## PLAT RECORDING SHEET

PLAT NAME:	Imperial Business Park				
PLAT NO:					
ACREAGE:	9.0831				
LEAGUE:	M. M. Battle Survey				
ABSTRACT NUMBER: 9					
NUMBER OF E	BLOCKS: 1				
NUMBER OF I					
NUMBER OF F					
OWNERS: Fisher Global Development, LLC, a Texas Limited Liability Co.					
Tisher Global Development, LLC, a Texas Elimited Elability Co.					
(DEPUTY CLERK)					

## STATE OF TEXAS COUNTY OF FORT BEND WE, FISHER GLOBAL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH DAVID FISHER, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 9.0831 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF IMPERIAL 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' O") 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 FIFTEEN FEET (15'0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, 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 IS HEREBY 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 BY MEANS OF AN APPROVED DRAINAGE 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 FISHER GLOBAL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID FISHER, ITS OWNER, THIS \_\_\_\_\_\_ DAY OF FISHER GLOBAL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY STATE OF TEXAS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID FISHER, OWNER 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION. NOTARY PUBLIC IN AND FOR THE STATE OF\_ MY COMMISSION EXPIRES RICHARD FUSSELL, AM 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. RICHARD FUSSELL REGISTERED PROFESSIONAL LAND SURVEYOR #4148 I, STEPHEN E. WILSON, JR. 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. STEPHEN E. WILSON JR. TEXAS REGISTRATION NO. 110420 G&G ENGINEERING AND CONSULTING, LLC 3535 BRIARPARK DRIVE, SUITE 245 HOUSTON, TX 77042 TEXAS FIRM REGISTRATION NO. F11301 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 IMPERIAL 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 (OR INSTRUMENT WHEN APPROPRIATE) THIS \_\_\_\_\_ DAY OF

PATRICK WALSH, P.E

VOL. 905, PG. 210

905, PG, 206

VOL. 905 PG. 206

O.R.F.B.C.

**INSET** 

SCALE: 1"=60'

