

**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

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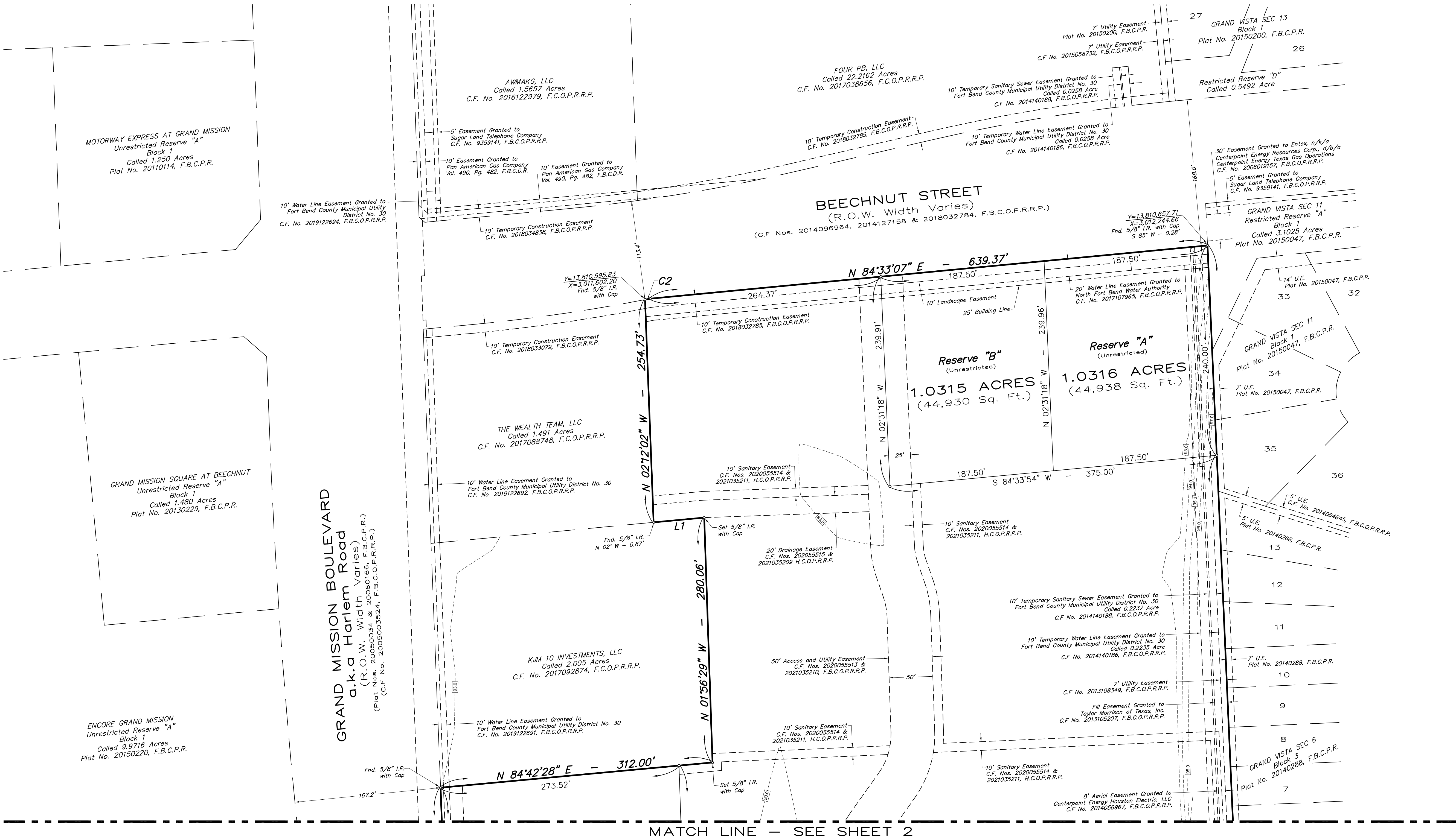
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\_\_\_\_\_  
**(DEPUTY CLERK)**



- 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 MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999881284.
  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 ORDINANCES, CITY OF HOUSTON, TEXAS IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
  3. 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.
  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 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 RESTRAINT, WHICHEVER IS HIGHER.
  5. THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLAT BOUNDARY.
  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. THIS TRACT IS SHOWN TO BE WITHIN ZONE X ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 481570040 L, REVISED APRIL 2, 2014. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
  8. THIS SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE LZ3.
  9. 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 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 DRAIN 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 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 LOT 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.
  13. THIS TRACT OF LAND IS SUBJECT TO THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED UNDER CLERK'S FILE NO. 2012089013, AMENDED BY CLERK'S FILE NO. 2012132795, BOTH OF THE F.B.C.O.P.R.R.P.
  14. THIS TRACT OF LAND IS SUBJECT TO THAT CERTAIN STORM WATER DRAINAGE EASEMENT AGREEMENT RECORDED UNDER CLERK'S FILE NO. 2012132801 OF THE F.B.C.O.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. 2012132797, 2012132800 & 2016094302, ALL OF THE F.B.C.O.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.

