

PLAT RECORDING SHEET

PLAT NAME: Greenbusch Business Park

PLAT NO: _____

ACREAGE: 4.9865

LEAGUE: S. Hobermaker Survey

ABSTRACT NUMBER: 189

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Eron, LLC

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, ERON, LLC, a Texas Limited Liability Company, acting by and through SHAROKH DELJOO, MANAGER, hereinafter referred to as Owners of the 4.9865 acre tract described in the above and foregoing map of GREENBUSCH 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 all 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11' 6") for ten feet (10') perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14') perimeter ground easements or the feet, six inches (11' 6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') above the 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 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10') for ten feet (10') back-to-back ground easements, or eight feet (8') for fourteen feet (14') back-to-back ground easements, or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') above the 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') 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 specific lands 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 twenty feet (20') wide on each side of the center line of any and all bayous, creeks, gulches, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris 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, gulch, creek or natural drainage way is hereby restricted to have such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such obstructions 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 Outfall" 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 ERON, LLC, a Texas Limited Liability Company has caused this presents to be signed by SHAROKH DELJOO, this 22nd day of FEBRUARY 2026.

By: *JMS*
SHAROKH DELJOO, MANAGER
ERON, LLC
Texas Limited Liability Company

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared SHAROKH DELJOO, known to me to be the person whose name is subscribed to the foregoing instruments and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of FEBRUARY 2026.

Notary Public in and for the State of Texas
Jad F. Mawod
My Commission expires on 06/17/2029



I, GILBERT PRIDA, an 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 at boundary corners, angle points, points of curvature or interior points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of at least three (3) inches and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

GILBERT PRIDA, R.P.L.S.
Texas Registration No. 5622



I, Hamid R. Shatorbani, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

H.R. Shatorbani
Hamid R. Shatorbani, P.E.
Texas Registration No. 55184



This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of GREENBUSCH 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, this 18 day of March, 2026.

By: *Lisa M. Clark*
Lisa M. Clark, Chair
OR
M. Sonny Gorza, Vice Chair

By: *Vann Tron*
Vann Tron, Secretary



I, J. STACY SLAWINSKI, Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all 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 the subsiding ground 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 _____, 2026.

VINCENT M. MORALES, JR., Commissioner, Precinct 1
GRADY PRESTAGE, Commissioner, Precinct 2

K.P. GEORGE, County Judge

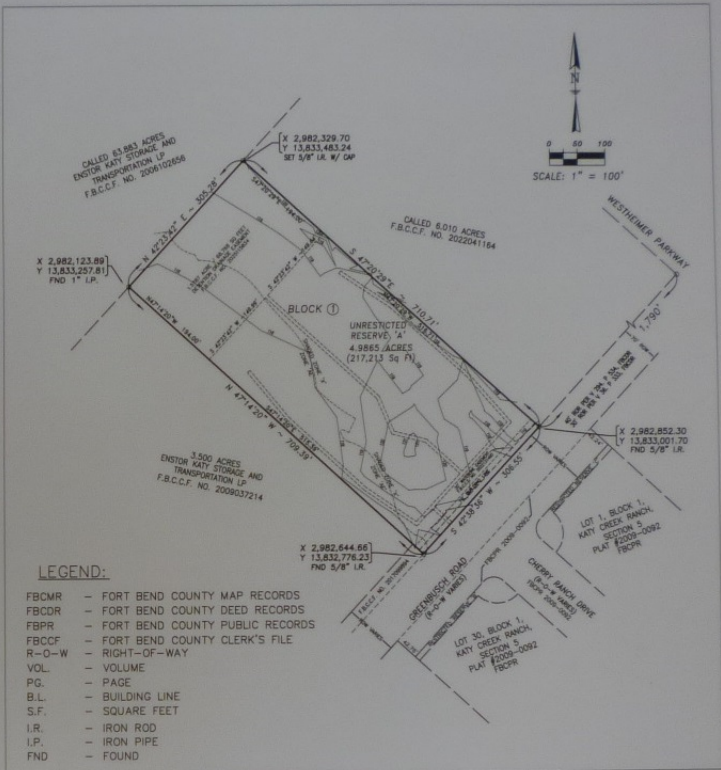
W.A. (ANDY) MEYERS, Commissioner, Precinct 3
DEXTER L. MCCOY, Commissioner, Precinct 4

I, LAURA RICHARD, County Clerk in and for Fort Bend County, hereby certify that the recording instrument with its certificate of authentication was filed for registration in my office on 2026, at ___ o'clock ___ in Plot Number ___ of the Plat Records of Fort Bend County for said County.

Witness my hand and seal of office, at Richmond, the day and date last above written.

By: LAURA RICHARD, County Clerk
Fort Bend County, Texas

By: Deputy



LEGEND:

- FBCMR - FORT BEND COUNTY MAP RECORDS
- FBCDR - FORT BEND COUNTY DEED RECORDS
- FBCPR - FORT BEND COUNTY PUBLIC RECORDS
- FBCFC - FORT BEND COUNTY CLERK'S FILE
- R-O-W - RIGHT-OF-WAY
- VOL - VOLUME
- P.G. - PAGE
- B.L. - BUILDING LINE
- S.F. - SQUARE FEET
- I.R. - IRON ROD
- I.P. - IRON PIPE
- FND - FOUND

NOTES:

- 1 - UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE SHOWN ON THIS SUBDIVISION PLAN 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 PLAN WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- 2 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE 1983 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999887457240.
- 3 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 2.00 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 GRADEN ROADWAY OR DRAINAGE RESTRAIN, WHICHEVER IS HIGHER.
- 4 - 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.
- 5 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 6 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 7 - THERE ARE/NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 8 - SIGNALLS 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 OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION FACILITIES.
- 10 - THIS PLAT LIES WITHIN LIGHT ZONE 3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- 11 - THIS PROPERTY LIES WITHIN ZONE "AE" & SHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0110L DATED APRIL 2, 2014.
- 12 - 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.
- 13 - 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 UNAUTHORIZED PERSONS AT THE PERMITTER 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 SAND WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.



DISTRICT NAMES	
SCHOOL	KATY INDEPENDENT SCHOOL DISTRICT
DD1	FORT BEND DRAINAGE DISTRICT
ETJ	CITY OF HOUSTON
ESD 2	FORT BEND COUNTY
MUD	NO UTILITY DISTRICT

GREENBUSCH BUSINESS PARK

A SUBDIVISION OF 4.9865 ACRES OF LAND SITUATED IN THE S. HOBERMAKER SURVEY, ABSTRACT NO. 189, IN FORT BEND COUNTY, TEXAS
1 BLOCK 1 RESERVE

OWNER:
ERON, LLC
3348 Greenbusch Road
Katy, Texas 77474
Phone: 281 879-3173

SURVEYOR
MENTUM
ENGINEERING+SURVEYING
12651 BRIAR FOREST, SUITE 350
HOUSTON, TEXAS 77077
(TEL) 281-741-1998 (FAX) 281-741-2068
TX REG. NO. 10109600

January 2026 Scale: 1" = 100'

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Hamid Shatorbani, P.E.
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