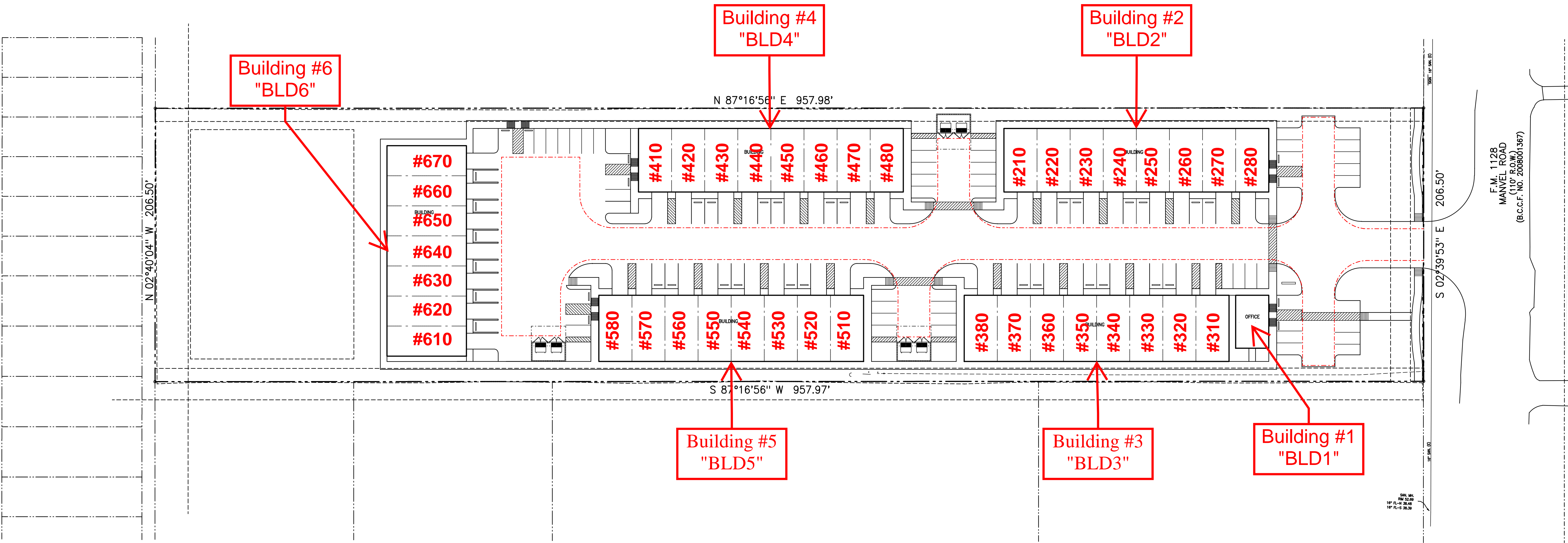
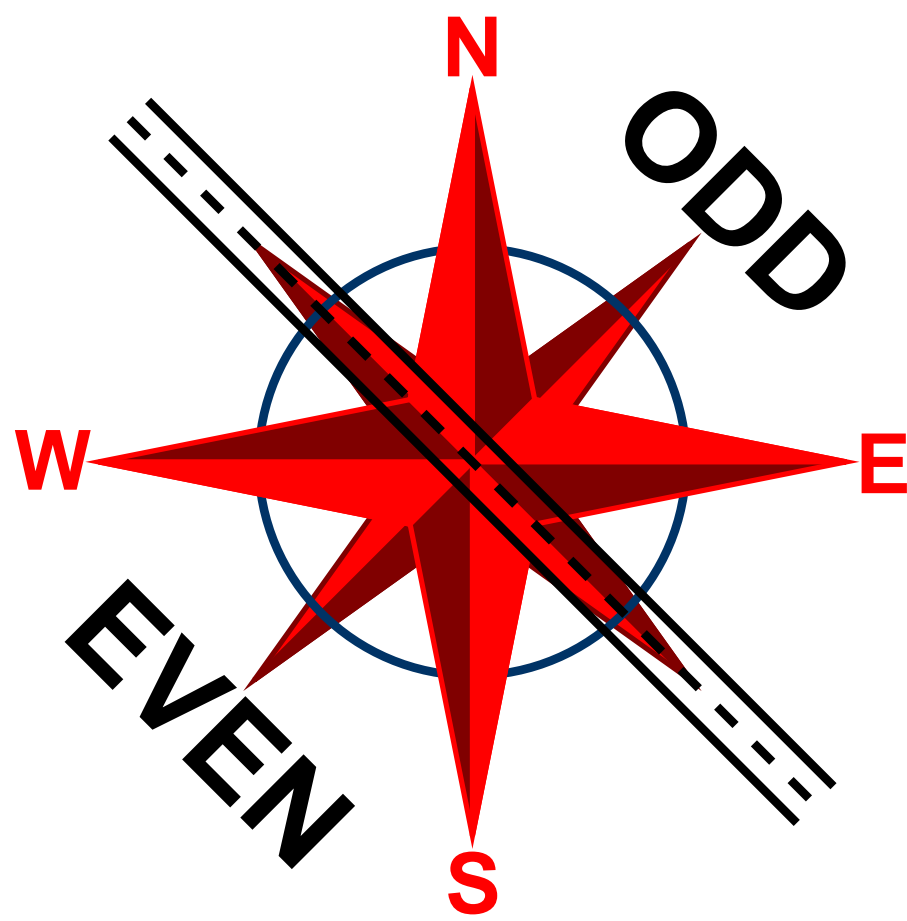
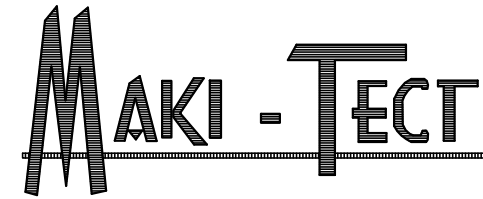


