

# PLAT RECORDING SHEET

**PLAT NAME:** 36 Business Park

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

**ACREAGE:** 6.484

**LEAGUE:** I & G N Railroad Company Survey

**ABSTRACT NUMBER:** 269

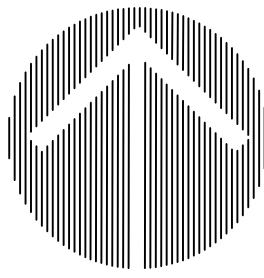
**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

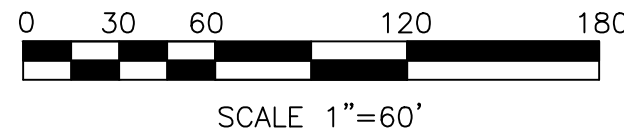
**NUMBER OF RESERVES:** 2

**OWNERS:** TSC Ventures, LLC

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



SCALE: 1"=60'  
GRAPHIC SCALE



LEGEND

Table with 2 columns: Symbol and Description. Includes Building Line, F.B.C.D.R., F.B.C.P.R., F.C., FND, I.P., I.R., PP, R.O.W., and Overhead Power Line.

CHIU PIN SAW, TRUSTEE  
CALLED 5.4883 ACS.  
TRACT II  
C.C.F. NO. 9636531 O.P.R.F.B.C.T.

GENERAL NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE COORDINATES (NAD83) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING THE FOLLOWING SURFACE ADJUSTMENT FACTOR OF 1.00013
- 2. THE 3/4" IRON RODS WITH PLASTIC CAPS SET WHERE SHOWN HEREON HAVE THE FOLLOWING STAMPED ON SAID CAPS: MGM, INC. RPLS #4743
- 3. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.
- 4. 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 PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- 5. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 87.20 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 GROUND.
- 6. 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.
- 7. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 8. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 9. ANY PROPOSED STORM WATER DETENTION FACILITY CONSTRUCTED UPON THE SUBJECT PROPERTY IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS.
- 10. PROJECT BENCHMARK - 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT HORIZONTAL CONTROL H-45" FOUND APPROXIMATELY 135 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 36 AND WILLIAMS SCHOOL ROAD AT 0.5 FEET WEST OF THE WEST EDGE OF PAVEMENT OF SAID HIGHWAY. ELEVATION = 85.38' NAVD 1988, 2001 ADJUSTMENT
- 11. THE SUBJECT PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA F.I.R.M. MAP NUMBER 48157C0400L (MAP REVISION DATE: APRIL 02, 2014).
- 12. THE SUBJECT PROPERTY IS LOCATED IN FORT BEND COUNTY OUTDOOR LIGHTING ZONE L22.
- 13. 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.

METES & BOUNDS 6.484 ACRE TRACT:

BEING A TRACT OF LAND CONTAINING 6.484 ACRES (282,423 SQUARE FEET) LOCATED IN THE I.&G.N.R.R. CO. SURVEY, ABSTRACT NUMBER 269, FORT BEND COUNTY, TEXAS, AND BEING PART OF AND OUT OF THAT CERTAIN CALLED 7.5 ACRE TRACT CONVEYED FROM JEANETTE ELOISE ZEMANEK; JOAN C. DARSH, INDIVIDUALLY AND AS TRUSTEE OF THE JOAN C. DARSH LIVING TRUST U/A/D JUNE 13, 1994; AND JOHN F. ADAIR, INDIVIDUALLY AND AS TRUSTEE OF THE JOHN F. ADAIR REVOCABLE TRUST U/A/D OCTOBER 4, 1999 TO TSC VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED UNDER COUNTY CLERK'S FILE NUMBER 2015123922 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 6.484 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS IN THIS DESCRIPTION ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NUMBER 4204 (NAD83). ALSO, THE 5/8" IRON RODS WITH PLASTIC CAPS NOTED AS BEING SET IN THIS DESCRIPTION HAVE THE FOLLOWING STAMPED ON SAID CAPS: MGM, INC. RPLS #4743)