DISTRICT NAMES	
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.J.	HOUSTON E.T.J.
UTILITIES CO.	CENTERPOINT
COUNTY ASSISTANCE	COUNTY DISTRICT 9

LEGEND:	
I.R.	IRON ROD
C.F.	CLERK'S FILE
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
FND.	FOUND
R.O.W.	RIGHT-OF-WAY
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.O.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	7,085.00'	002°19'58"	288.47'	N 10°46'05" W - 288.45'
C2	2,060.00'	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'

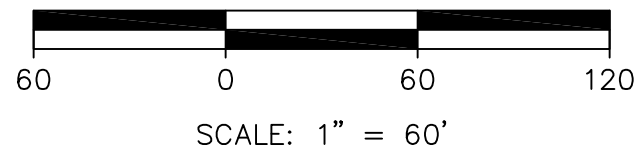
ENGINEER:  
**BOVAY ENGINEERS, INC.**  
11757 KATY FREEWAY, STE. 700A  
HOUSTON, TEXAS 77079  
713-777-8400  
FIRM REG. #F-2130

OWNERS:  
**ET COMMERCIAL CENTER, L.P.**  
1358 COUNTRY PLACE DRIVE  
HOUSTON, TEXAS 77079  
425-435-4963

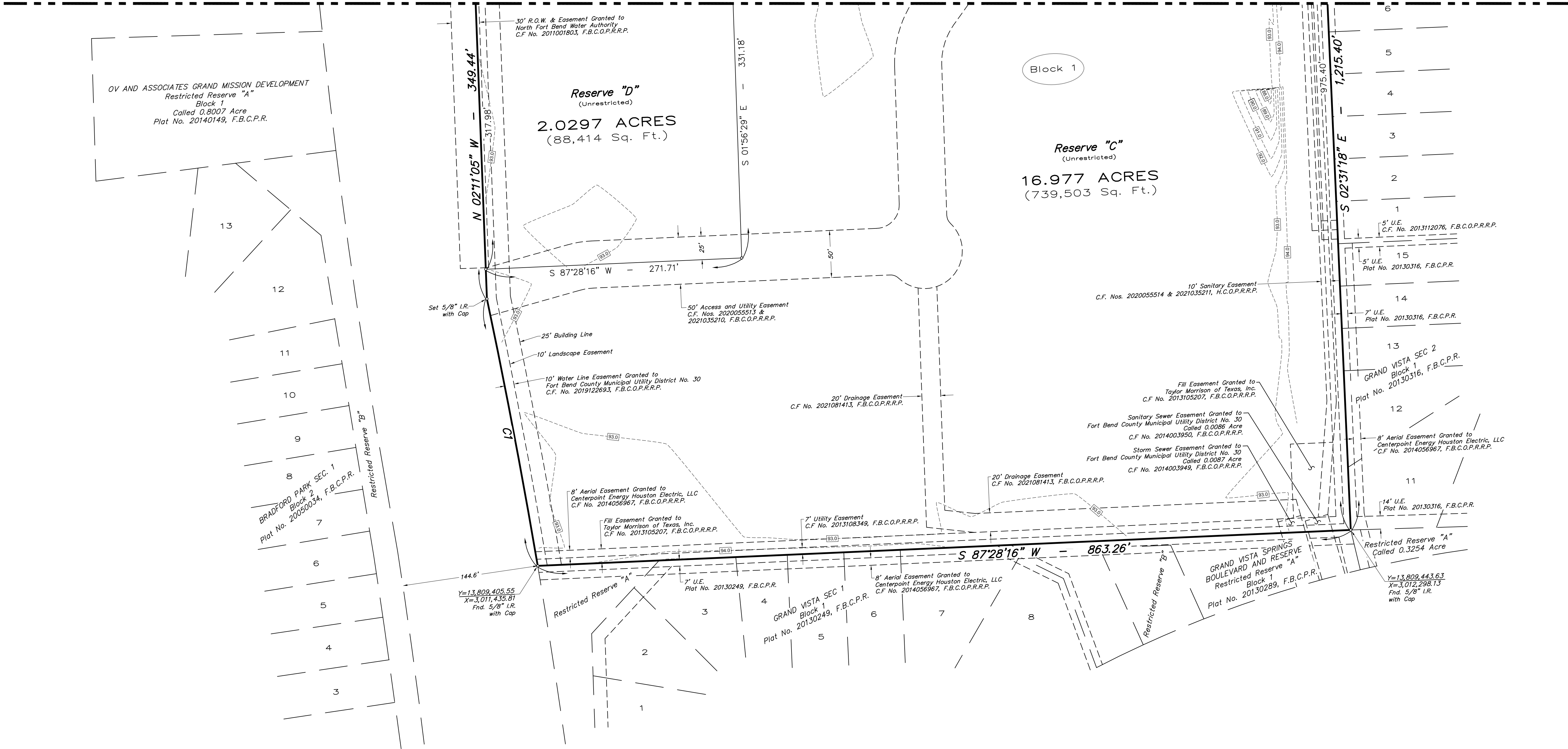
OWNERS:  
**EDEN TERRACE, L.P.**  
1358 COUNTRY PLACE DRIVE  
HOUSTON, TEXAS 77079  
425-435-4963

OWNERS:  
**FOUR PB, LLC**  
17302 BENDING CYPRESS ROAD  
CYPRESS, TEXAS 77429  
281-467-0712

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



MATCH LINE — SEE SHEET 1



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LEGEND:

- I.R. — IRON ROD
- C.F. — CLERK'S FILE
- B.L. — BUILDING LINE
- U.E. — UTILITY EASEMENT
- FND. — FOUND
- R.O.W. — RIGHT-OF-WAY
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CYPRESS, TEXAS 77429  
281-467-0712

SURVEYOR:  
**THE PINNELL GROUP, LLC**  
25207 OAKHURST DRIVSPRING,  
TEXAS 77386  
281-363-8700  
FIRM REG. #10039600

STATE OF TEXAS  
COUNTY OF FORT BEND

We, FOUR PB, LLC, acting by and through Leah Peed, Member, being an officer of FOUR PB, LLC, EDEN TERRACE, L.P., acting by and through Anwar Shahid, Partner, being an officer of EDEN TERRACE, L.P., and ET COMMERCIAL CENTER, L.P., acting by and through Anwar Shahid, Partner, being an officer of ET COMMERCIAL CENTER, L.P., owners hereinafter referred to as owners (whether one or more) of the 21.069 acre tract described in the above and foregoing map of DEEP SOUTH ICE RINK AND SPORTS COMPLEX, 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 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 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 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 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 easement totals thirty feet (30' 0") 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 septic tanks 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 fifteen (15) 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 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, gully, creek or natural drainage way shall hereby be 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, 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, the FOUR PB, LLC has caused these presents to be signed by Leah Peed, its Member, thereunto authorized this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Leah Peed, Member

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF, the EDEN TERRACE, L.P. has caused these presents to be signed by Anwar Shohid, its Partner, thereunto authorized this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Anwar Shahid, Partner

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Anwar Shahid, 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 and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF, the ET COMMERCIAL CENTER, L.P. has caused these presents to be signed by

Anwar Shahid, its Partner, thereunto authorized this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Anwar Shahid, Partner

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Anwar Shahid, 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 and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

We, Capital Bank, owner and holder of a lien against the property described in the plat known as DEEP SOUTH ICE RINK AND SPORTS COMPLEX, said lien being evidenced by instrument of record in the Clerk's File Nos. 2017075373, 2017075374 & 2018004185 of the O.P.R.O.R.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
Adam R. Lund, Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Adam R. Lund known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

We, Bancorpsouth Loan Ops, owner and holder of a lien against the property described in the plat known as DEEP SOUTH ICE RINK AND SPORTS COMPLEX, said lien being evidenced by instrument of record in the Clerk's File Nos. 2017093833, 2018014223 & 2018004185 of the O.P.R.O.R.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
Mitchell Schumann, Market President

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Mitchell Schumann known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

I, Daniel N. Pinnell, 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 (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Daniel N. Pinnell  
Registered Professional Land Surveyor  
Texas Registration No. 5349

I, Mario Ipina, P.E., a professional engineer registered in the State of Texas do hereby certify this plat meets all requirements of Fort Bend County to the best of my knowledge.

Mario Ipina, P.E.  
Texas Registered Professional Engineer  
No. 94721

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of DEEP SOUTH ICE RINK AND SPORTS COMPLEX 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Martha L. Stein or M. Sonny Garza  
Chair Vice Chairman

By: \_\_\_\_\_  
Margaret Wallace BrownAICP, CNU-A  
Secretary

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 \_\_\_\_\_, 2021.

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, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on

\_\_\_\_\_, 2021, 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

## DEEP SOUTH ICE RINK AND SPORTS COMPLEX

A SUBDIVISION OF 21.069 ACRES (917,785 SQUARE FEET) OF  
LAND, SITUATED IN THE LEONARD BURKNAPP SURVEY,  
ABSTRACT NO. 108, FORT BEND COUNTY, TEXAS.

1 BLOCK

4 RESERVES

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**BOVAY ENGINEERS, INC.**  
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HOUSTON, TEXAS 77079  
713-777-8400  
FIRM REG. #F-2130

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25207 OAKHURST DRIVE  
SPRING, TEXAS 77386  
281-363-8700  
FIRM REG. #10039600

DATE: MAY, 2021

SCALE: 1" = 60'

PROJECT NO. 17-240