2932 Manvel Rd
Address PLAT
10/30/2025 JARiley
jariley@pearlandtx.gov
281-652-1733



- ~ BLD numbers are for permitting the shell, they are not part of the address block for the tenants.
- ~ **Zoom in to see suite numbers.**
- ~ Suites numbers are for fixed space presented at time of address request. (lines drawn are estimated)
- ~ If rented/leased/sold space is greater than space shown, suite # is the space that the front door is most likely to occupy.
- ~ If more suite numbers are required, contact City of Pearland Addressing for additional # assignments.



One Northwest Centre
Suite 230
13831 Northwest Freeway
Houston, TX 77040
Phone: 281.763.0428
Phone: 713.240.8564
Fax: 281.758.0228
Web: Maki-Tect.com



SARAB STRUCTURAL & CIVIL, LLC
13831 Northwest Fwy., Suite 245
Houston, TX 77040
T. 713.485.5641
Firm No. F-10808

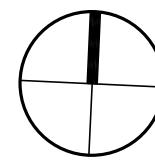


NO.	DATE	ISSUE
	04/04/25	NEW SHEET

PROPOSED OFFICE
/ WAREHOUSE
SAMBEATZ BUSINESS
PARK

2932 MANVEL ROAD
PEARLAND, TX 77584

SITE PLAN – ADDRESSING



STATE OF TEXAS
COUNTY OF BRAZORIA

We, SAMBEATZ INC., a Texas corporation, acting by and through, Olaniran Igboroola, President, and Helen Abiodun, Managing Director, Owner of the property subdivided in this plat of SAMBEATZ BUSINESS PARK, being 4.541 acres out of the H.T. & B. R.R. CO. SURVEY, SECTION 17, ABSTRACT NO. 242, do hereby make subdivision of said property for and on behalf of said SAMBEATZ INC., a Texas corporation, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

In testimony hereto, SAMBEATZ INC., a Texas corporation, has caused these presents to be signed by Olaniran Igboroola, President, and Helen Abiodun, Managing Director, thereunto authorized, this 17 day of July, 2024

