STATE OF TEXAS
COUNTY OF HARRIS
WE, DN 18 RIVERS LLC., ACTING BY AND THROUGH DANIAR MUSA, BEING OFFICER OF DN 18 RIVERS LLC., OWNER HEREINAFTER. REFERRED TO AS "OWNERS" OF THE 17.9231 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ATASCOCITA BUSINESS PARK, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LIENS, 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 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 DESIGNED WITH AERIAL EASEMENTS (U.E. & 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 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 SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS 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 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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15'–0") 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, OWNERS CERTIFY AND CONVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31–C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, DN 18 RIVERS LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY DANIAR MUSA , ITS MANAGING MEMBER, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2022.

DN 18 RIVERS LLC.

BY: _____
DANIAR MUSA, OFFICER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIAR MUSA , KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE 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 _____ DAY OF _____, 2022.

X: _____
NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS.
MY COMMISSION EXPIRES: _____

I, RAYMOND RAHAMAN, 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 STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE NO. 4204.

STATE OF TEXAS
REGISTERED
RAYMOND RAHAMAN
4354
PROFESSIONAL
LAND SURVEYOR

X_____
RAYMOND RAHAMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4354

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT OF ATASCOCITA 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 BY THE RECORDING OF THIS PLAT THIS _____ DAY OF _____2022.

BY: _____ OR BY: _____
MARTHA L. STEIN, CHAIR — M. SONNY GARZA, VICE CHAIRMAN

AND

BY: _____
MARGARET WALLACE BROWN AICP, CNU–A, SECRETARY

I, TENESHIA HUDSPETH COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON _____, 2018 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

_____
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON_____, 2022, AT _____ O'CLOCK ___M., AND DULY RECORDED ON _____, 2022, AT _____ O'CLOCK ___M., AND AT FILM CODE NUMBER NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