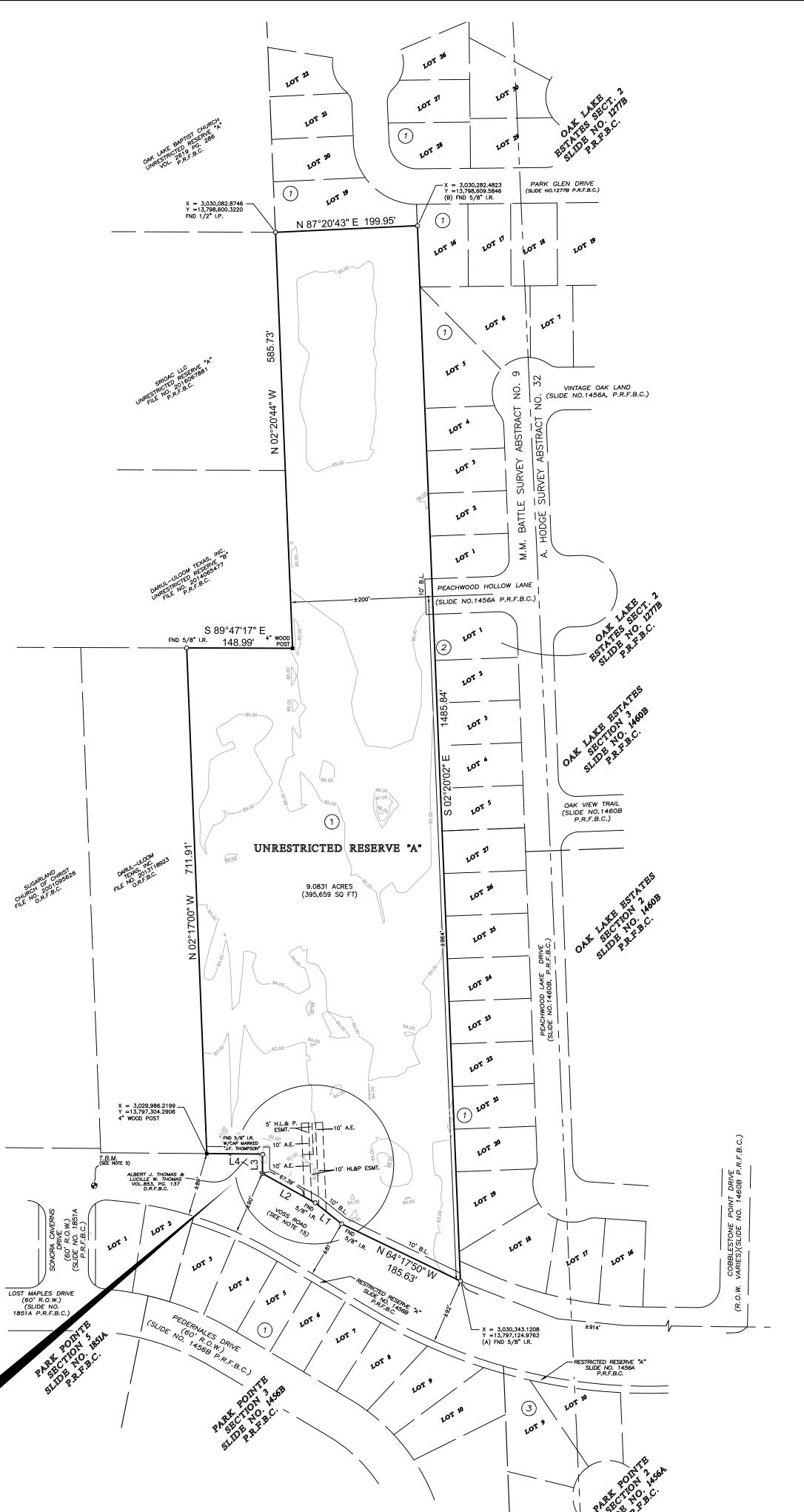
SECRETARY

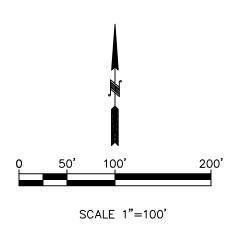
VOL. 905, PG. 210 O.R.F.B.C.

(2)

MARTHA L. STEIN (OR) M. SONNY GARZA

VICE CHAIRMAN





## **GENERAL NOTES:**

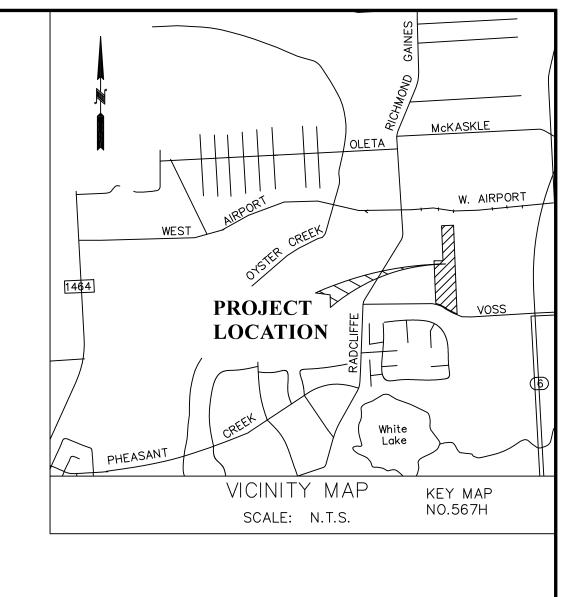
- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS AND FORT BEND COUNTY.
- 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY SOUTHLAND TITLE, (GUARANTEE FILE) G.F. NO. TP1755885, EFFECTIVE DATE OCTOBER 17, 2017.
- 3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99987829438608. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- 4. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- 5. BENCHMARK: PUBLISHED ELEVATION: 77.06 FLOODPLAIN REFERENCE MARK NUMBER SGR-RM017 IS A BRASS DISK LOCATED FROM THE INTERSECTION OF SOUTH HIGHWAY 6 AND HIGHWAY 90A, THEN WEST ON HIGHWAY 90A 0.2 MILES TO THE BENCHMARK ON THE LEFT. MONUMENT IS LOCATED ON TOP AT THE EAST SIDE OF A CONCRETE RETAINING WALL FOR PRISON UNDER PASS. (NAVD

TEMPORARY BENCHMARK ELEVATION - 81.51 STORM SEWER MANHOLE LOCATED ON STORM SEWER INLET.