By: SAMBEATZ INC., a Texas corporation

By: Olaniran Igboroola
President

By: Helen Abiodun
Managing Director

This is to certify that the City Planner of the City of Pearland, Texas, has approved this amended plat and subdivision of SAMBEATZ BUSINESS PARK and is in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorizes the recording of this plat this

the 31 day of July, 2024

Martin Griggs
Martin Griggs, AICP, CNU-A,
Deputy Director of Community Development
City of Pearland, Texas

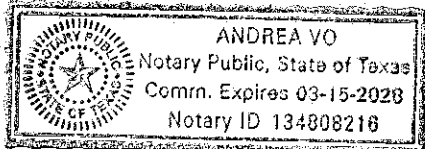
Approved for the City of Pearland, Texas this 7th day of August, 2024

Rajendra Shrestha
Rajendra Shrestha, PE, CFM
City Engineer

STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared Olaniran Igboroola, President, and Helen Abiodun, Managing Director, of SAMBEATZ INC., a Texas corporation, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations 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 17 day of July, 2024



Andrea Vo
Notary Public in and for the
State of Texas
3-15-2029
My Commission Expires:

LEINHOLDER'S ACKNOWLEDGEMENT AND SUBORDINATION TO DEDICATION

STATE OF Texas
COUNTY OF Brazoria

We, STELLAR BANK, owner and holder of a lien against the property described in the plat known as SAMBEATZ BUSINESS PARK said lien being evidenced by instrument of record in the Brazoria County Clerk's File Nos. 2021056457, and 2021056458 of Brazoria 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 owner of said lien and have not assigned the same nor any part thereof.

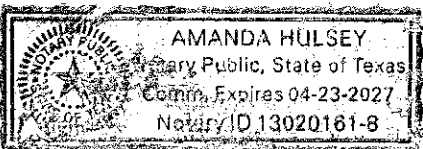
By: STELLAR BANK

By: Michele Patel
NAME: Michele Patel
TITLE: Bank Vice President - Subj. Land

STATE OF Texas
COUNTY OF Brazoria

Before me, the undersigned authority, on this day personally appeared Michele Patel known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (he/she) executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

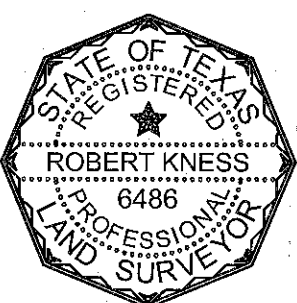
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16 day of July, 2024



