

STATE OF TEXAS
COUNTY OF FORT BEND

We, VENTI INVESTMENT COMPANY, LLC, a Texas limited liability company, acting by and through Amit Agarwal, Helusha Desai, managers, hereinafter referred to as Owners of the 8.5001 acre tract described in the above and foregoing plat of VENTI ROSENBERG, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 to 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, 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 twenty (20) 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 Rosenberg, Fort Bend 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the VENTI INVESTMENT COMPANY, LLC, a Texas limited liability company, has caused these presents to be signed by Amit Agarwal, Helusha Desai, managers, hereunto authorized, this the ____ day of _____, 20__.

VENTI INVESTMENT COMPANY, LLC, a Texas limited liability company

Amit Agarwal
Manager
Helusha Desai
Manager

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Amit Agarwal, Helusha Desai, managers, of VENTI INVESTMENT COMPANY, LLC, a Texas limited liability company, known to me to be the persons 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 the ____ day of _____, 20__.

Notary Public in and for the
State of Texas

My Commission Expires:

LIENHOLDER SUBORDINATION AGREEMENT

We, FROST BANK, a Texas state bank, owner and holder of a lien against the property described in the plat known as VENTI ROSENBERG, against the property described instrument of record in File No. 20222088209 and 20222088210, of the Official Records of Fort Bend County, Texas, do hereby in all things subordinate to said plat said lien and we hereby in all things subordinate to said plat said lien and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

Signature of Lienholder

Printed Name

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared _____ of FROST BANK, a Texas state bank, known to me to be the persons 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 the ____ day of _____, 20__.

Notary Public in and for the
State of Texas

My Commission Expires:

JAMES MICHAEL DENNEY
Registered Professional Land Surveyor
Texas Registration No. 5414

This is to certify that the Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of VENTI ROSENBERG in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and

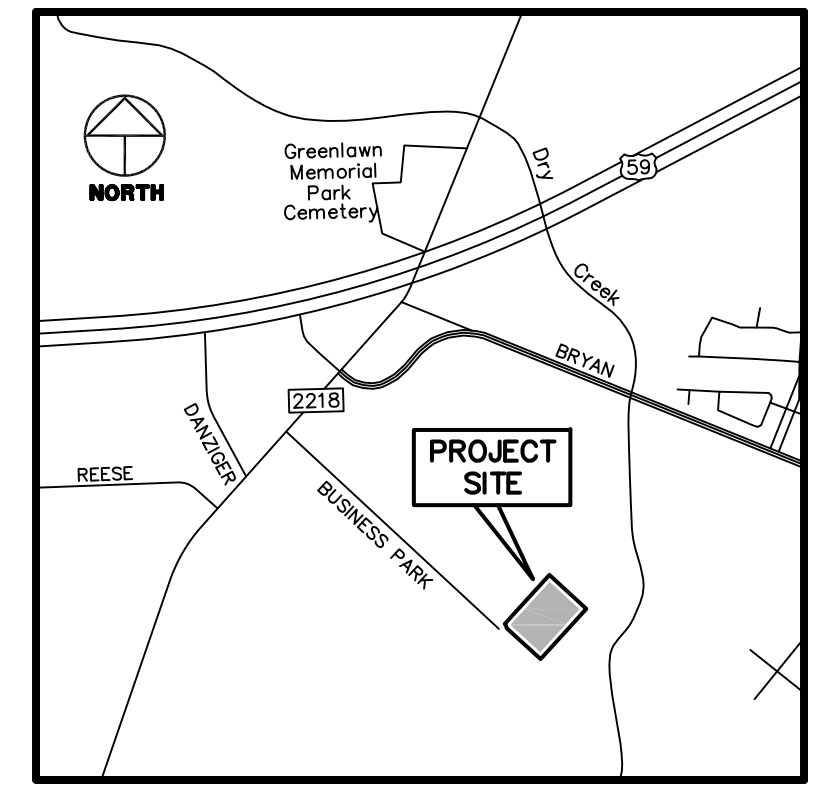
authorized recording of this plat this the ____ day of _____, 20__.