BEGINNING at a point found for the intersection of the westerly right-of-way line of State Highway 36, 220' wide, and the southerly line of the aforementioned TSC Ventures, LLC called 7.5 acre tract, said point marking the westernmost corner of that certain called 1.0184 acre tract of land conveyed from the State of Texas to TSC Ventures, LLC, a Texas limited liability company, by Agreed Judgment recorded under County Clerk's File Number 2018140127 of the Official Public Records of Fort Bend County, Texas, said point bearing S 51° 05' 49" E a distance of 0.10' from a 5/8" iron rod found disturbed (TXDOT aluminum cap missing), said point also bearing N 71° 04' 07" W a distance of 121.20' from a 1/2" iron pipe found for the occupied southernmost corner of said called 7.5 acre tract, said point marking the southernmost corner of the 6.484 acre tract herein described;

THENCE, N 71° 04' 07" W, (call bearing = N 68° 25' W) along the southerly line of said called 7.5 acre tract, a distance of 113.87' to a 1/2" iron pipe found for an angle point in said southerly line;

THENCE, N 47° 33' 23" W, continuing along the southerly line of said called 7.5 acre tract, a distance of 485.33' (call = N 45° W - 484.9') to a 1/2" iron pipe found for the westernmost corner of said called 7.5 acre tract and the 6.484 acre tract herein described;

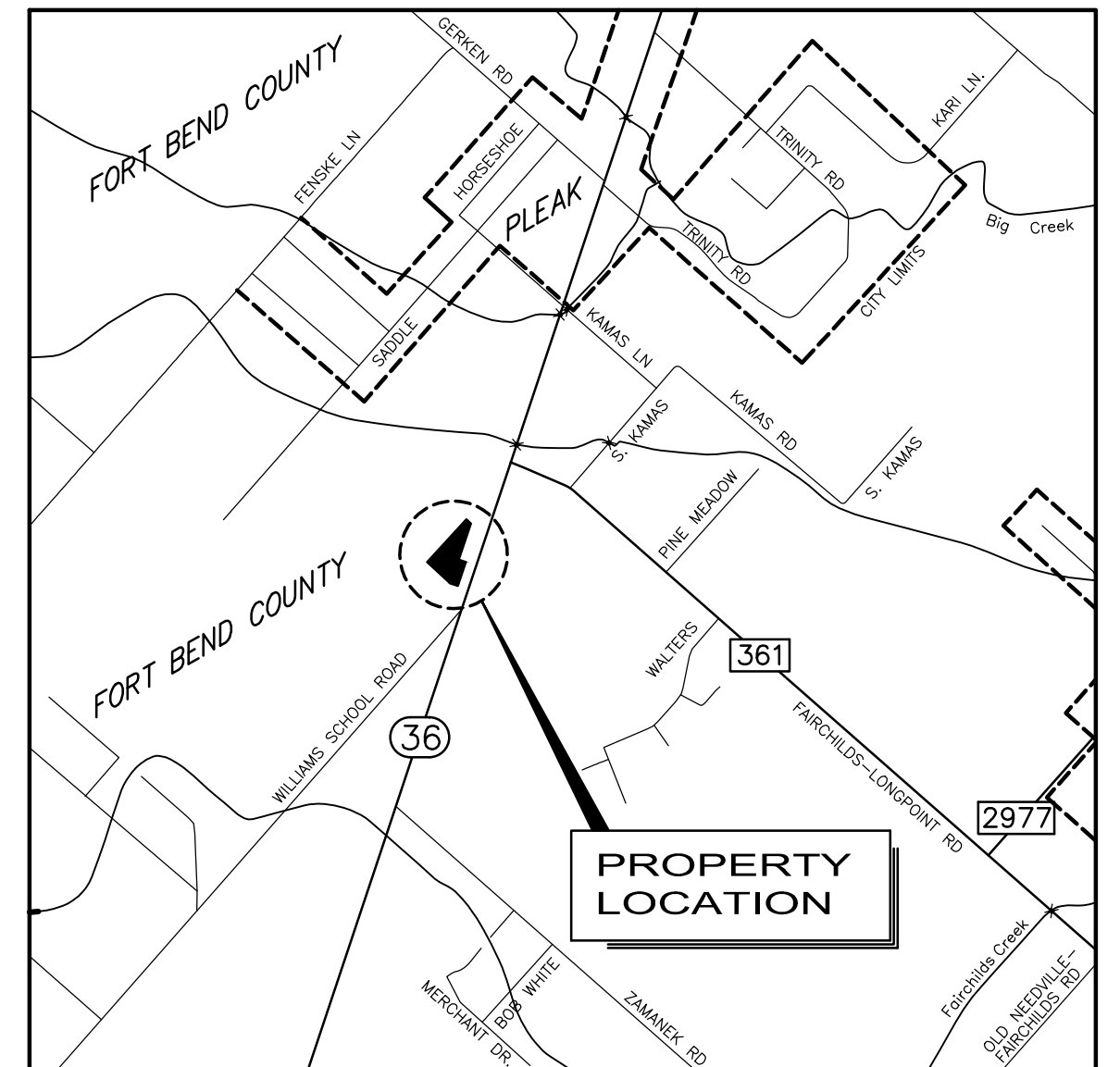
THENCE, N 42° 28' 47" E, along the westerly line of said called 7.5 acre tract, a distance of 861.13' (call = N 45° E - 860.9') to a 1/2" iron pipe found for the northernmost corner of said called 7.5 acre tract and the 6.484 acre tract herein described;

