

A SUBDIVISION OF 12.000 ACRES OF LAND
LOCATED IN THE
S.B. PENTECOST SURVEY, ABSTRACT NUMBER 378
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

1 - BLOCK 1 - RESERVE

OWNER:	ENGINEER:	SURVEYOR:
SIE REAL ESTATE SERVICES, LLC 6420 READING ROAD ROSENBERG, TEXAS 77471 (832) 490-1505	KIMLEY HORN & ASSOCIATES, INC. 11700 KATY FREEWAY, SUITE 800 HOUSTON, TEXAS 77079 (281) 597-9300	TERRA SURVEYING COMPANY, LLC 3000 WILCREST DRIVE, SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327

DATE: DECEMBER, 2020 SCALE: 1"= 50' PROJECT NO.: 1617-1914- P SHEET 1 OF 2

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF ROSENBERG

We, SIE REAL ESTATE SERVICES, LLC, a Texas limited liability company, acting by and through Jeff Haley, Manager, being an officer of SIE Real Estate Services, LLC, a Texas limited liability company, owners of the 12,000 tract described in the above and foregoing map of ROSENBERG BUSINESS PARK SECTION SIX, do hereby make and establish said subdivision and development plat 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), 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 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 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 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 purposes 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 all 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, we 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 tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we 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, excessive vegetation 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.

IN TESTIMONY WHEREOF, the SIE REAL ESTATE SERVICES, LLC, a Texas limited liability company, has caused these presents to be signed by Jeff Haley, its Manager, hereunto authorized, and its common seal hereunto affixed this 8th day of December, 2020.

SIE REAL ESTATE SERVICES, LLC, a Texas limited liability company

By: Jeff Haley
Jeff Haley
Manager

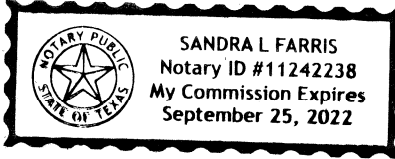
STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Haley, Manager of SIE Real Estate Services, LLC, 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.

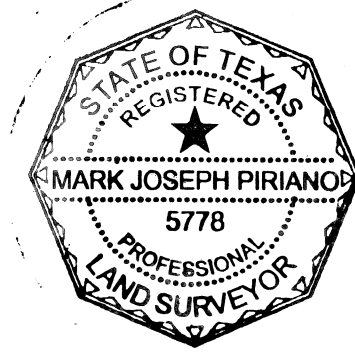
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of December, 2020.

Sandra L. Farris
Notary Public in and for
Fort Bend County, Texas



I, Mark Joseph Piriano, 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.

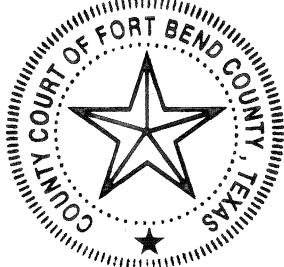
Mark Joseph Piriano
Registered Professional Land Surveyor
Texas Registration No. 5778



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 December 22, 2020, at 10:41 o'clock P.M., in Plat Number 20200271 of the Plat Records of Fort Bend County, Texas.

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

Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas



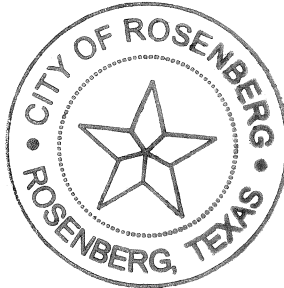
Roxana Ramos
Deputy

This is to certify that the Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of ROSENBERG BUSINESS PARK SECTION SIX 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 21st day of October, 2020.

Pete Pavlovsky Anthony Stok
Pete Pavlovsky, Chairman Anthony Stok, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of ROSENBERG BUSINESS PARK SECTION SIX 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 15th day of December, 2020.

