

PLAT RECORDING SHEET

PLAT NAME: River Ranch Commercial Park

PLAT NO: _____

ACREAGE: 8.635

LEAGUE: William Andrews League

ABSTRACT NUMBER: 3

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Flowing Spring Properties, LLC and Damascus Street, LLC

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

WE, JIMMY SILLER, MEMBER OF DAMASCUS STREET, LLC AND OMAR ALJANABI, PRESIDENT OF FLOWING SPRING PROPERTIES, LLC, OWNERS OF THE 8.635-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF RIVER RANCH COMMERCIAL HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE 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 AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO 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 EASEMENTS TOTAL 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 EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

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 COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GUILLY CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING, AND ANY OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS" AND DOES 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 THE COUNTY OF FORT BEND, TEXAS,

THIS ____ DAY OF _____, 2026.

BY: OMAR JASIM AND JIMMY SILLER PRESIDENT MEMBER FLOWING SPRING DAMASCUS STREET, LLC PROPERTIES, LLC

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OMAR JASIM, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, OF 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMY SILLER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, OF 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

NOTES:

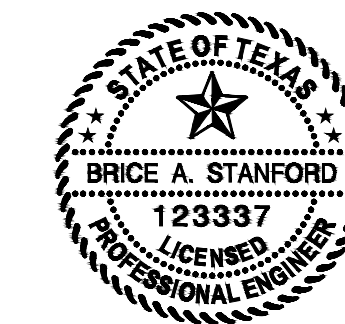
- 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE COORDINATES SHOWN HEREON ARE IN GRID VALUES AND MAY BE SCALED TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999970017.
3. THE ELEVATIONS SHOWN HEREON ARE BASED ON OPUS SHARED SOLUTION ON NGS BENCHMARK POINT IDENTIFICATION NUMBER AW4693 HAVING AN OBSERVED ELEVATION OF 90.31' (NAVD88, 2022 ADJUSTMENT).
4. SITE BENCHMARK: A BOX CUT IN CONCRETE ON THE EAST END CURB RETURN OF THE ESPLANADE LOCATED ON RIVERSIDE BOULEVARD. ELEVATION: 91.78'
5. THIS PROPERTY LIES WITHIN ZONE 'AE' WITH A PUBLISHED BASE FLOOD ELEVATION OF 93.0' AS PER FLOOD INSURANCE RATE MAPS, MAP NO. 48157C0235L, DATED APRIL 2, 2014.
6. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER ISSUED BY ABSTRACT SERVICES OF HOUSTON UNDER GF NO. 7910-25-1731, DATED JANUARY 23, 2026 AS TO TITLE, EASEMENTS, LIENS, AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY, PLOTTABLE TITLE MATTERS AFFECTING THE SUBJECT TRACT WHICH ARE LISTED THEREON ARE SHOWN HEREON, IF APPLICABLE.
7. 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.
8. 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 A.D.A.
9. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 94.30 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO 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 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAIN, MAX PONDING, OR SHEET FLOW ELEVATION; AND NO LESS THAN 24 INCHES ABOVE THE 100-YEAR WESEL OF ANY FUTURE DETENTION AND MITIGATION POND SERVING THE DEVELOPMENT AS DETERMINED DURING FUTURE SITE DESIGNS.
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 DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
12. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
13. THIS PLAT LIES WITHIN LIGHTING ZONE 3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
14. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, LAMAR INDEPENDENT SCHOOL DISTRICT, FORT BEND EMERGENCY SERVICES DISTRICT No. 4, COMMISSIONERS PRECINCT No. 1, AND FORT BEND COUNTY DRAINAGE DISTRICT.
15. 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.

THIS 25' CUTBACK (312 SQ. FT.) IS HEREBY DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES

F. M. HIGHWAY 723 (CALLED 120' R.O.W.) (VOL. 258, PGS. 407, 419, & 422, & VOL. 384, PGS. 29 & 31 F.B.C.D.R.)

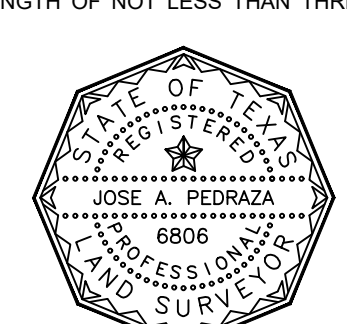
- ESMT. EASEMENT
F.B.C.C.F. FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
O.P.R. OFFICIAL PUBLIC RECORDS
B.L. BUILDING LINE
FND FOUND
ROW RIGHT OF WAY
SQ. FT. SQUARE FEET
IRON ROD, SET WITH CAP STAMPED "PEDRAZA"