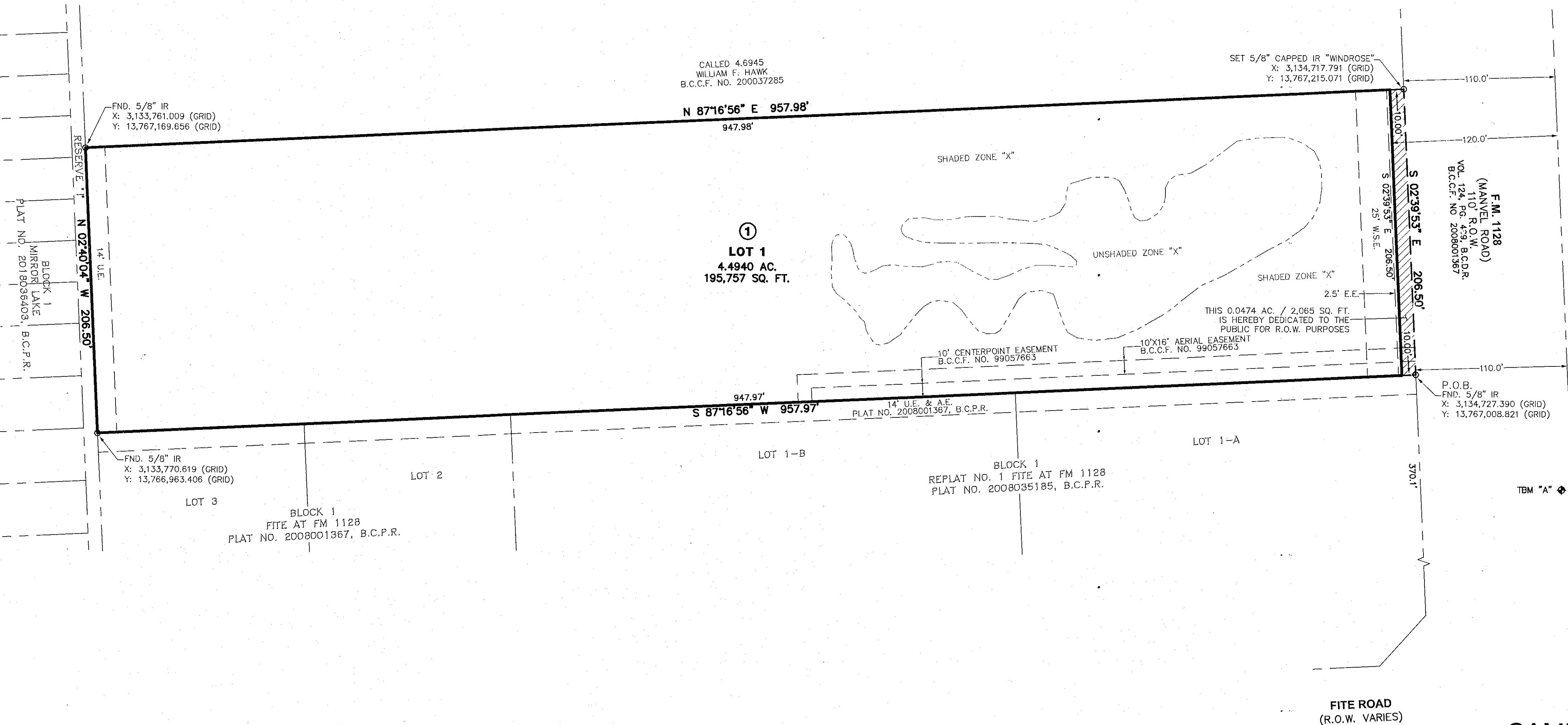
Amanda Hulsey
Notary Public in and for the
State of Texas
04-23-2027
My Commission Expires:

I, Robert Kness, 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



Robert Kness
Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486



GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY ORDER NUMBER 2022-0554, DATED JUNE 13, 2024. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.9998722640.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION, OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- CITY OF PEARLAND BENCHMARK NO. GPS 7, BEING A BRASS DISK SET IN CONCRETE STAMPED "CITY OF PEARLAND" LOCATED FROM THE INTERSECTION OF BROADWAY STREET AND CULLEN BOULEVARD, TRAVEL EAST ON BROADWAY APPROXIMATELY 2 MILES TO W. OAKS BLVD. THE MONUMENT IS AT THE SOUTHEAST CORNER OF BROADWAY ST. AND W. OAKS BLVD. PUBLISHED ELEVATION = 49.79' (NAVD 88, 2001 ADJUSTMENT)
- TBM "A" BEING A CUT BOX ON CONCRETE CULVERT LOCATED ON THE EAST R.O.W. LINE OF FM 1128, APPROXIMATELY 1320 FEET ON A NORTHERLY DIRECTION FROM THE INTERSECTION OF THE EAST R.O.W. LINE OF FM 1128 AND THE NORTH R.O.W. LINE OF FITE ROAD. ELEVATION = 50.86'
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0040K REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X" AND SHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES. FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- FIVE-EIGHTS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.

- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY. PRIOR TO THE START OF CONSTRUCTION, FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AT THE TIME OF DEVELOPMENT.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND TxDOT.
- THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THE PLAT.
- THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS, AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL, UNIFIED DEVELOPMENT CODE, AND TxDOT.
- NO PIPELINES HAVE BEEN LOCATED ON THE SUBJECT TRACT.
- SUBJECT A CANAL EASEMENT, IF STILL IN EFFECT, TO BRAZOS VALLEY RICE COMPANY AS SHOWN IN AN INSTRUMENT FROM MRS. B. C. LOW DATED FEBRUARY 24, 1954, RECORDED IN VOLUME 680, PAGE 280 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (NO DEFINED LOCATION)

DESCRIPTION

A TRACT OR PARCEL CONTAINING 4.541 ACRES OR 197,822 SQUARE FEET OF LAND, SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 17, ABSTRACT NO. 242, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 4.541 ACRES, CONVEYED TO SAMBEATZ INC., AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER (NO.) 2021056455 AND HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 2021056456, WITH SAID 4.541 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM;

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE WETS R.O.W. LINE OF FM 1128 (MANUEL ROAD) (110 R.O.W.) AS RECORDED UNDER B.C.C.F. NO. 2008001367, MARKING THE NORTHEAST CORNER OF REPEAT NO. 1 FITE AT FM 1128, AS RECORDED UNDER PLAT NO. 2008035185, BRAZORIA PLAT RECORDS (B.C.P.R.), THE S OUTEAST CORNER OF SAID 4.694 ACRES AND OF THE HEREIN DESCRIBED TRACT;

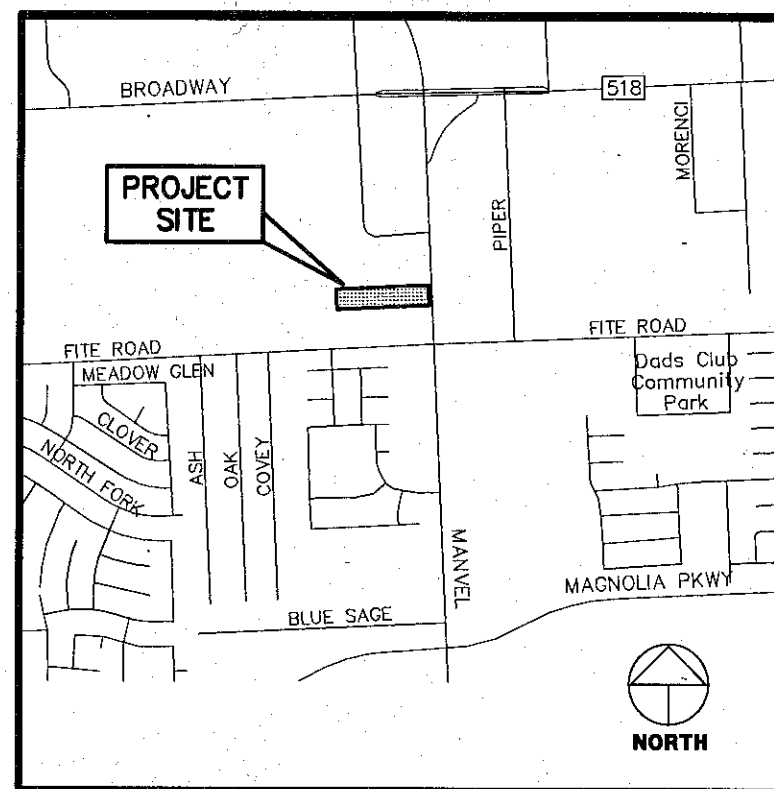
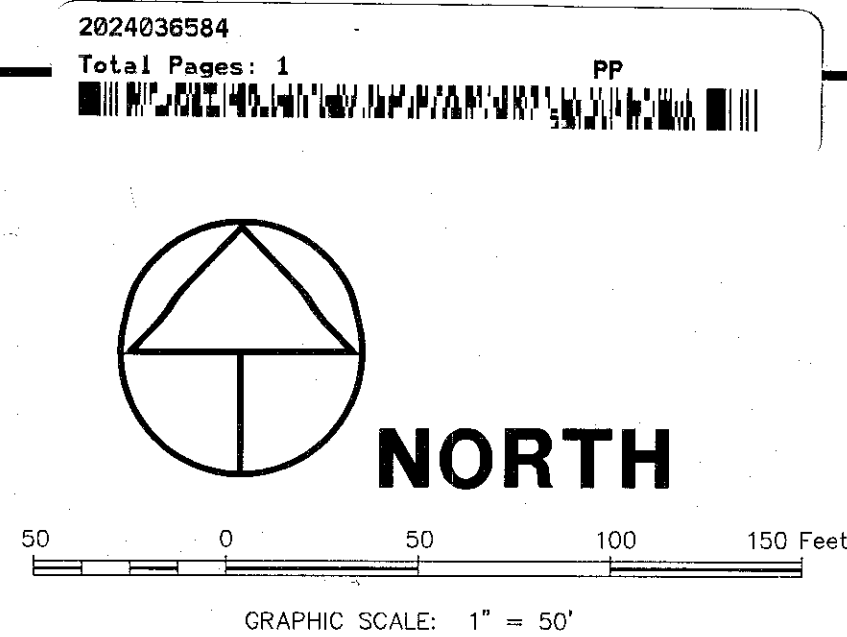
THENCE, SOUTH 87 DEG. 16 MIN. 58 SEC. WEST, ALONG THE SOUTH LINE OF SAID 4.694 ACRES, A DISTANCE OF 957.97 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF MIRROR LAKE AS RECORDED UNDER PLAT NO. 2018036403, B.C.P.R., THE NORTHWEST CORNER OF FITE AT FM 1128, AS RECORDED UNDER PLAT NO. 200800137, B.C.P.R., THE SOUTHWEST CORNER OF SAID 4.694 ACRES AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 40 MIN. 04 SEC. WEST, ALONG THE WEST LINE OF SAID 4.694 ACRES, A DISTANCE OF 206.50 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 4.6945 ACRES CONVEYED TO WILLIAM F. HAWK AS RECORDED UNDER B.C.C.F. NO. 200037285, THE NORTHWEST CORNER OF SAID 4.694 ACRES AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 16 MIN. 58 SEC. EAST, ALONG THE NORTH LINE OF SAID 4.694 ACRES, A DISTANCE OF 957.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST R.O.W. LINE OF SAID F.M. 1128, MARKING THE SOUTHWEST CORNER OF SAID 4.6945 ACRES, THE NORTHEAST CORNER OF SAID 4.694 ACRES AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 39 MIN. 53 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID F.M. 1128, A DISTANCE OF 206.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.541 ACRES OR 97,822 SQUARE FEET OF LAND.

