

PLAT RECORDING SHEET

PLAT NAME: Deep South Ice Rink and Sports Complex

PLAT NO: _____

ACREAGE: 21.069

LEAGUE: Leonard Burknapp Survey

ABSTRACT NUMBER: 108

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 4

OWNERS: ET Commercial Center, L.P. , Eden Terrace, LP and Four PB, LLC

(DEPUTY CLERK)

DISTRICT NAMES	N/A
W.C.I.D.	N/A
M.U.D.	F.B.C. M.U.D. NO. 30
L.I.D.	L.I.D. NO. 12
D.I.D.	F.B.C.D.D.
SCHOOL	FORT BEND I.S.D.
FIRE	RICHMOND
IMPACT FEE AREA	N/A
CITY OR CITY E.T.U.	HOUSTON E.T.U.
UTILITIES CO.	CENTERPOINT
COUNTY ASSISTANCE	COUNTY DISTRICT 9

LEGEND:

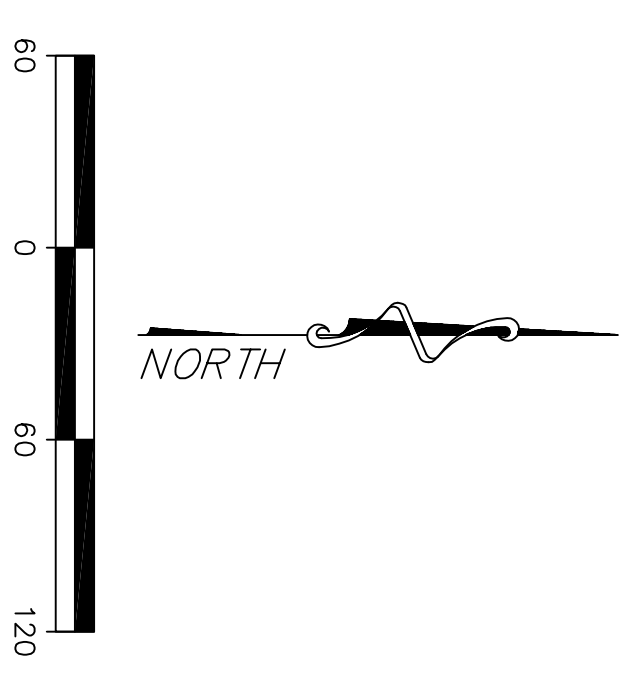
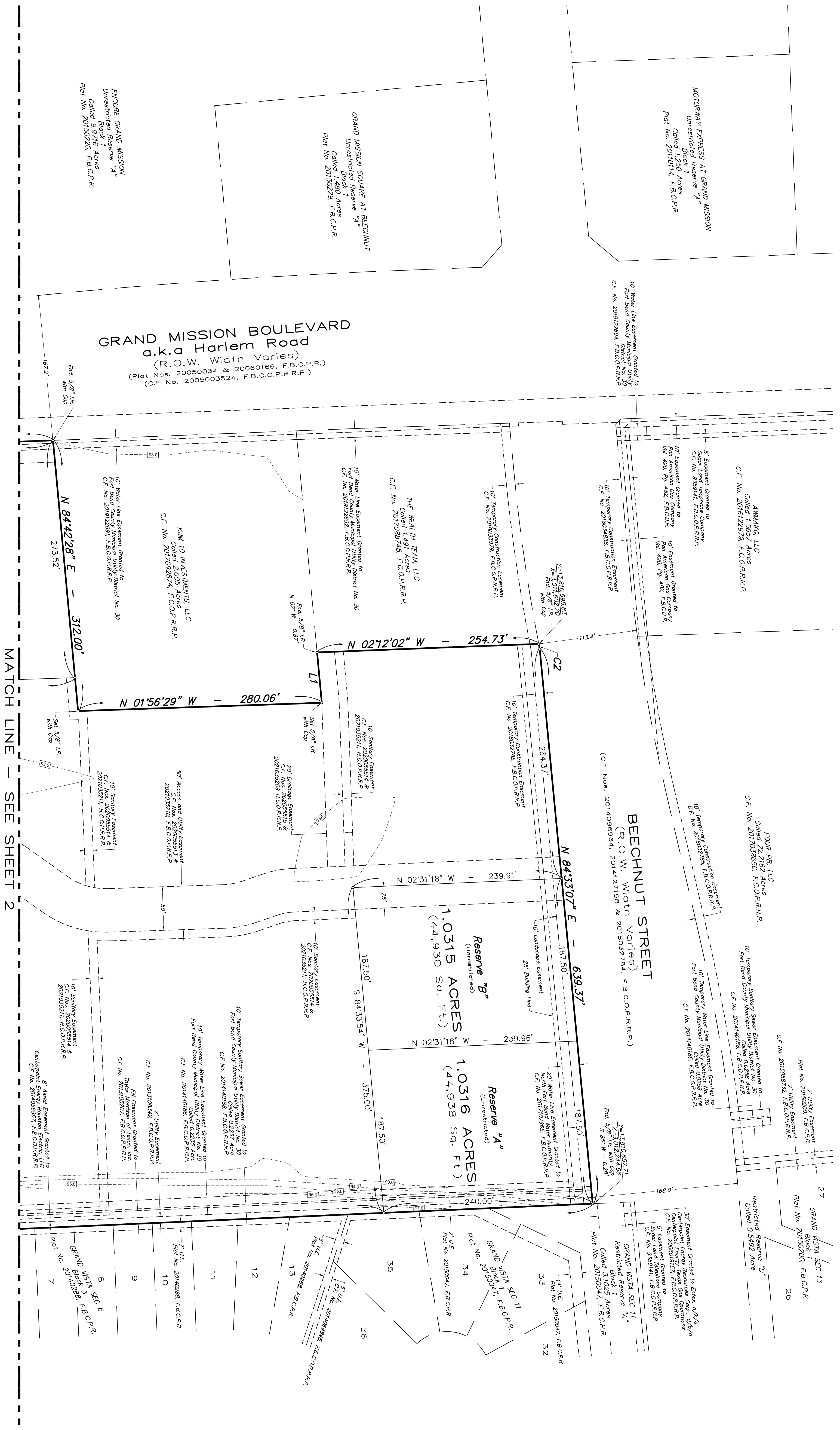
IR	IRON ROAD
CL	CLERK'S FILE
BL	BUILDING LINE
UL	UTILITY EASEMENT
UE	UTILITY EASEMENT
ROW	RIGHT-OF-WAY
F.B.C.P.R.	FORT BEND COUNTY PUBLIC RECORDS
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.R.P.	FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	7295.00'	102°19'56"	288.47'	N 10°46'05" W - 288.45'
C2	12960.00'	000°10'18"	6.17'	N 78°56'08" E - 6.17'

