

**PLAT RECORDING SHEET**

**PLAT NAME:** Mickey Dees Peek Road Retail

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

**ACREAGE:** 2.381

**LEAGUE:** Brooks & Burleson Survey and William Stanley Survey

**ABSTRACT NUMBER:** A-145 and A-599

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 2

**OWNERS:** CNS Ventures Development, LLC

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, CNS Ventures Development, LLC, a Texas limited liability company, acting by and through Robert B. Ferguson, Manager, owner, hereinafter referred to as Owners of the 2.381 acre tract described in the above and foregoing plat of MICKEY DEES PEEK ROAD RETAIL, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 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 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 bays, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Fort Bend 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.

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, plantings 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, 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

FURTHER, Owners hereby certify that this report does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the CNS Ventures Development, LLC, a Texas limited liability company has caused these presents to be signed by Robert B. Ferguson, Manager, hereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: CNS Ventures Development, LLC, a Texas limited liability company

Robert B. Ferguson, Manager

STATE OF TEXAS  
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Robert B. Ferguson, Manager, of CNS Ventures Development, LLC, known to me to be the persons whose names 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires:

I, Matthew Carpenter, an 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 on 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.



Matthew Carpenter  
Registered Professional Land Surveyor  
Texas Registration No. 6942

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 intersecting drainage artery, parent stream, or any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.  
Fort Bend County Engineer

I, Christopher S. Miller, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

Christopher S. Miller  
Texas Registration No. 131181  
C&C Engineering and Consulting, LLC  
3535 Briarpark Dr., Suite 245  
Houston, TX 77042  
TBPE Firm Registration #F-111301

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MICKEY DEES PEEK ROAD RETAIL in conformance with the laws of the State and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

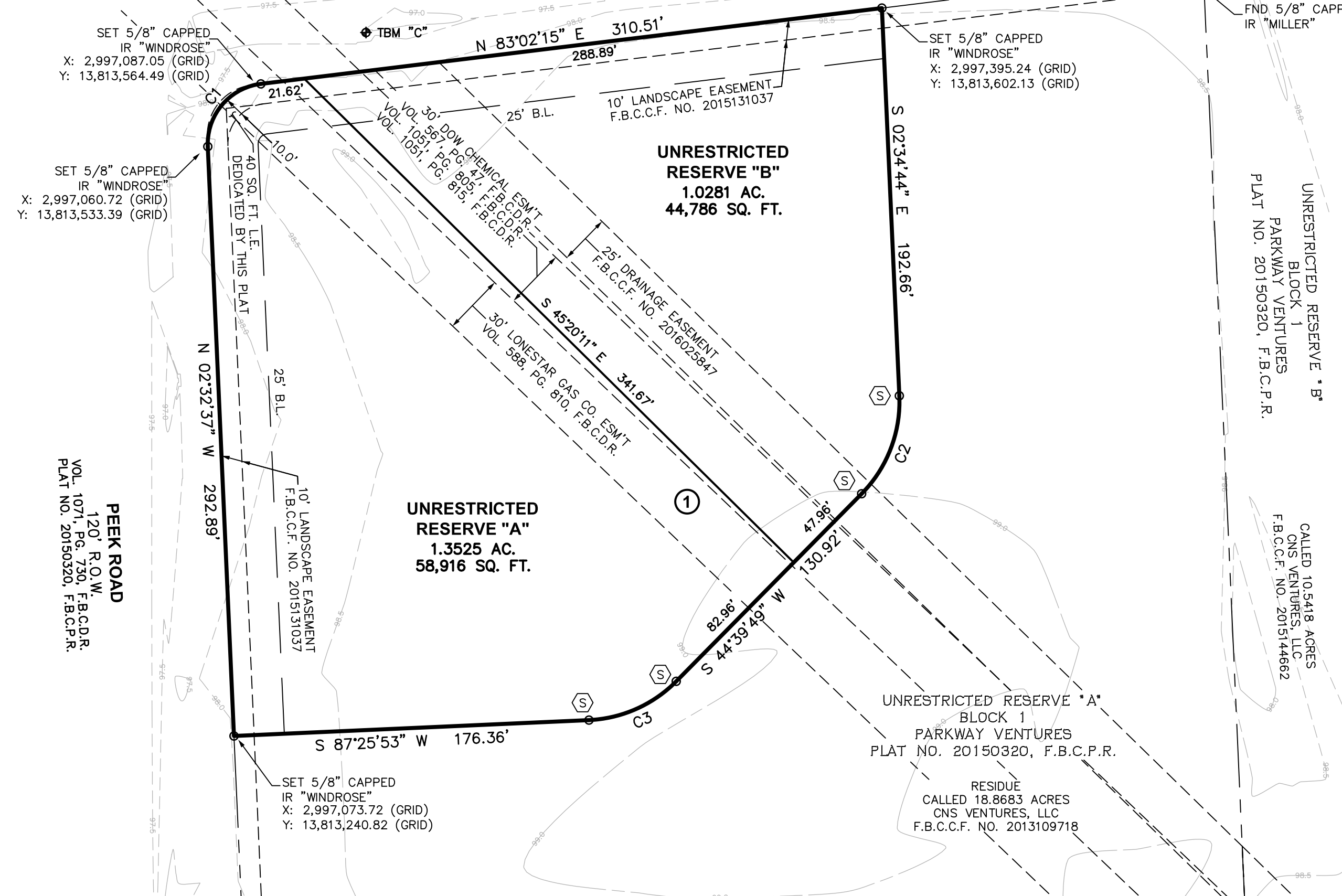
By: Lisa M. Clark or M. Sonny Gorza  
Chair Vice Chairman