By: Pete Pavlovsky
Chairman
By: Wayne Poldrack
Secretary

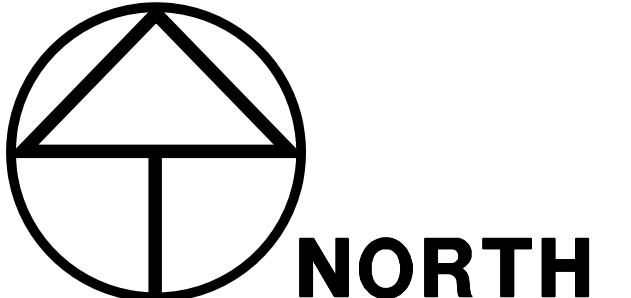
This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of VENTI ROSENBERG in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and

authorized recording of this plat this the ____ day of _____, 20__.

By: Kevin Raines
Mayor
By: Danyel Swint
City Secretary



CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



GRAPHIC SCALE: 1" = 50'

ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- F.B.C.C.F. - FORT BEND COUNTY CLERK FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY MAP RECORDS
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- S.S.E. - SANITARY SEWER EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"

VENTI ROSENBERG

A SUBDIVISION OF
8.5001 ACRES / 370,266 SQ. FT.
SITUATED IN THE

S.B. PENTECOST SURVEY, ABSTRACT NO. A-378, AND
THE S.B. PENTECOST SURVEY, ABSTRACT NO. A-362
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

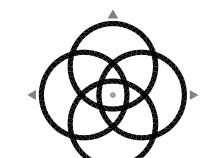
JANUARY 6 2023

Owner

VENTI INVESTMENT COMPANY, LLC,
a Texas limited liability company

10215 South Sam Houston Parkway West, Suite 200
Houston TX 77071

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

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 _____, 20__ at _____ o'clock ____M., and duly recorded on _____, 20__, in Plat No. _____ of the Map Records of Fort Bend County, for said county.

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

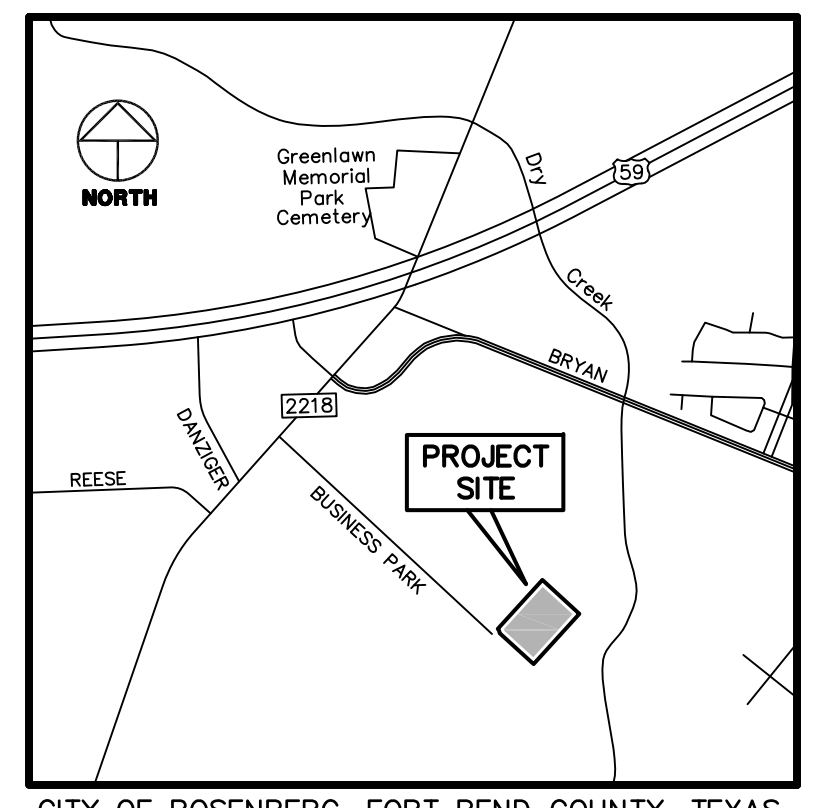
Laura Richard
Clerk of the County Court
of Fort Bend County, Texas