THENCE, S 47° 19' 35" E, along the northernmost northerly line of said called 7.5 acre tract, a distance of 93.06' (call = S 45° E - 92.1') to a 1-1/2" pinched top iron pipe found for the northernmost east corner of said called 7.5 acre tract and the 6.484 acre tract herein described;

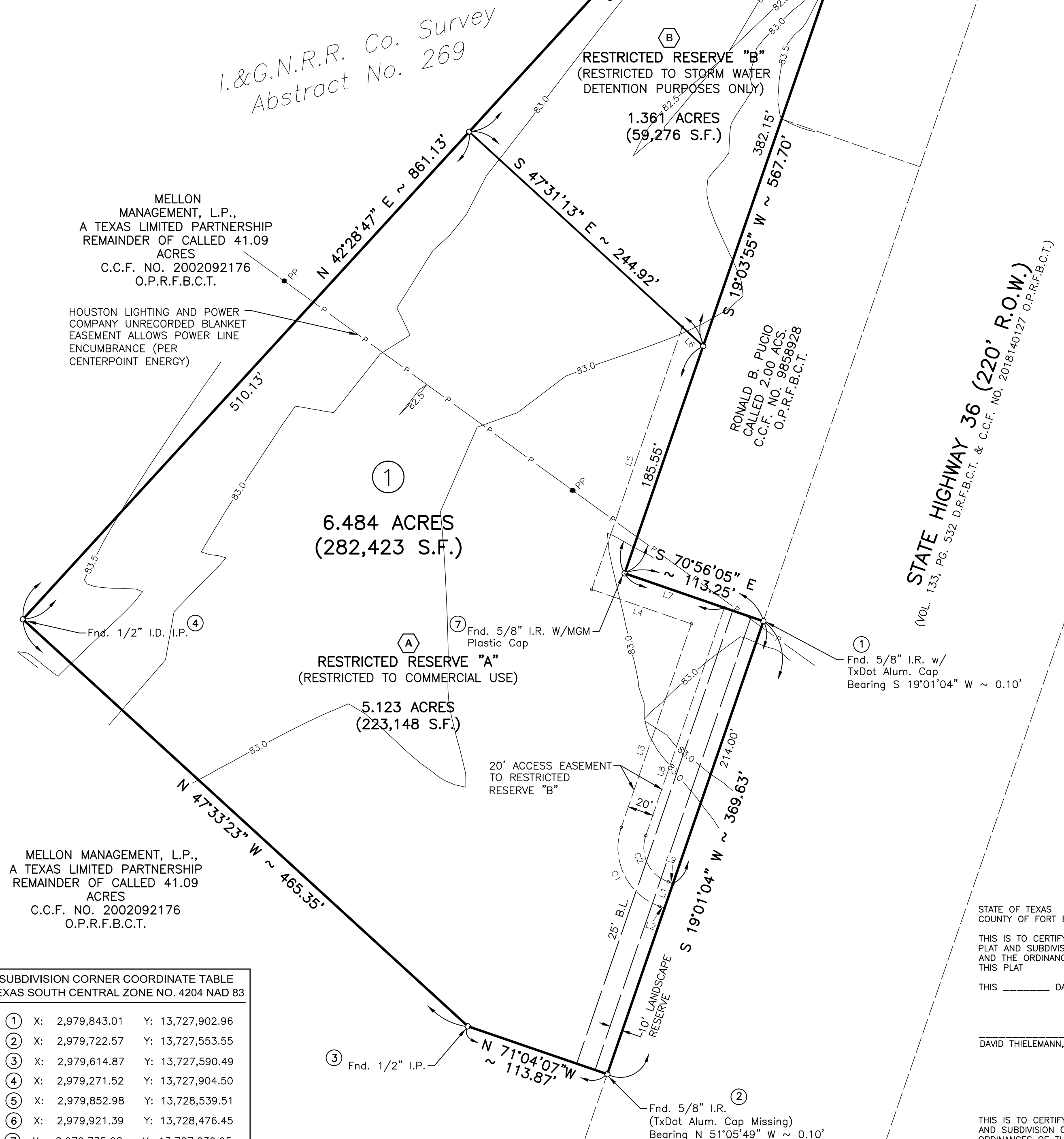
THENCE, S 19° 03' 55" W, along the westernmost easterly line of said called 7.5 acre tract, at a distance of 196.96' pass a point for the northernmost corner of that certain called 2.00 acre tract of land conveyed from Phillip D. Kasparek and Gilbert R. Kasparek, Jr. to Ronald B. Pucio by Warranty Deed with Vendor's Lien recorded under County Clerk's File Number 9858928 of the Official Public Records of Fort Bend County, Texas, said corner point bearing N 70° 56' 05" W a distance of 235.09' from a 1/2" iron pipe found for the occupied easternmost corner of said called 2.00 acre tract, and continuing in all a total distance of 567.70' (call distance = 567.2') to a 5/8" iron rod with plastic cap set for an interior corner of said called 7.5 acre tract and the 6.484 acre tract herein described, said iron rod also marking the westernmost corner of said called 2.00 acre tract, said iron rod also bearing N 70° 56' 05" W a distance of 235.09' from a 1/2" iron pipe found for the occupied southernmost corner of said called 2.00 acre tract and southernmost east corner of said called 7.5 acre tract;

THENCE, S 70° 56' 05" E, along the southernmost northerly line of said called 7.5 acre tract, a distance of 113.25' to a point along the westerly line of State Highway 36, 220' wide, for the northerly corner of the aforementioned State of Texas called 1.0184 acre tract and the southernmost east corner of the 6.484 acre tract herein described;

THENCE, S 19° 01' 04" W, along the common westerly line of State Highway 36, 220' wide, and said State of Texas called 1.0184 acre tract, at a distance of 0.10' pass a found 5/8" iron rod with aluminum cap stamped "TXDOT"; and continuing in all a total distance of 369.63' to the POINT OF BEGINNING and containing 6.484 acres (282,423 square feet) of land.



VICINITY MAP  
SCALE: 1"= 2,640' (1/2 MILE)  
FORT BEND COUNTY KEY MAP 644X



CURVE DATA table with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH. Contains data for curves C1 and C2.

LINE TABLE table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L9 with their respective bearings and distances.

MELLON MANAGEMENT, L.P., A TEXAS LIMITED PARTNERSHIP REMAINDER OF CALLED 41.09 ACRES C.C.F. NO. 2002092176 O.P.R.F.B.C.T.

SUBDIVISION CORNER COORDINATE TABLE TEXAS SOUTH CENTRAL ZONE NO. 4204 NAD 83. Table with columns X, Y and rows 1 through 7.

DISTRICT NAMES table with columns District Name and Description. Lists WCID, MUD, LID, DID, SCHOOL, FIRE, CITY OR CITY ETJ, Utilities Co., and CAD.

SYMBOL DESCRIPTION RESERVE USE AREA table. Lists Restricted Reserve A (Business Park, 5.123 acres) and Restricted Reserve B (Storm Water Detention Pond, 1.361 acres).

STATE OF TEXAS COUNTY OF FORT BEND THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE VILLAGE OF PLEAK, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF 36 BUSINESS PARK IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE VILLAGE OF PLEAK AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

DAVID THIELEMANN, CHAIRPERSON GARY MILLER, VICE-CHAIRPERSON

THIS IS TO CERTIFY THAT THE CITY COUNCIL FOR THE VILLAGE OF PLEAK, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF 36 BUSINESS PARK IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE VILLAGE OF PLEAK AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

LARRY BITTNER, MAYOR ERIN WALLEY, CITY SECRETARY  
MICHAEL JOHN, MAYOR PRO-TEM CAROLYN DELMAR, ALDERWOMAN  
WADE A GOATES, ALDERMAN ANNE STARK, ALDERWOMAN  
DAMON KUHN, ALDERMAN

STATE OF TEXAS COUNTY OF FORT BEND

We, Ty Coburn, President and Sharon Coburn, Member, being officers of TSC Ventures, LLC, owner of the 6.484 acre tract described in the above and foregoing map of 36 Business Park, do hereby make and establish said subdivision and development do hereby make and establish said subdivision and development plot 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 shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be 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, we 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 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, we 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 operation 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 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, TSC Ventures, LLC has caused these presents to be signed by Ty Coburn, its President, hereunto authorized, attested by its Member, Sharon Coburn, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

For TSC Ventures, LLC  
By: Ty Coburn, President  
Attest: Sharon Coburn, Member

STATE OF TEXAS COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Ty Coburn, President and Sharon Coburn, Member, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
Notary Public in and for \_\_\_\_\_ County, Texas

I, Steven L. Guy, 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 correct, was prepared from an actual survey of the property made under my supervision on the ground and that, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than three quarters (3/4) inch and a length of not less than three (3) feet.

Steven L. Guy, R.P.L.S., Texas Registration No. 4743

Chad Nesvada, P.E., Texas Registration No. 91092

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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 intersecting 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 \_\_\_\_\_, 2019.

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

KP George County Judge

W.A. "Andy" Meyers County Commissioner, Precinct 3  
Ken DeMerchant County 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 \_\_\_\_\_, 2019 at \_\_\_\_\_ o'clock \_\_\_\_\_m.

in Plot Number \_\_\_\_\_ of the Plat Records of Fort Bend County, Texas, last above written.

Witness my hand and seal of office, at Richmond, Texas, the day and date  
Laura Richard, County Clerk Fort Bend County, Texas  
By: \_\_\_\_\_ Deputy

36 BUSINESS PARK

A SUBDIVISION OF 6.484 ACRES OF LAND IN THE I & G N RAILROAD COMPANY SURVEY, ABSTRACT NO. 269 VILLAGE OF PLEAK E.T.J. FORT BEND COUNTY, TEXAS  
1 BLOCK 2 RESERVES  
DATE: August, 2019 SCALE: 1" = 60'

OWNER: TSC VENTURES, LLC  
8927 Lady Laura Lane  
Richmond, Texas 77469  
Mr. Ty Coburn  
(281) 450-3911

SURVEYOR: MARTINEZ, GUY AND MAYBIK, INC.  
1500 South Dairy Ashford, Suite 280  
Houston, Texas 77077  
(281) 679-0335  
TX Bd. P.L.S. Firm Reg. No. 10051500