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

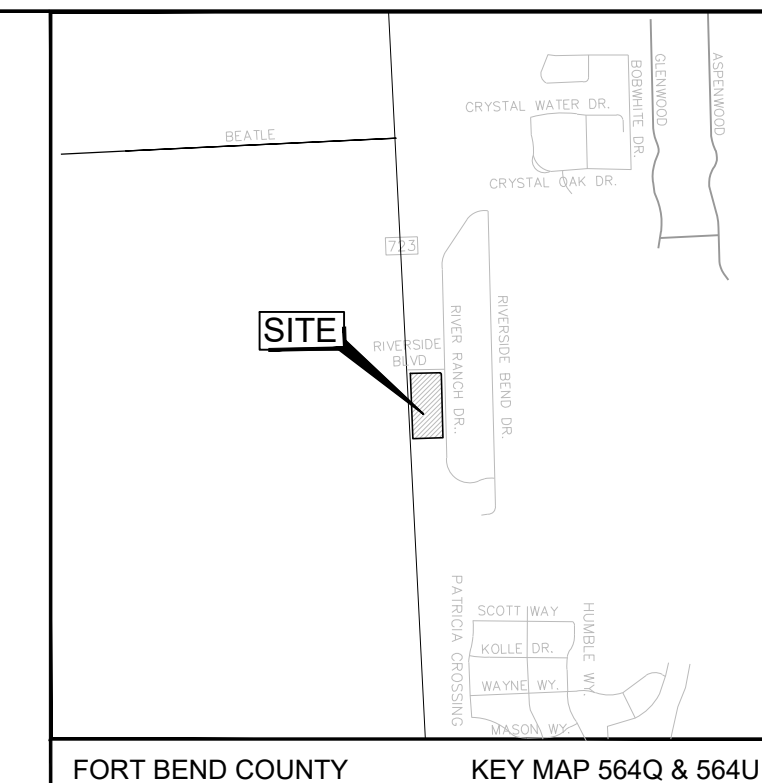
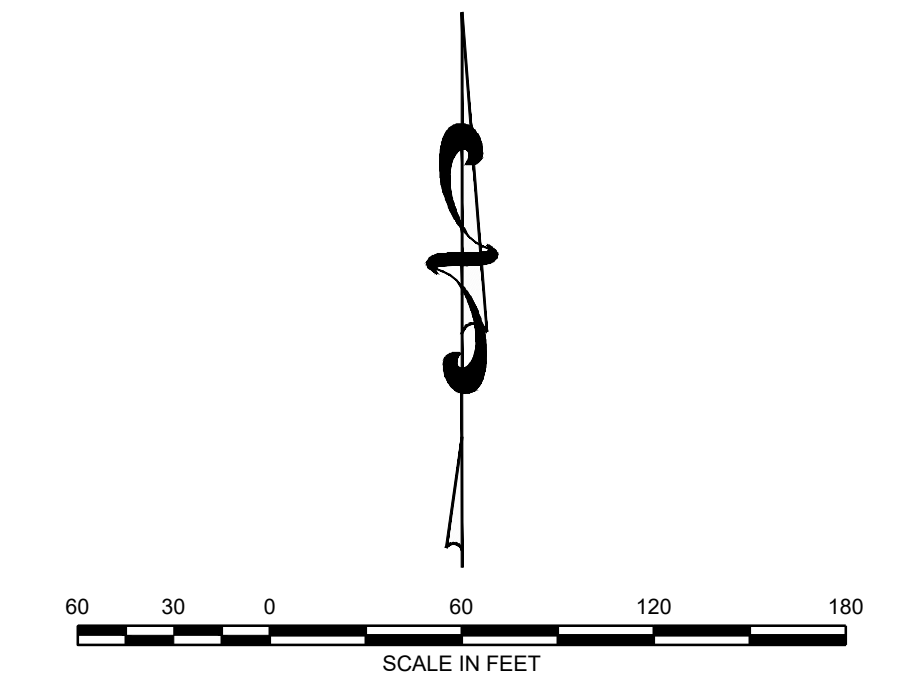
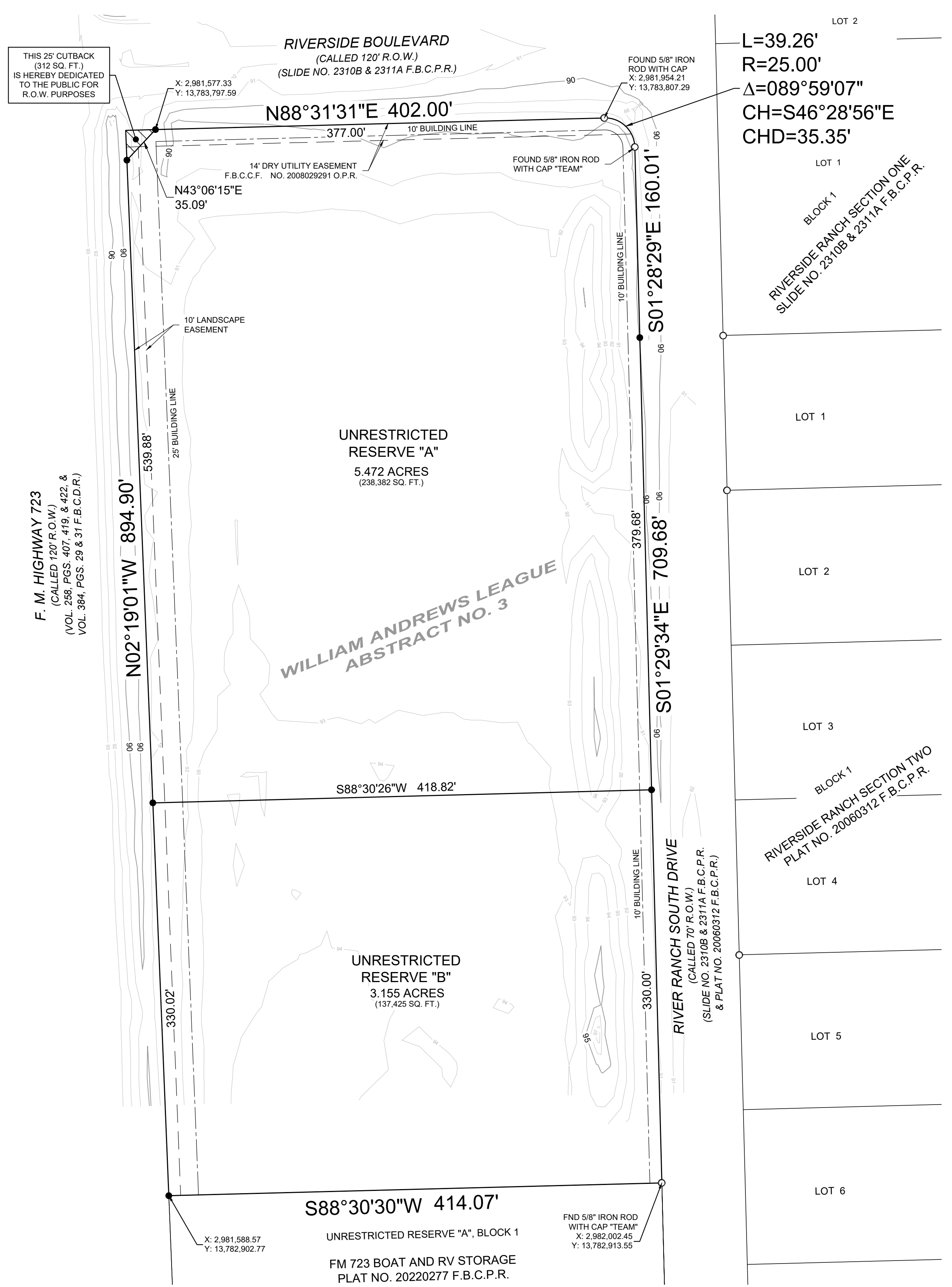


