

STATE OF TEXAS
COUNTY OF FORT BEND
WE, 7644 BELLFORT LLC, ACTING BY AND THROUGH 6065 HILLCROFT ST, SUITE 502 HOUSTON TX 77081 713-999-0154 CELL, SOL. MEMBER BEING OFFICERS OF 7644 BELLFORT LLC, OWNER HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 1.267 ARCE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF 7644 BELLFORT LLC, 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 TO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENT 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 THE 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.

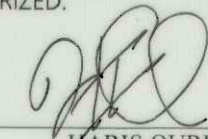
FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNER 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 PLAT AND ADJACENT TO ANY DRAINAGE EASEMENTS, 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.

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.

IN TESTIMONY WHEREOF, THE 7644 BELLFORT LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY HARIS QURESHI, ITS MEMBER, THEREUNTO AUTHORIZED.

BY: 
HARIS QURESHI, MEMBER
7644 BELLFORT LLC

STATE OF TEXAS
COUNTY OF HARRIS

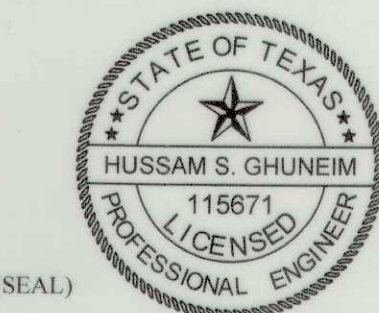
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HARIS QURESHI KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29 DAY OF August, 2024.

REBEKA ABI ANTOUN
NOTARY PUBLIC
IN AND FOR HARRIS COUNTY, TEXAS.
03-12-2025
MY COMMISSION EXPIRES

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

HUSSAM GHUNEIM
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 115671

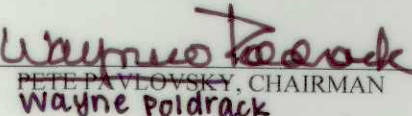


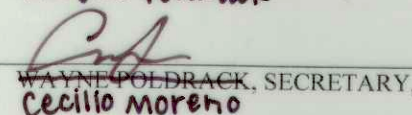
CERTIFICATE FOR SURVEYOR
I, PHILLIP W. BOURLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, 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

PHILLIP W. BOURLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6468
BOURLAND LAND SURVEYING, L.L.C. REG# 10194525
608 W. WORTHAM DR. SUITE 300

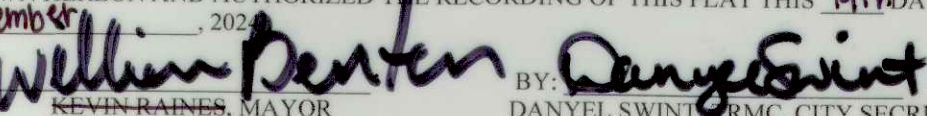
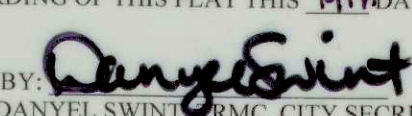


THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF IKE PLAZA, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 20th DAY OF November, 2024.

BY: 
WAYNE POLDRACK, CHAIRMAN

BY: 
CECILIO MORENO, SECRETARY

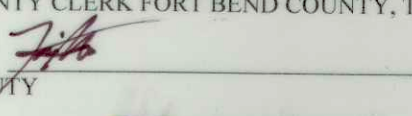
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF IKE PLAZA IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 19th DAY OF November, 2024.

BY: 
WILLIAM BENTON, MAYOR
BY: 
DANYEL SWINT, RMC, CITY SECRETARY

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 3-4-25 AT 1:13 O'CLOCK PM IN PLAT NUMBER 2021184777 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
COUNTY CLERK FORT BEND COUNTY, TEXAS

BY: 
TORI MATAMORAS
DEPUTY



HB INVESTMENT GROUP, LLC.
CALLED 18.191 ACRES
FILE No. 2020141457 D.R.F.B.C.T.

NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
- BENCHMARK: A BOX SET ON AN INLET 65 FEET SOUTH OF THE PROPERTY CORNER.
- PROJECT BENCHMARK: NGS MONUMENT NUMBER A5471, FORT BEND COUNTY, TEXAS, NAVD 88 ELEVATION: 100.5 FEET. LOCATION: 29 33 47.188 NORTH, 095 48 48.015 WEST, BENCHMARK IS A PUNCH MARK IN THE TOP OF A METAL ROD INSIDE OF A 1-INCH PVC PIPE. ACCESS IS THROUGH A 5-INCH LOGO CAP.
- THIS PLAT PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.9998695531372
- THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., AND THE THE CITY OF ROSENBERG, FORT BEND COUNTY.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY (TEXAS AMERICAN TITLE COMPANY), G.F. NO.2791023-01900, EFFECTIVE DATE 03/18/2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PROPERTY SCALES IN ZONE "X", AREA DETERMINED BY FEMA TO BE AN AREA OF MINIMAL FLOOD HAZARD, PER F.I.R.M. PANEL NO. 48157C0245L, WHICH BEARS AN EFFECTIVE DATE OF 4/2/2014.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- THE TOP OF ALL FLOOR SLAB SHALL BE A MINIMUM OF 95 FEET ABOVE MEAN SEA LEVEL AND BASED ON THE HIGHEST TOPO. ELEVATION OF 93 FEET ABOVE SEA LEVEL.
- HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF TWENTY-FOUR (24) INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, OR IN THE ABSENCE OF A CURB, TWENTY-FOUR (24) INCHES ABOVE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION, OR TWELVE (12) INCHES ABOVE THE DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT.
- 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 DURING INTENSE RAINFALL EVENTS.
- SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFIRM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.

LEGEND:	
N	NORTH
S	SOUTH
E	EAST
W	WEST
POB	POINT OF BEGINNING
FND 5/8 IR	FOUND 5/8 INCH IRON ROD
ESMT	EASEMENT
AC.	ACRES
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
P.S.B.E	PARKING SETBACK
P.S.C. Ac. E	Opt. ACCESS EASEMENT OPTION
E.A.E.	EMERGENCY ACCESS EASEMENT
M.R.H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
W.L.E	WATER LINE EASEMENT
VOL., PG.	VOLUME, PAGE
F.H.	FIRE HYDRANT
V.T.	VISIBILITY TRIANGLE
G.B.L	GARAGE/CARPORT BUILDING LINE
RN	RECORDATION NUMBER



1 pg

20250044

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk
Fort Bend County Texas
March 04, 2025 01:20:40 PM

FEE \$0.00 TM

2025019965

SSMS GROUP INC.
CALLED 2.407 ACRES
FILE No. 2021184777 D.R.F.B.C.T.

SSMS GROUP INC
CALLED 2.196 ACRES
FILE No. 2021184777
D.R.F.B.C.T.

ALUMINUM DISK FND.
(CALLED TXDOT
MONUMENT FND.)

Airport Ave & B
Terry Boulevard
INTERSECTION

BLOCK 1
RESERVE A
(Restricted to Commercial Use)

ABSTRACT 349
1,267 Acres
55,168 Sq. Ft.
FILE No. 2019148116, D.R.F.B.C.T.

Villa Real
Block 1, Restricted Reserve
"A" (Restricted to Commercial Use)

5/8" I.R. FND.
W/CAP "WINDROSE"

IKE PLAZA

BEING A 1.267 ACRES (55,168 SQ.FT.) BEING PART OF A 25.68 ACRES TRACT OF LAND, A.P. DEMAY SURVEY, ABSTRACT 349, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS ACCORDING TO FILE NO. 2019148116, D.R.F.B.C.T., FORT BEND COUNTY, TEXAS.

REASON FOR PLAT: TO CREATE RESERVE A SCALE 1"=20'
1 RESERVE
1 BLOCK

DATE: 03.18.2024

OWNER: 7644 BELLFORT LLC
ADDRESS: 6065 HILLCROFT AVE., #502
HOUSTON TX 77081
P: (281) 683-2952

PREPARED BY: NOMA ENGINEERING & CONSTRUCTION, LLC
14601 BELLAIRE BLVD. #110
HOUSTON, TX 77081
P: (346) 444-6458



14601 BELLAIRE BLVD., #110, HOUSTON TX 77081
(Tel) 346.444.6458 (Fax) 346.444.6770
www.noma-engineering.com
FIRM: 16913

JOB: N-22-22