By: Yann Tran  
Secretary

Table with 5 columns: CURVE, RADIUS, DELTA, LENGTH, BEARING, CHORD. Rows C1, C2, C3.

CALLED 7.206700 ACRES  
CNS VENTURES, LLC  
F.B.C.C.F. NO. 2013109718

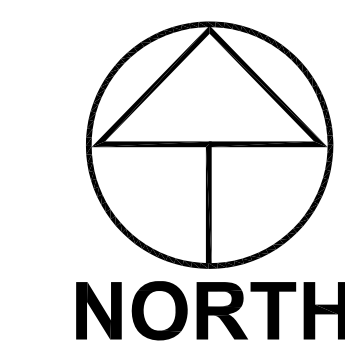
BELLAIRE BOULEVARD  
120' R.O.W.  
VOL. 1071, PG. 730, F.B.C.D.R.  
PLAT NO. 20150320, F.B.C.P.R.



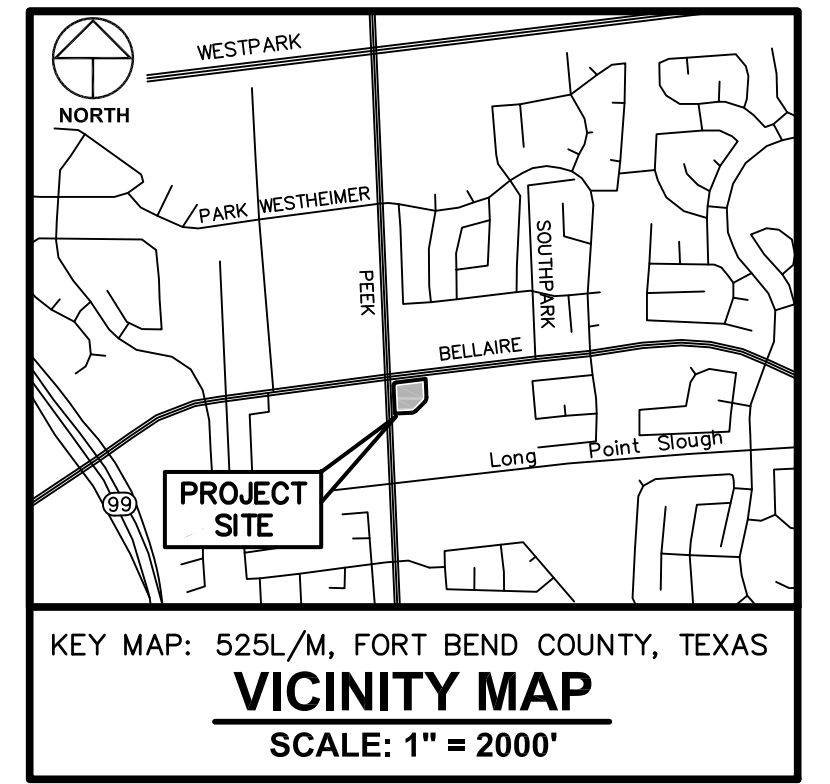
DISTRICT NAMES table with 2 columns: CO. ASSISTANCE DISTRICT, NO. 9. Rows include WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO., EMERGENCY SERVICE, COUNTY COMMISSIONER, COUNTY, EDA.