BRICE A. STANFORD, P.E. DATE
TEXAS REGISTRATION NO. 123337
STANFORD ENGINEERING, LLC
TBPELS FIRM NO. 23646

I, JOSE A. PEDRAZA, 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 AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.



JOSE A. PEDRAZA, RPLS DATE
TEXAS REGISTRATION NO. 6806



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 _____, 2026.

- VINCENT M. MORALES, JR. COMMISSIONER, PRECINCT 1
GRADY PRESTAGE COMMISSIONER, PRECINCT 2
KP GEORGE, COUNTY JUDGE
W. A. "ANDY" MEYERS, COMMISSIONER, PRECINCT 3
DEXTER L. MCCOY 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 _____, 2026 AT ____ O'CLOCK ____ M., IN PLAT NO. _____ OF THE PLAT RECORDS OF SAID COUNTY.

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: _____ DEPUTY

RIVER RANCH COMMERCIAL PARK

A SUBDIVISION OF 8.635 ACRES
IN THE WILLIAM ANDREWS LEAGUE, ABSTRACT NO. 3 UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS
1 BLOCK FEBRUARY 11, 2026
2 RESERVES TEJAS PROJ. NO. 44-2514P

FLOWING SPRING PROPERTIES, LLC
6403 CHERIDAN CIRCLE
RICHMOND, TEXAS 77406
(713) 478-9172
DAMASCUS STREET, LLC
6616 EUREKA STREET
HOUSTON, TEXAS 77008
(713) 658-9717

