFFECTIVE DATE APRIL 2, 2014.

4. 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. 5. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. 6. 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.

8. 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 9. 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

10. 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. 11. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.

12. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING 13. THIS PROPERTY IS IN THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE "LZ3". 14. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE 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 THE A.D.A. 15. 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 OWNERS, 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 SAID WOODEN POSTS AND PANELED WOODEN FENCED BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING. 16. THIS PLAT WAS PREPARED TO MEET CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.

17. ALL PROPERTY LOCATED ON THE ABOVE AND FOREGOING PLAT IS ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, FORT BEND COUNTY, FORT BEND DRAINAGE DISTRICT, FORT BEND COUNTY EMERGENCY SERVICE DISTRICT NO. 5 AND FORT BEND INDEPENDENT SCHOOL DISTRICT.

18. B.L. INDICATES BUILDING LINE, U.E. INDICATES UTILITY EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E INDICATES WATER LINE EASEMENT, STM. S.E. INDICATES STORM SEWER EASEMENT, A.E INDICATES AERIAL EASEMENT, D.E. INDICATES DRAINAGE EASEMENT, L.E. INDICATES LANDSCAPE EASEMENT, ESMT INDICATES EASEMENT. 19. THE OWNERS OF RESERVE "A" SHALL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION AND ALL DRAINAGE EASEMENTS WHICH FALL WITHIN THE LIMITS OF THEIR RESPECTIVE RESERVE. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE EASEMENTS AT THEIR DISCRETION. 20. THIS PROPERTY IS SUBJECT TO A DECLARATION OF MAINTENANCE COVENANT AND EASEMENT FOR STORM WATER CONTROL FACILITIES AS RECORDED IN F.B.C.C. FILE NO. 2019077284.

Morton Astrochen TRAVIS HIGH SCHOOL VICINITY MAP KEYMAP NO. 1"=1/2 MILE 526Z

MISSION SIERRA

I, J. STACY SLAWINSKI, 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 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.

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

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

BRADFOROPARK

GRAPHIC SCALE

VINCENT M. MORALES, JR. GRADY PRESTAGE COMMISSIONER, PRECINCT COMMISSIONER, PRECINCT 2 KP GEORGE

COUNTY JUDGE W.A. "ANDY" MEYERS KEN R. DEMERCHANT COMMISSIONER, PRECINCT 3 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 ______ O'CLOCK ____.M., IN PLAT NO. ______ OF THE PLAT RECORDS OF SAID

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

LAURA RICHARD, COUNTY CLERK FORT BEND COUNTY, TEXAS

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:

CATALYST TECHNICAL GROUP, INC. FIRM NO. 15775 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

SURVEYOR: