

PLAT RECORDING SHEET

PLAT NAME: Rohan Business Park

PLAT NO: _____

ACREAGE: 2.1690

LEAGUE: William Lusk Survey

ABSTRACT NUMBER: 276

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Michel Ghosn

(DEPUTY CLERK)

STATE OF TEXAS:
COUNTY OF FORT BEND:

I, Michel Ghosn, Owner; hereinafter referred to as Owners of the 2.1690 acre tract described in the above and foregoing map of **ROHAN 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 map or plat and do hereby dedicate to the use of the public forever, all streets, 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 to the land so dedicated.

FURTHER, Owners 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 tank into any public or private street, 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' 0") feet 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 Rosenberg, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any 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 except by means of an approved drainage structure.

FURTHER, Owners 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.

WITNESS MY HAND IN Fort Bend County, Texas, this ____ day of _____, 2020.

By: _____
Michel Ghosn

STATE OF TEXAS:
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared Michel Ghosn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public in and for the State of _____

My Commission Expires _____ Notary Public

This is to certify that the Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of **ROHAN BUSINESS PARK**, in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg, as shown hereon and authorizes the recording of this plat this ____ day of _____, 2020.

Pete Pavolovsky, Chairperson

Anthony Sulak, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of **ROHAN BUSINESS PARK**, in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg, as shown hereon and authorizes the recording of this plat this ____ day of _____, 2020.

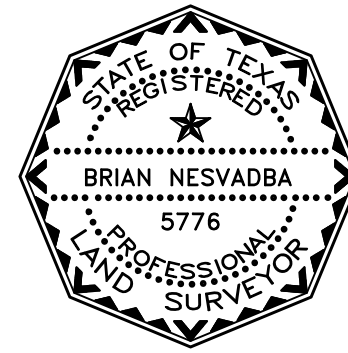
William Benton, Mayor

Danyel Swint, City Secretary

NOTES:

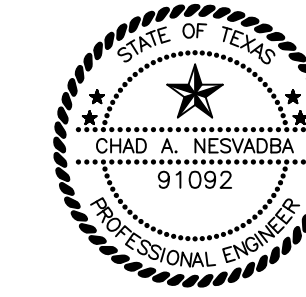
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD 83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9999690523.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0265 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 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 WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 89.00 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION TO 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON FIELD SURVEY PERFORMED ON FEBRUARY 18, 2020, USING NGS CORS REFERENCING STATIONS (NAVD '88); ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
- ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WHOLLY WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF ROSENBERG, LAMAR CONSOLIDATED ISO, AND FORT BEND COUNTY, TEXAS.
- SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE APPROVED BY THE FORT BEND COUNTY ENGINEERING DEPARTMENT AND FORT BEND COUNTY DRAINAGE DISTRICT AND BE IN FULL ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL AND THE FORT BEND COUNTY INTERIM ATLAS 14 DRAINAGE CRITERIA MANUAL AND MINIMUM SLAB ELEVATION CRITERIA, EFFECTIVE JANUARY 1, 2020.
- THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L22.
- * - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- ALL DETENTION FACILITIES/STRUCTURES SHALL BE OWNED, MAINTAINED AND OPERATED BY THE OWNERS OR THEIR REPRESENTATIVE FOR THE ENTIRE DURATION OF THE FACILITY/STRUCTURE, IF APPLICABLE. ALL FUTURE DETENTION FACILITY OUTFALL LOCATIONS MUST MAINTAIN THE NATURAL, PRE-EXISTING DRAINAGE PATTERNS ON THE SITE.
- 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 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 THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- BENCHMARK: NGS CORS REFERENCING STATIONS (NAVD '88)
- THE PROJECT BENCHMARK FOR THIS PROJECT IS A MAG NAIL IN DRIVEWAY NORTHWEST OF THE SUBJECT TRACT. (THE PROJECT BENCHMARK IS REFERENCED AS TBM A ON THIS PLAT)
X=3,004,179.69
Y=13,755,987.92
ELEVATION: 87.84' (NAVD '88)
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIRST AMERICAN TITLE COMPANY, FILE NO. 2495672-099, EFFECTIVE DATE APRIL 2, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS LOCATED ON THE TRACT.
- 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.
- 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.
- FUTURE DEVELOPMENT WILL REQUIRE ON-SITE DETENTION WITH A DEDICATED EASEMENT AND BE DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL APPROVED BY THE FORT BEND COUNTY DRAINAGE DISTRICT. ALL FUTURE DETENTION FACILITY OUTFALL LOCATIONS MUST MAINTAIN THE NATURAL, PRE-EXISTING DRAINAGE PATTERNS ON THE SITE.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS SET FORTH IN RESTRICTIONS, EASEMENTS, AND AGREEMENTS RECORDED IN FORT BEND COUNTY CLERK'S FILE NOS. 9728130 AND 2013071362; AND IN VOLUME 322, PAGE 157 OF THE FORT BEND COUNTY DEED RECORDS.

I, Brian Nesvadba, 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 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 rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776

I, Chad A. Nesvadba, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

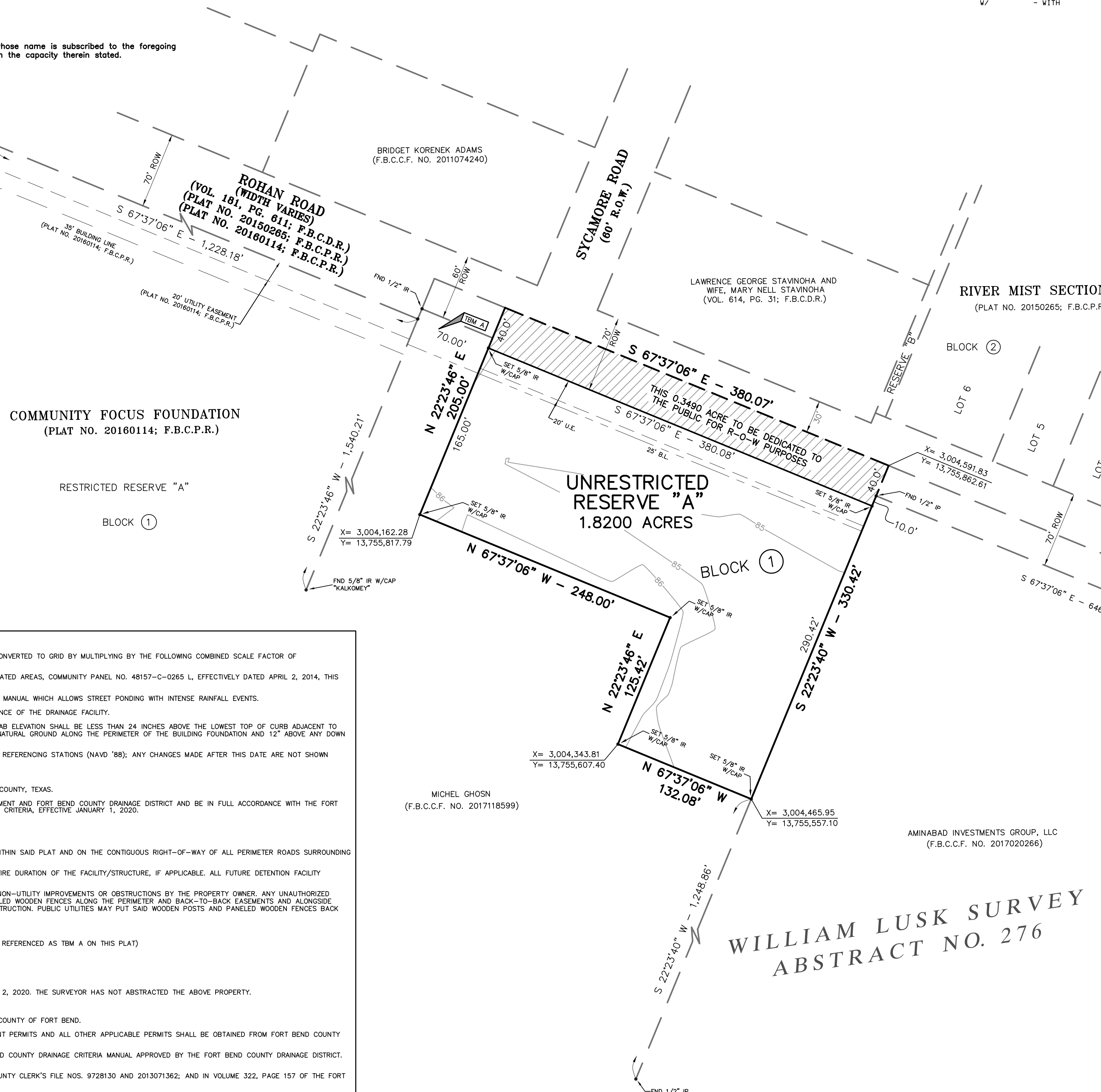
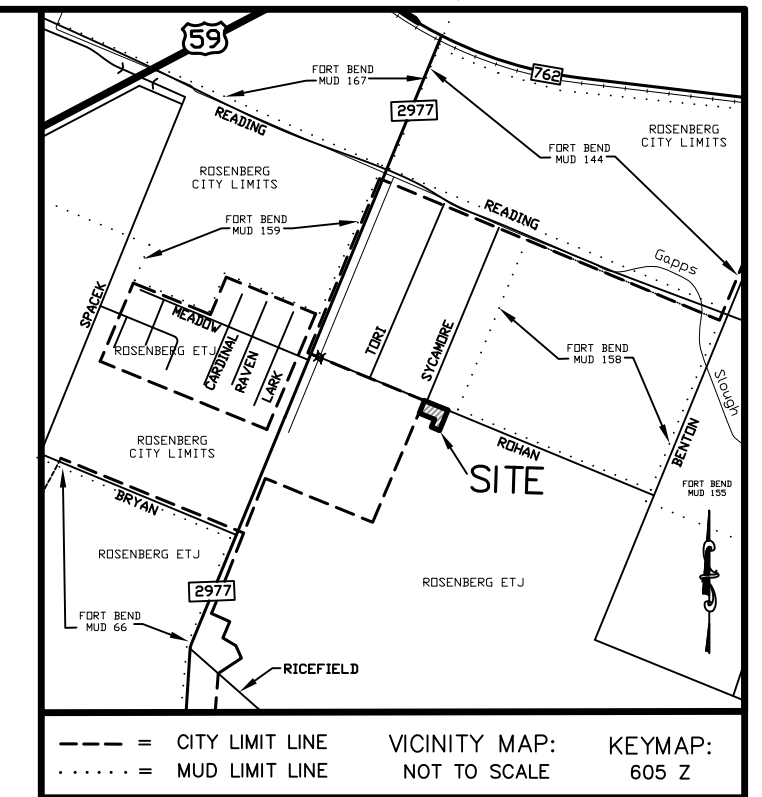
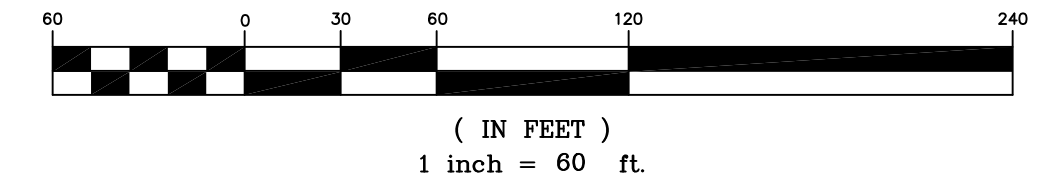


Chad A. Nesvadba, P.E.
Texas Registration No. 91092

LEGEND

- B.L. - BUILDING LINE
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- FT - FEET
- IP - IRON PIPE
- IR - IRON ROD
- MUD - MUNICIPAL UTILITY DISTRICT
- NO. - NUMBER
- R.O.W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- TBM - TEMPORARY BENCHMARK
- U.E. - UTILITY EASEMENT
- W/ - WITH

GRAPHIC SCALE



I, J. Stacy Slawinski, P.E., 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.

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas this ____ day of _____, 2020.

Vincent M. Morales, Jr., Commissioner
Precinct 1

Grady Prestage, Commissioner
Precinct 2

KP George, County Judge

W. A. "Andy" Meyers, Commissioner
Precinct 3

Ken R. Demerchant, Commissioner
Precinct 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020, AT _____ O'CLOCK _____ M., IN PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

BY: _____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

ROHAN BUSINESS PARK

A 2.1690 ACRE TRACT OF LAND
IN THE WILLIAM LUSK SURVEY,
ABSTRACT NO. 276,
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

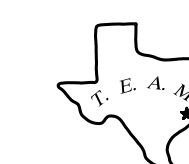
~ Owner ~

MICHEL GHOSN
6602 Rohan Road
Richmond, TX 77469
PHONE: 832.341.4560

~ Engineer / Surveyor ~

TEXAS ENGINEERING AND MAPPING COMPANY

12718 Century Drive
Stafford, TX 77477
PHONE: 281.491.2525



SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906

JOB NO. 1508-1
MAY 21, 2020

WILLIAM LUSK SURVEY
ABSTRACT NO. 276

MICHEL GHOSN
(F.B.C.C.F. NO. 2017118599)

AMINABAD INVESTMENTS GROUP, LLC
(F.B.C.C.F. NO. 2017020266)