

PLAT RECORDING SHEET

PLAT NAME: Abbasi Storage

PLAT NO: _____

ACREAGE: 1.000

LEAGUE: M.M. Battle League

ABSTRACT NUMBER: A-9

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: IMB World LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, IMB WORLD LLC, ACTING BY AND THROUGH IMMAD ELABBASI, PRESIDENT, BEING OFFICERS OF IMB WORLD LLC, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 1 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ABBASI STORAGE, 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 (I.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 (I.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.

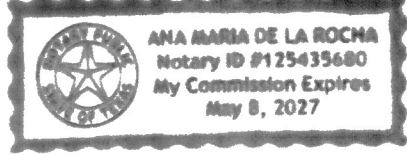
FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER 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.

IN TESTIMONY WHEREOF, THE IMB WORLD LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY IMMAD ELABBASI, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS 02 DAY OF SEP, 2023.

IMB WORLD LLC
BY: Imad
IMMAD ELABBASI, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IMMAD ELABBASI, PRESIDENT, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2 DAY OF September, 2023

Ana Maria de la Rocha
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Ana Maria de la Rocha
PRINTED NAME

MY COMMISSION EXPIRES: May 3, 2027

I, JOHN J. RODRIGUEZ, AM AUTHORIZED (OR 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.

John J. Rodriguez
JOHN J. RODRIGUEZ
TEXAS REGISTRATION NO. 2634

I, M.E. BHATTI, 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.

M.E. Bhatti
M.E. BHATTI
TEXAS REGISTRATION NO. 49632

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE) AND SUBDIVISION OF ABBASI STORAGE 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 (OR INSTRUMENT WHEN APPROPRIATE) THIS 5 DAY OF November, 2023.

BY: Martha L. Stein BY: H. Rodriguez
MARTHA L. STEIN OR M. SONNY GARZA
TITLE CHAIR OR VICE CHAIRMAN
MARGARET WALLACE BROWN, MGP, CMAA
SECRETARY

REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS, ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

PLAT NOTES:

1. Site 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.
2. The top of all floor slabs shall be a minimum of 88.70 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
3. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
4. All property to drain into the drainage easement only through an approved drainage structure.
5. The coordinates shown hereon are Texas South Central Zone Number 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 0.999875179502.
6. This property lies within zone "X" per flood insurance rate maps, map number 48157C0145L, dated April 02, 2014.
7. There are pipelines or pipeline easements within the platted area shown hereon.
8. This plat lies within Light Zone LZ3 of the Fort Bend County Lighting Ordinance
9. This property lies within:
 - o Fort Bend County
 - o FORT BEND FRESH WATER SUPPLY 2
 - o FORT BEND ESD #5
 - o FORT BEND ISD
 - o FORT BEND COUNTY DRAINAGE
 - o FORT BEND COUNTY GEN. FUND
 - o City Of Houston ETJ
10. The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street pending during intense rainfall.
11. 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 improvement 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 thy be an obstruction. public utilities may put spid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

1.0 ACRE
GAKOU TAMMY R. CHENKA
DOC. #201020108
F.B.C.O.P.R.

0.957 ACRE
AMARO, NAZARAH
DOC. #201024584
F.B.C.O.P.R.

HILLSMAN LANE (40' R.O.W.)
DOC #2009062462, F.B.C.O.P.R.