LINE TABLE

NO.	BEARING	DIST.
L1	S 84°42'28" W	58.02'



GENERAL NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COORDINATE SCALE FACTORS: 0.999991294.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAN ARE TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS. THE B.L. ON THIS PLAN WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ELEVATIONS USED FOR Delineating contour lines based on Fort Bend County Benchmark No. 370, ELEVATION = 116.58 FEET, N.A.V.D. 1988, 2001 ADJUSTMENT.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 96.50 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST OF THE FLOOR FINISH FLOOR ELEVATION WHICH BE 24 INCHES LESS INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHOEVER IS HIGHER.
- THERE ARE NO KNOWN PRELIMINARY PRELIMINARY EASEMENTS WITHIN THE PLAT BOUNDARY.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE ORDINANCE WHICH ALLOWS STREET PAVING WITH INTERSECTING DRAINAGE SYSTEMS.
- THIS TRACT IS SHOWN TO BE WITHIN ZONE X ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 180501012Z, REVISION 2, ZONE X, ZONE X IS DENIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-1000 YEAR FLOOD PLAIN.
- THIS SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE L23.
- SEWERAGE SHALL BE BUILT OR CHANGED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF AN ADJACENT RIGHT-OF-WAY OR ALL PERMETER PAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- ALL DAMAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO GRAB INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM OWNER OR UTILITY OPERATIONS. OBSTRUCTIONS 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 LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES RESTRICTION. PUBLIC UTILITIES MAY POST SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THIS TRACT OF LAND IS SUBJECT TO THAT CERTAIN RECORDED, EASEMENT AGREEMENT RECORDED UNDER CLERK'S FILE NO. 2017089013, F.B.C.P.R.R.P.
- THIS TRACT OF LAND IS SUBJECT TO THAT CERTAIN STORM WATER DRAINAGE EASEMENT RECORDED UNDER CLERK'S FILE NO. 201212861 OF THE F.B.C.P.R.R.P.
- THIS TRACT OF LAND IS SUBJECT TO THOSE CERTAIN RESTRICTIONS DESCRIBED IN THE INSTRUMENTS RECORDED UNDER CLERK'S FILE NOS. 201212797, 201212800 & 2016994302, ALL OF THE F.B.C.P.R.R.P.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT, DEVELOPMENT PERMITS AND ALL OTHER PERMITS TO BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

DEEP SOUTH ICE RINK AND SPORTS COMPLEX

A SUBDIVISION OF 21,069 ACRES (917.785 SQUARE FEET) OF LAND SITUATED IN THE LEONARD BURNHAM SURVEY, ABSTRACT NO. 108, FORT BEND COUNTY, TEXAS.

1 BLOCK

4 RESERVES

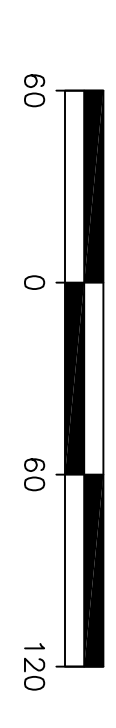
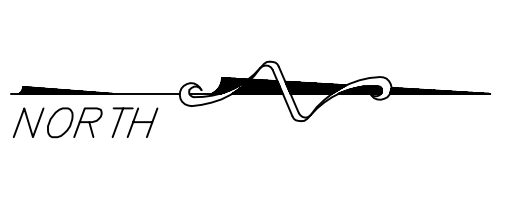
ENGINEERS:
BOVAY ENGINEERS, INC.
 11757 KATY FREEMAN STE 700A
 HOUSTON, TEXAS 77079
 FIRM REG. # - 2130