William Benton Danyel Swint
William Benton, Mayor Danyel Swint, City Secretary



METES AND BOUNDS DESCRIPTION
12,000 ACRES (522,720 SQUARE FEET)
S.B. PENTECOST SURVEY,
ABSTRACT NUMBER 378
FORT BEND COUNTY, TEXAS

Being a tract or parcel containing 12,000 acres (522,720 square feet) of land situated in the S.B. Pentecost Survey, Abstract Number 378, Fort Bend County, Texas; being that certain called 12.00 acre tract conveyed to SIE Real Estate Services, LLC, as recorded under Fort Bend County Clerk's File Number 2020172240; said 12,000 acres being more particularly described by metes and bounds as follows (Bearings shown herein are based on the Texas State Plane Coordinate System, South Central Zone Number 4204, NAD83);

COMMENCING at a 5/8-inch iron rod with cap stamped "IDS" found marking the south end of a cutback line at the intersection of the southeast right-of-way line of Innovation Court (called 80 feet wide), as recorded at Plat Number 20150094 of the Plat Records of Fort Bend County, Texas, with the northeast right-of-way line of Business Park Drive (width varies), as recorded at Plat Number 20150094 of the Plat Records of Fort Bend County, Texas, same being a westerly corner of Restricted Reserve "A", Block 1 of Rosenberg Business Park Section Three, a subdivision of record at Plat Number 20180224 of the Plat Records of Fort Bend County, Texas;

THENCE South 47°36'34" East, along the northeast right-of-way line of said Business Park Drive, at a distance of 353.00 feet pass a 5/8-inch iron rod with cap stamped "IDS" found marking the south corner of said Restricted Reserve "A", Block 1 and the west corner of a called 6.409 acre tract conveyed to FHG Investments Group, LLC under Fort Bend County Clerk's File Number 2019102869, continuing in all a total distance of 747.00 feet to a 5/8-inch iron rod with cap stamped "IDS" found marking the south corner of said called 6.409 acre tract, the **POINT OF BEGINNING** and the west corner of the herein described tract;

THENCE North 42°22'39" East, along the southeast line of said called 6.409 acre tract, a distance of 708.62 feet to a 5/8-inch iron rod with cap stamped "IDS" found in the southwest line of a called 12.12 acres conveyed to the City of Rosenberg Texas, as recorded under Fort Bend County Clerk's File Number 2015058320, same being the east corner of said called 6.409 acre tract and the north corner of the herein described tract;

THENCE South 47°37'21" East, along the southwest line of said called 12.12 acres, a distance of 737.57 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the north corner of the residue of a called 184.1 acres conveyed to Rosenberg Business Park, Ltd., as recorded under Fort Bend County Clerk's File Numbers 2013092132 and 2013091667 and the east corner of the herein described tract;

THENCE South 42°22'39" West, along the northwesterly line of said residue of a called 184.1 acres, a distance of 708.79 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set in the northeast right-of-way line of the aforesaid Business Park Drive, same being the west corner of said residue of a called 184.1 acres and the south corner of the herein described tract;

THENCE North 47°36'34" West, along the northeast right-of-way line of said Business Park Drive, a distance of 737.57 feet the **POINT OF BEGINNING** and containing 12,000 acres (522,720 square feet) of land.



5 pgs 2020182681

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
December 22, 2020 10:41:48 AM
FEE: \$299.00 RR1 20200271

ROSENBERG BUSINESS PARK SECTION SIX

A SUBDIVISION OF 12,000 ACRES OF LAND
LOCATED IN THE
S.B. PENTECOST SURVEY, ABSTRACT NUMBER 378
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

1 - BLOCK 1 - RESERVE

OWNER: SIE REAL ESTATE SERVICES, LLC 6420 READING ROAD ROSENBERG, TEXAS 77471 (832) 490-1505	ENGINEER: KIMLEY HORN & ASSOCIATES, INC. 11700 KATY FREEWAY, SUITE 800 HOUSTON, TEXAS 77079 (281) 597-9300	SURVEYOR: TERRA SURVEYING COMPANY, LLC 3000 WILCREST DRIVE, SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327
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SHEET 2 OF 2