2024036584
Brazoria County - Joyce Hudman, County Clerk
08/27/2024 11:06 AM
Total Pages: 1
Fee: 128.00
Joyce Hudman



CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

ABBREVIATIONS

A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
ESMT. - EASEMENT
FND - FOUND
B.C.C.F. - BRAZORIA COUNTY CLERK FILE
B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
T.B.M. - TEMPORARY BENCHMARK
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
AC. - ACRES
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.S.E. - WATER / SEWER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
E.E. - ELECTRICAL EASEMENT
(S) - SET 5/8" CAPPED IR "WINDROSE"

CITY OF PEARLAND
DEVELOPMENT PLAT

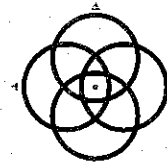
SAMBEATZ BUSINESS PARK

A SUBDIVISION OF
4.541 ACRES / 197,822 SQUARE FEET
SITUATED IN THE
H.T. & B. R.R. CO. SURVEY,
SECTION 17, ABSTRACT NO. 242
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK 1 LOT
JULY 2024

Owner
SAMBEATZ INC.
a Texas corporation
1134 Evandale Lane
Sugarland TX. 77479

Surveyor



WINDROSE
LAND SURVEYING & PLATTING

5353 W. SAM HOUSTON PKWY. N. SUITE 1501 | HOUSTON, TX 77041 | 713.456.2281
FIRM REGISTRATION NO. 101088001 | WINDROSESERVICES.COM

PLAT 24-00032
YARP 22-14