OWNERS:
ET COMMERCIAL CENTER, L.P.
 1358 COUNTRY PLACE DRIVE
 HOUSTON, TEXAS 77079
 425-455-9863

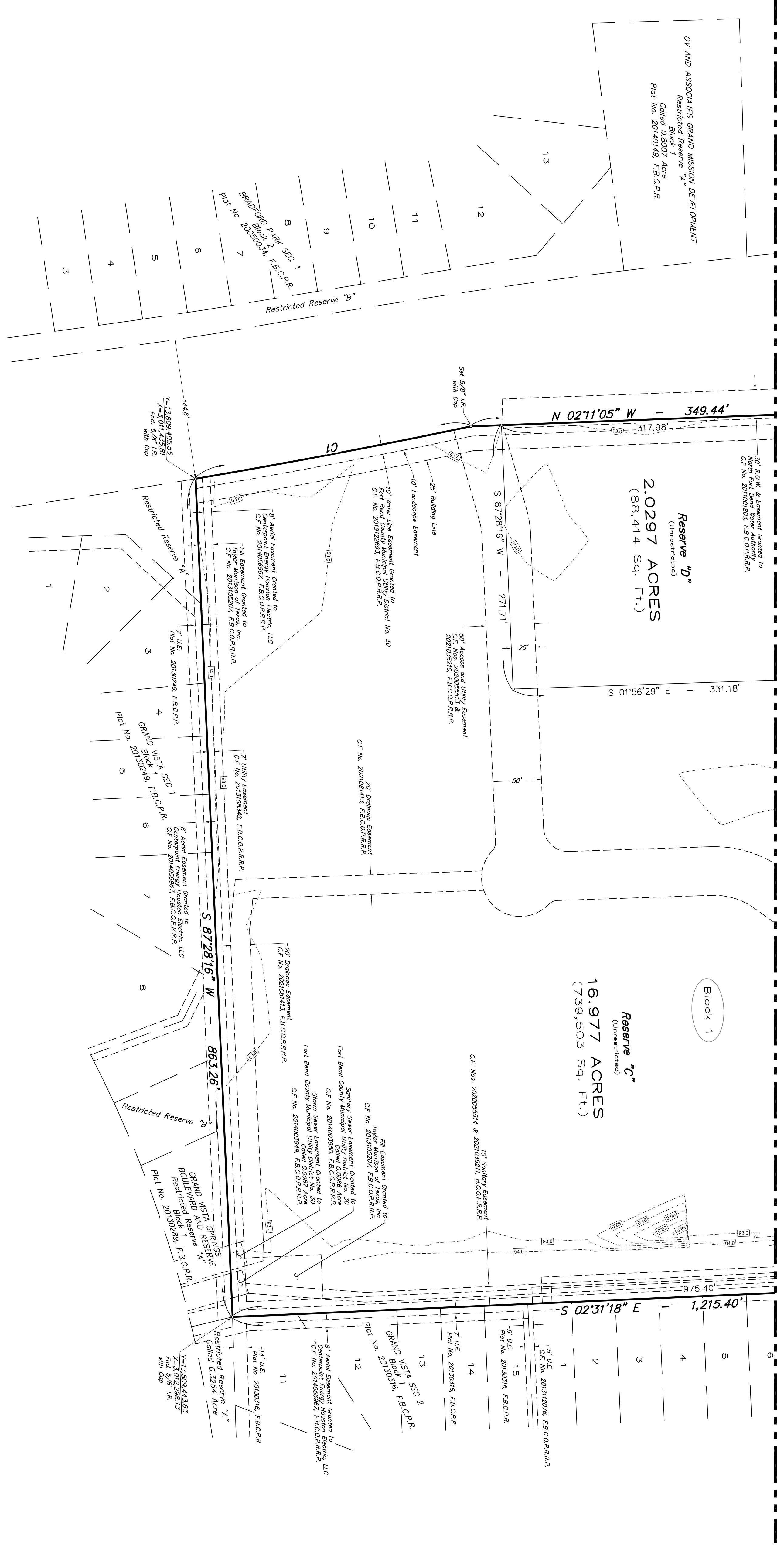
OWNERS:
EDEN TERRACE, L.P.
 1358 COUNTRY PLACE DRIVE
 HOUSTON, TEXAS 77079
 425-455-9863