_____
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

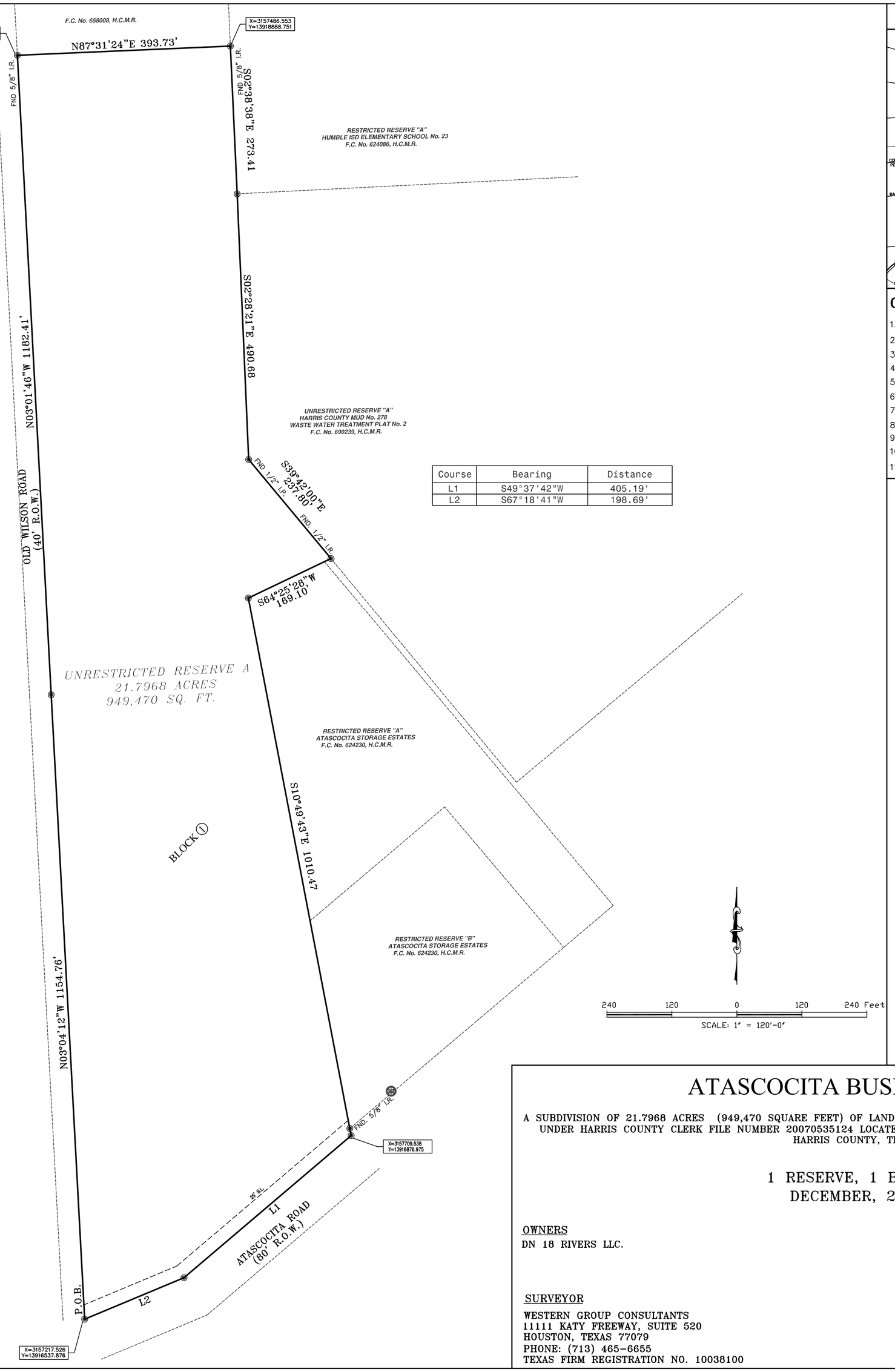
BY: _____
DEPUTY

I, MILTON RAHMAN, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

_____
MILTON RAHMAN, P.E.
COUNTY ENGINEER

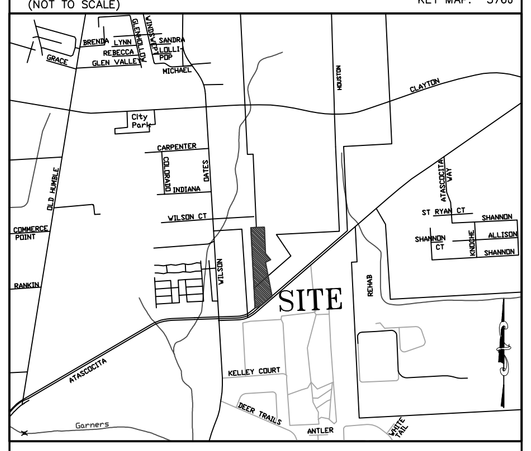
PLAT NOTES:

1. THE COORDINATES AND BEARINGS ARE BASED UPON TEXAS STATE PLANE COORDINATES, TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83). SCALE FACTOR = 0.99990746.
2. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT 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 PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
3. THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE."
4. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND ENGINEERING DIVISION OF HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT.
5. 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 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 SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
6. ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
7. THE CITY OF HOUSTON PLANNING COMMISSION GRANTED VARIANCES TO DN 18 RIVERS LLC. ON 12/01/2022
8. THIS PLAT IS LOCATED IN CLOSE PROXIMITY TO A CENTERPOINT ENERGY TRANSMISSION RIGHT OF WAY. AT THIS TIME, NO DRAINAGE PLANS DETAILING WATER FLOW AND SHED, ALONG WITH WET UTILITY PLANS, HAVE BEEN SUBMITTED FOR REVIEW.
9. UPON FUTURE DEVELOPMENT, THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, OF THIS PLAT ASSUMES ALL RESPONSIBILITY FOR ANY ADVERSE IMPACT TO CENTERPOINT ENERGY'S TRANSMISSION RIGHT OF WAY AS A RESULT OF SAID DEVELOPMENT.



Course	Bearing	Distance
L1	S49°37'42"W	405.19'
L2	S67°18'41"W	198.69'

VICINITY MAP
(NOT TO SCALE) KEY MAP: 376J



GENERAL NOTES:

1.) "B.L." INDICATES BUILDING LINE
2.) "U.E." INDICATES UTILITY EASEMENT
3.) "H.C.M.R." INDICATED HARRIS COUNTY MAP RECORDS
4.) "H.C.C.F." INDICATES HARRIS COUNTY CLERKS FILE
5.) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
6.) "R.O.W." INDICATES RIGHT OF WAY
7.) "ESMT." INDICATES EASEMENT
8.) "(XXX / XXX)" INDICATES RECORDED VOLUME / PAGE
9.) "H.L.& P." INDICATES HOUSTON LIGHTING & POWER COMPANY
10.) "○" INDICATES IRON ROD SET
11.) "●" INDICATES IRON ROD FOUND

ATASCOCITA BUSINESS PARK

A SUBDIVISION OF 21.7968 ACRES (949,470 SQUARE FEET) OF LAND BEING A PORTION OF 21.8439 ACRE TRACT RECORDED UNDER HARRIS COUNTY CLERK FILE NUMBER 20070535124 LOCATED IN THE H.E. AND W.T. R.R. CO. SURVEY, A–1432, HARRIS COUNTY, TEXAS.

1 RESERVE, 1 BLOCK
DECEMBER, 2022

OWNERS
DN 18 RIVERS LLC.

SURVEYOR
WESTERN GROUP CONSULTANTS
11111 KATY FREEWAY, SUITE 520
HOUSTON, TEXAS 77079
PHONE: (713) 465–6655
TEXAS FIRM REGISTRATION NO. 10038100

RSG ENGINEERING
13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713–783–7777
TBPE FIRM #: 15498
PROJECT # 21254.01