BENCHMARK PUBLISHED ELEVATION - 101.48'  
HARRIS COUNTY FLOODPLAIN REFERENCE MARKER NO. 190015, BEING A BRASS DISC STAMPED 190015, LOCATED FROM THE INTERSECTION OF MASON ROAD AND FM 1093, TRAVEL NORTH ON MASON ROAD APPROXIMATELY 0.6 MILE TO THE BRIDGE ACROSS BAYOU. ELEVATION 101.48 FEET (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "C" ELEVATION - 97.46'  
BEING A BOX CUT ON A TYPE C INLET LOCATED ON THE SOUTH SIDE OF BELLAIRE BOULEVARD, APPROXIMATELY 110 FEET EAST OF THE INTERSECTION OF BELLAIRE BOULEVARD AND PEAK ROAD, (SHOWN HEREON)



GRAPHIC SCALE: 1" = 50'



APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Vincent M. Morales, Jr., Commissioner, Precinct 1; Grady Prestage, Commissioner, Precinct 2

KP George, County Judge

W. A. "Andy" Meyers, Commissioner, Precinct 3; Dexter L. McCoy, Commissioner, Precinct 4

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 \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_, and duly recorded on \_\_\_\_\_, 20\_\_\_\_ in Plat No. \_\_\_\_\_ of the Map Records of Fort Bend County, for said county.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard  
Clerk of the County Court of Fort Bend County, Texas

# MICKEY DEES PEEK ROAD RETAIL

A SUBDIVISION OF  
2.381 AC. / 103,702 SQ. FT.  
BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "A", AND THAT TRACT OF LAND DESCRIBED AS LANDSCAPE EASEMENT, PARKWAY VENTURES, PLAT NO. 20150320, F.B.C.P.R., SITUATED IN THE BROOKS & BURLESON SURVEY, A-145 AND THE WILLIAM STANLEY SURVEY, A-599, FORT BEND COUNTY, TEXAS

### ABBREVIATIONS

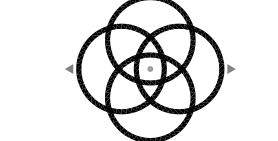
- A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
ESMT. - EASEMENT
FND - FOUND
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
AC. - ACRES
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
L.E. - LANDSCAPE EASEMENT
U.E. - UTILITY EASEMENT
(S) - SET 5/8" CAPPED IR "WINDROSE"

1 BLOCK 2 RESERVES  
AUGUST 2025

REASON FOR REPLAT: TO CREATE 2 RESERVES

Owner  
CNS Ventures Development, LLC  
21711 FM 1093  
Richmond, TX 77407  
281-793-8000

Surveyor



## WINDROSE

LAND SURVEYING | PLATTING  
FIRM REGISTRATION NO. 10108800  
713.458.2281 | WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

FILE INFO: Z:\95609 - SEC Bellow Blvd. & S. Peak Road\PLAT\20250827-PLAT-MICKEY DEES PEEK ROAD RETAIL-59609-P134232.dwg Blomblom, Aug 27, 2025 10:59am