N:13802865.11
E:3028800.17

N:13802873.11
E:3028945.36

BLOCK 1

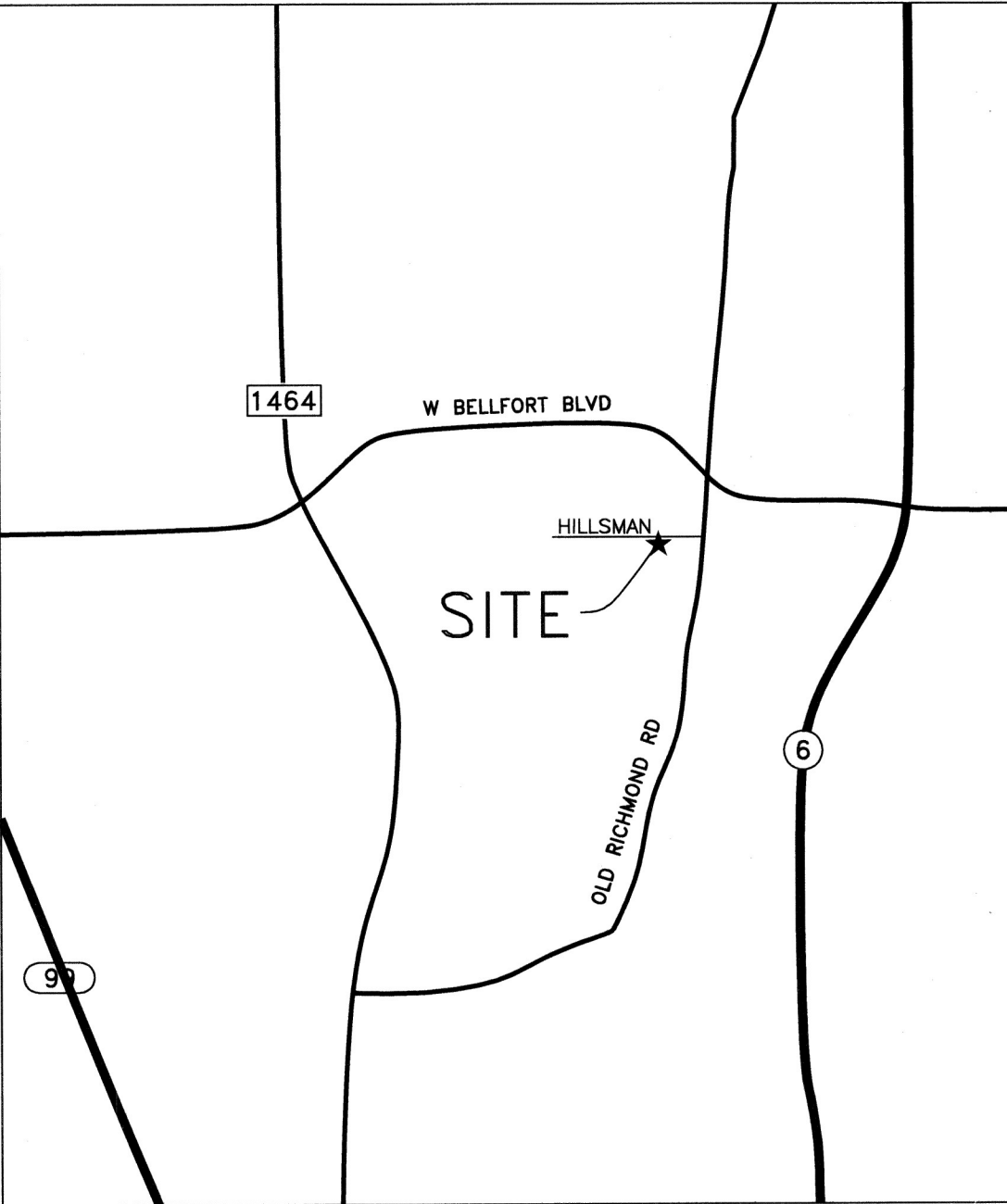
UNRESTRICTED RESERVE
RESERVE "A"
0.967 ACRES (42,123 S.F.)
(TO BE USED FOR TEMPORARY STORAGE OF TONED VEHICLES)

1.0 ACRE
LEWY MUNIZ
DOC. #200414228
F.B.C.O.P.R.

1.0 ACRE
BAUL, S. GARCIA
VOL. 2131, PL. 131
F.B.C.O.P.R.

N:13802566.25
E:3028815.36

N:13802573.67
E:3028960.73



VICINITY MAP
(N.T.S.)

OLD RICHMOND RD.

I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL 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.

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS _____ DAY OF _____, 2024

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

WA (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. McCOY
PRECINCT 3, COUNTY COMMISSIONER

I, LAURA, RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON 2024, AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

ABBASI STORAGE
A SUBDIVISION OF 1.000 ACRES OF LAND
SITUATED IN THE M.M. BATTLE LEAGUE, A-9
FORT BEND COUNTY, TEXAS

1 BLOCK 0 LOTS 1 RESERVE

MARCH 2024

OWNER: IMB WORLD LLC, 18127 SHIMMER LANE RICHMOND, TX 77407 (832)741-9386



TEXAS ENGINEERING FIRM REGISTRATION NO. F-2517
TEXAS SURVEYING FIRM REGISTRATION NO. 10158900
6027 DOVER HOUSE WAY SPRING, TEXAS 77060 (832) 347-2173 EMAIL: JROD@ESOR.COM