- 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48157C 0145L, WITH THE EFFECTIVE DATE OF APRIL 2, 2014, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF) THE 100 YEAR FLOODPLAIN.
- 7. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE
- 8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 85.50' 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
- 9. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE ONSITE DRAINAGE AND DETENTION FACILITIES
- 10. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (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 MAP BE AMENDED
- 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 IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE WHILE WOODEN POSTS AND PANELED WOODEN FENCES LONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT 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 WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 12. THIS PROPERTY IS LOCATED WITHIN FORT BEND COUNTY LIGHTING ZONE 3.
- 13. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 14. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 15. VOSS ROAD RIGHT OF WAY VARIES AS PER SLIDE NO. 1456B, FILE NO. 2007047853, AND FORT BEND COUNTY
- PRESCRIPTIVE RIGHTS AS APPROVED BY FORT BEND COUNTY COMMISSIONERS COURT ON APRIL 28, 1986. 16. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 17. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATD
- SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.

18. NO PIPELINE OR PIPELINE EASEMENTS APPEAR IN THE CITY PLANNING LETTER PREPARED BY STARTEX TITLE COMPANY

- AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT. 19. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE
- CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS. 20. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO
- THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 21. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) 18" ABOVE THE HIGHEST IMPACTING 100-YEAR WATER SURFACE ELEVATION, (2) 12" ABOVE THE MAXIMUM PONDING OR SHEET FLOW ELEVATION WITHIN THE SITE, OR (3) 18" ABOVE THE HIGHEST NATURAL GROUND AT ANY POINT ON THE PERIMETER OF THE SLAB.
- 22. 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 CONSTRUCTION.



I, RICHARD W. STOLLEIS, 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 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.

RICHARD W. STOLLEIS, P.E. FORT BEND COUNTY ENGINEER

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

VINCENT M. MORALES, JR PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT COUNTY JUDGE

W.A. (ANDY) MEYERS

PRECINCT 3, COUNTY COMMISSIONER

JAMES PATTERSON PRECINCT 4, 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 \_\_\_\_\_\_ RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK FORT BEND COUNTY, TEXAS

DEPUTY

DISTRICT NAMES		
SCHOOL	FORT BEND ISD	
FIRE	NORTHEAST VFD	
MUD	FBC MUD 25	
CITY OF CITY ETJ	HOUSTON ETJ	

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 51°27'51" W	47.37'	
L2	N 60°49'10" W	84.99'	
L3	N 00°01'08" W	27.21	
L4	N 89°31'43" W	78.37	

## IMPERIAL BUSINESS PARK

A SUBDIVISION OF 9.0831 ACRES (395,659 SQ FT) IN THE M.M. BATTLE SURVEY, A-9, FORT BEND COUNTY, TEXAS

www.survey1inc.com \_survey1@survey1inc.com Your Kand Survey Company Firm Registration No. 100758-00 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

PROJECT NO.9-57668-17PLAT

1 BLOCK 1 RESERVE OCTOBER 2, 2018

FISHER GLOBAL DEVELOPMENT, LLC A TEXAS LIMITED LIABILITY COMPANY 1611 WINDSOR PARK DR HOUSTON, TX 77094 (281) 391-2510

LEGEND:

BUILDING LINEUTILITY EASEMENT

= AERIAL EASEMENT

P.R.F.B.C. = PLAT RECORDS OF FORT BEND COUNTY O.R.F.B.C. = OFFICIAL RECORDS OF FORT BEND COUNTY

= IRON PIPE = IRON ROD R.O.W. = RIGHT OF WAY VOL. = VOLUME

= PAGE

= BLOCK NUMBER

= SET 1/2" IR W/CAP MARKED "SURVEY 1" = TEMPORARY BENCHMARK