By: _____
Deputy

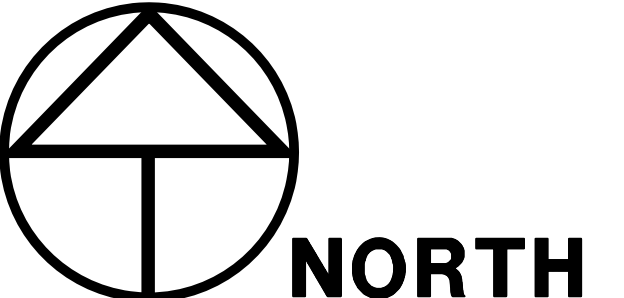
- GENERAL NOTES**
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
 - ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999864679.
 - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
 - ALL OF THE PROPERTY LOCATED WITHIN THE FOREGOING PLAT IS LOCATED WHOLLY WITHIN THE FORT BEND COUNTY SUBSIDISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE INCORPORATED CITY LIMITS OF THE CITY OF ROSENBERG, AND FORT BEND COUNTY, TEXAS.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 481570245L, REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED 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.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 92.0 FEET ABOVE MEAN SEA LEVEL. HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF TWENTY-FOUR (24) INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, OR IN THE ABSENCE OF A CURB, TWENTY-FOUR (24) INCHES ABOVE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION, OR TWELVE (12) INCHES ABOVE THE DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT.
 - ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING WITH INTENSE RAINFALL EVENTS.
 - SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.
 - NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
 - ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF ROSENBERG, TEXAS.
 - FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
 - SUBJECT TO BUILDING SET BACK LINES AND EASEMENT RESTRICTIONS AS DEFINED IN INSTRUMENT RECORDED UNDER F.B.C.C.F. NO. 2014093666.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0250, EFFECTIVE DATE DECEMBER 29, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THE RESTRICTIVE COVENANTS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS FOR ROSENBERG BUSINESS PARK RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2014093666.

BENCHMARK PUBLISHED ELEVATION — 90.80'
 FORT BEND COUNTY FLOODPLAIN REFERENCE MARKER NO. ROS 01, LOCATED ON THE EAST RIGHT OF WAY OF HIGHWAY 36, APPROXIMATELY 90' FEET SOUTH FROM THE INTERSECTION WITH SEABOURNE CREEK NATURAL PARK. (NAUD 88 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" ELEVATION — 90.50'
 TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON A STORM INLET FOUND ON THE SOUTH R.O.W. LINE OF BUSINESS PARK DR, BEING APPROXIMATELY 0.54 MILES SOUTHEAST OF THE INTERSECTION OF F.M. 2218 ROAD AND BUSINESS PARK DRIVE.