ENGINEERS:
FOUR PB, LLC
 17302 BENDING CYPRESS ROAD
 SPRING, TEXAS 77386
 281-363-8700
 FIRM REG. #10039600

OWNER:
THE PINNACOL GROUP, LLC
 25207 OAKHURST DRIVE
 SPRING, TEXAS 77386
 281-363-8700
 FIRM REG. #10039600



MATCH LINE - SEE SHEET 1



GENERAL NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND HAVE BEEN CONVERTED TO GRID BY ADJUSTING THE FOLLOWING CORNER SCALE FACTOR: 0.999991294.
2. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF COMPLETION. THE BUILDING LINE(S) SHOWN ON THIS PLAT HAS/HAVE BEEN APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
3. ELEVATIONS USED FOR DETERMINING CONTIGUOUS LINES BASED ON FORT BEND COUNTY BENCHMARK NO. 370, ELEVATION = 116.58 FEET, N.A.V.D. 1988, 2001 ADJUSTMENT.
4. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 96.50 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST POINT OF CURB OR ROAD ELEVATION WHICH BE 24 INCHES LESS INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHOEVER IS HIGHER.
5. THERE ARE NO KNOWN PRELINES OR PIPELINE EASEMENTS WITHIN THE PLAT BOUNDARY.
6. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE MANUAL WHICH ALLOWS STREET FLOWING WITH INTERSECTING DRAINAGE SYSTEMS.
7. THIS TRACT IS SHOWN TO BE WITHIN ZONE X ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48050101C, REVISION PERICAL, 2, ZONE X, ZONE X IS DENIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-1000 YEAR FLOOD PLAIN.
8. THIS SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE LZ3.
9. SIGNAGE SHALL BE BUILT OR CHANGED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF A DERIVED RIGHT-OF-WAY OF ALL WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. ALL PROPERTY TO GRAB INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
12. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTAINED FROM OWNER. ANY UTILITIES OR AERIAL EASEMENTS OR OTHER STRUCTURES 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 LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
13. THIS TRACT OF LAND IS SUBJECT TO THAT CERTAIN RESPECTFUL EASEMENT AGREEMENT RECORDED UNDER CLERK'S FILE NO. 2012089013, F.B.C.P.R.R.P.
14. THIS TRACT OF LAND IS SUBJECT TO THAT CERTAIN STORM WATER DRAINAGE EASEMENT RECORDED UNDER CLERK'S FILE NO. 201212961 OF THE F.B.C.P.R.R.P.
15. THIS TRACT OF LAND IS SUBJECT TO THOSE CERTAIN RESTRICTIONS DESCRIBED IN THE INSTRUMENTS RECORDED UNDER CLERK'S FILE NOS. 201212971, 201212980 & 2016994302, ALL OF THE F.B.C.P.R.R.P.
16. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

DEEP SOUTH ICE RINK AND SPORTS COMPLEX

A SUBDIVISION OF 21.069 ACRES (917,795 SQUARE FEET) OF LAND SITUATED IN THE LEASARD, BURKHARDT, SIKLEY, ABSTRACT NO. 108, FORT BEND COUNTY, TEXAS.

- 1 BLOCK
- 4 RESERVES

OWNERS: **FOUR P8, LLC**
17302 BENDING CYPRESS ROAD
CYPRESS, TEXAS 77388
281-5631-8700
FRM REG. #100336600

OWNERS: **THE PINNACLE GROUP, LLC**
25207 OAKHILST DR/Spring
TEXAS 77388
281-5631-8700
FRM REG. #100336600

ENGINEERS: **BOVAY ENGINEERS, INC.**
11757 KATY FREEMAN STE 700A
HOUSTON, TEXAS 77079
713-777-8400
FRM REG. #F-2130

OWNERS: **ET COMMERCIAL CENTER, L.P.**
1358 COUNTRY PLACE DRIVE
HOUSTON, TEXAS 77079
425-453-9863

OWNERS: **EDEN TERRACE, L.P.**
1358 COUNTRY PLACE DRIVE
HOUSTON, TEXAS 77079
425-453-9863

DISTRICT NAMES	N/A
W.C.I.D.	N/A
M.U.D.	F.B.C. M.U.D. NO. 30
L.I.D.	L.I.D. NO. 12
D.I.D.	F.B.C.D.D.
SCHOOL	FORT BEND I.S.D.
FIRE	RICHMOND
IMPACT FEE AREA	N/A
CITY OR CITY E.T.U.	HOUSTON E.T.U.
UTILITIES CO.	CENTERPOINT
COUNTY ASSISTANCE	COUNTY DISTRICT 9

LEGEND:	
IR	IRON ROAD
C.F.	CLERK'S FILE
BL	BUILDING LINE
UE	UTILITY EASEMENT
---	RIGHT-OF-WAY
F.B.C.P.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.D.R.	FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
F.B.C.P.R.R.P.	FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

CURVE TABLE			
NO. RADII	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	7.095.00'	102719.96"	N 10°46'05" W = 288.45'
C2	12.060.00'	000710.18"	N 78°56'08" E = 6.17'

LINE TABLE		
NO.	BEARING	DIST.
L1	S 84°42'28" W	58.02'