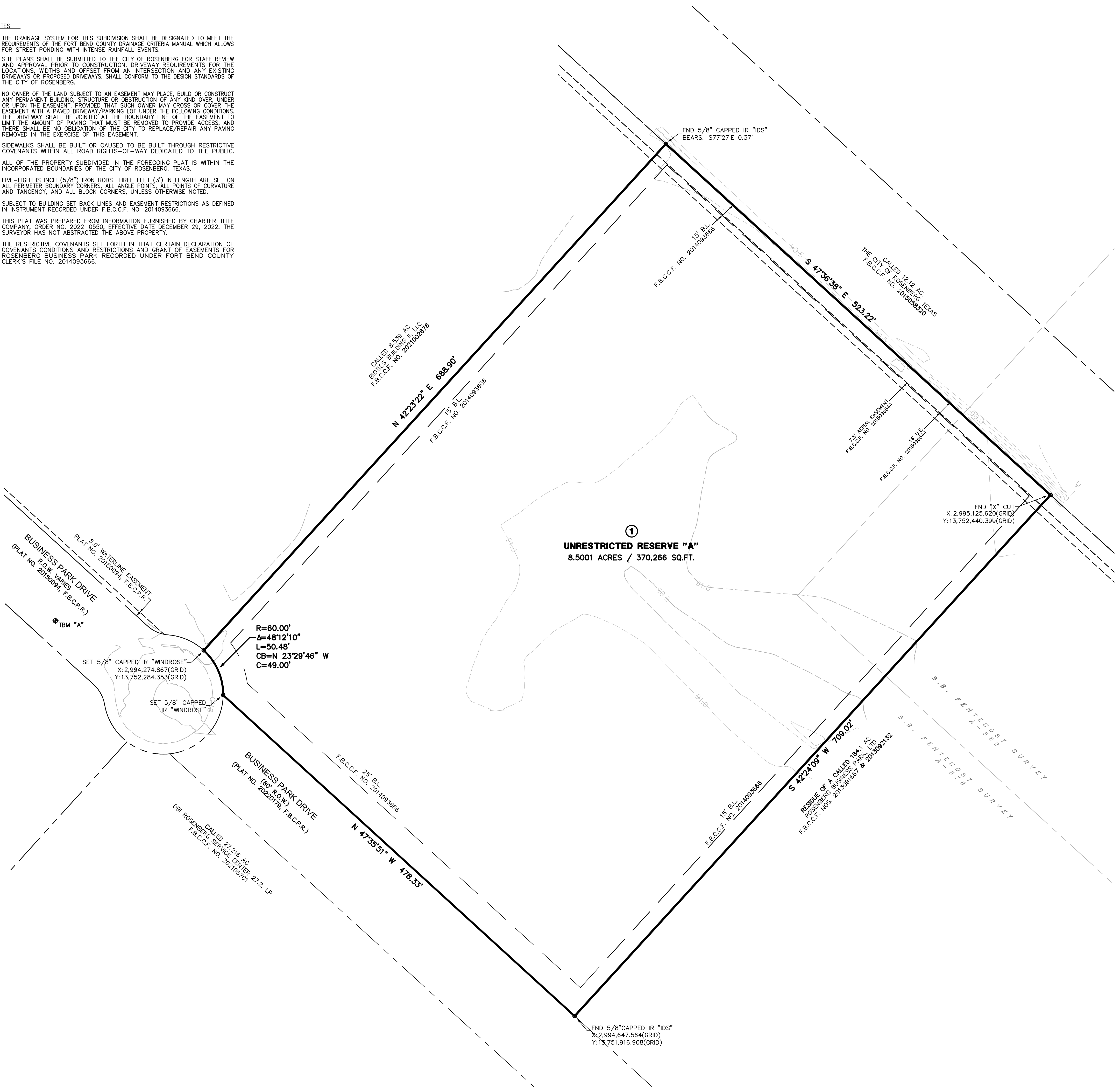
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
VICINITY MAP
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50 0 50 100 Feet
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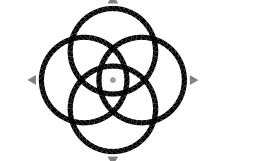
1 BLOCK 1 RESERVE

JANUARY 6 2023

Owner
 VENTI INVESTMENT COMPANY, LLC,
 a Texas limited liability company

10215 South Sam Houston Parkway West, Suite 200
 Houston TX 77071

Surveyor



WINDROSE
 LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Z:\27918-KYH-AR-ROSENBERG BUSINESS PARK\PLAT\20230105-PLAT-KYH-ROSENBERG-27918-PLAT-VENTI-ROSENBERG-01-06-23