

PLAT RECORDING SHEET

PLAT NAME: Hub at Harvest Green

PLAT NO: _____

ACREAGE: 16.293

LEAGUE: Jane Wilkins One League Grant

ABSTRACT NUMBER: 96

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 7

OWNERS: Grand Parkway 1358 LP, a Texas Limited Partnership

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Grand Parkway 1358 LP, a Texas limited partnership, by Johnson 1358 GP LLC, a Texas limited liability company, acting by and through Jerry Ulke, its Vice President, owner hereinafter referred to as Owners of the 16.293 acre tract described in the above and foregoing map of HUB AT HARVEST GREEN, 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, We do hereby covenant and agree that all of the property within the boundaries of this subdivision 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 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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 Grand Parkway 1358 LP, a Texas limited partnership, by Johnson 1358 GP LLC, a Texas limited liability company, has

caused these presents to be signed by Jerry Ulke, its Vice President, thereunto authorized, this _____ day of _____, 20____.

Grand Parkway 1358 LP,
a Texas limited partnership

By: Johnson 1358 GP LLC
a Texas limited liability company

By: _____

Jerry Ulke, Vice President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Ulke, Vice President of Johnson 1358 GP LLC, a Texas limited liability company, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Heather Ping
Notary Public in and for the State of Texas

My commission expires: December 15, 2018

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HUB AT HARVEST GREEN 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 _____, 20____.

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

By: Patrick Walsh, P.E.
Secretary

I, Brandon Guillory, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

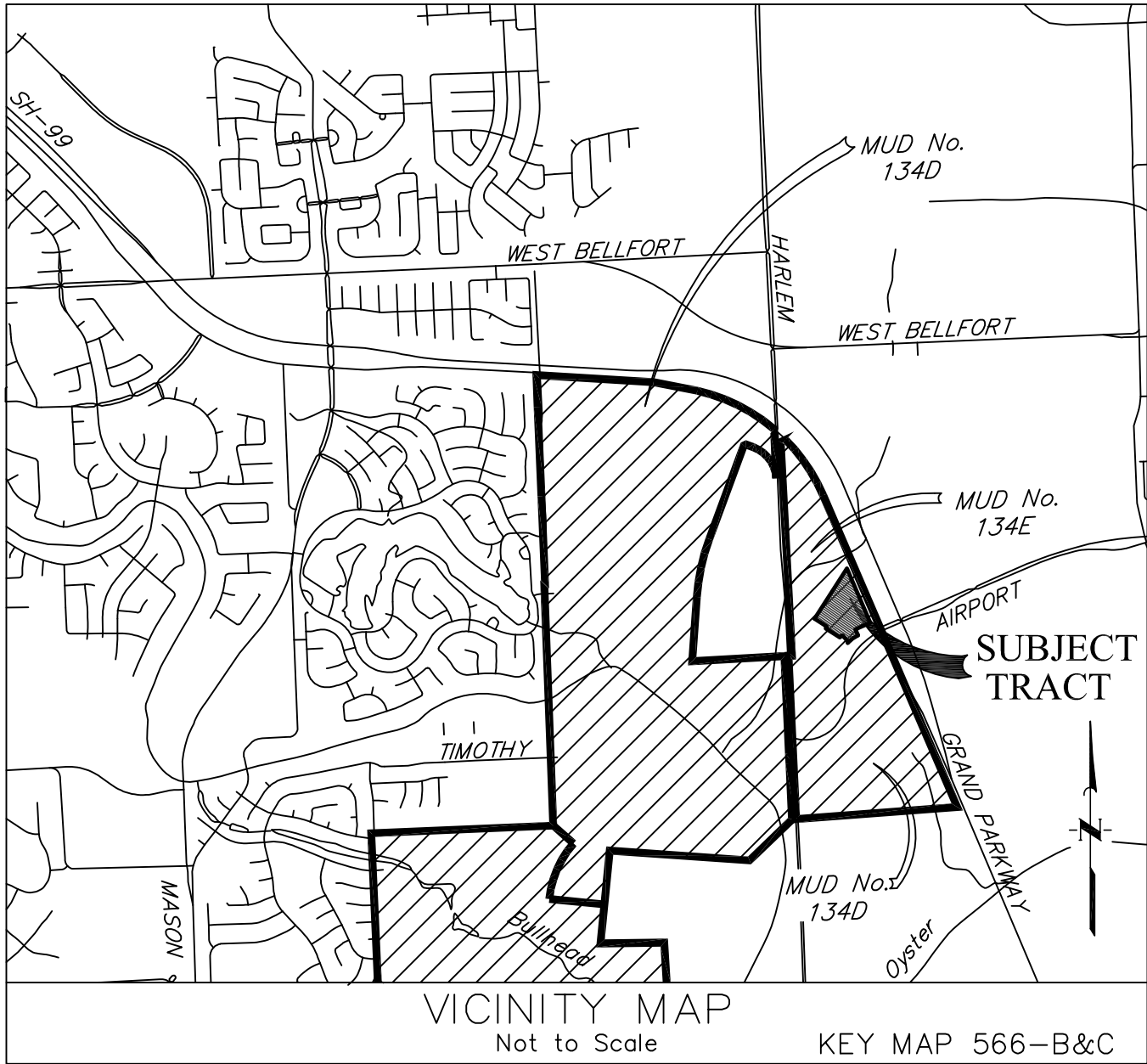
Brandon Guillory, P.E.
Professional Engineer No. 94806

CERTIFICATE FOR SURVEYOR

I, Kyle B. Duckett, am registered 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, angles points, points of curvature and other points of reference have been marked with iron (or other objects of permanent nature) pipes or rods having an outside diameter of not less than five eights (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.

GBI PARTNERS, L.P.

Kyle B. Duckett
Registered Professional Land Surveyor
Texas Registration No. 6340



I, Richard W. Stolleis, 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 any other area or subdivision within the watershed.

Richard W. Stolleis, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 20____.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert
County Judge

W.A. "Andy" Meyers
Commissioner, Precinct 3

James Patterson
Commissioner, Precinct 4

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 registration in my office on _____, 20____ at _____

o'clock _____ in Plat Number(s) _____ 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
Fort Bend County, Texas

By: _____
Deputy

OWNER:

GRAND PARKWAY 1358 LP,
A TEXAS LIMITED PARTNERSHIP
22316 GRAND CORNER DR., #270
KATY, TEXAS 77494

JERRY ULKE
281-494-0200

SURVEYOR:

GBI PARTNERS, L.P.
13340 S. GESSNER RD.
MISSOURI CITY, TEXAS 77489

KYLE B. DUCKETT, R.P.L.S.
281-499-4539

ENGINEER:

KIMLEY-HORN
11700 KATY FREEWAY, SUITE 800
HOUSTON, TEXAS 77079

BRANDON GUILLORY, PE
281-597-9300

HUB AT HARVEST GREEN

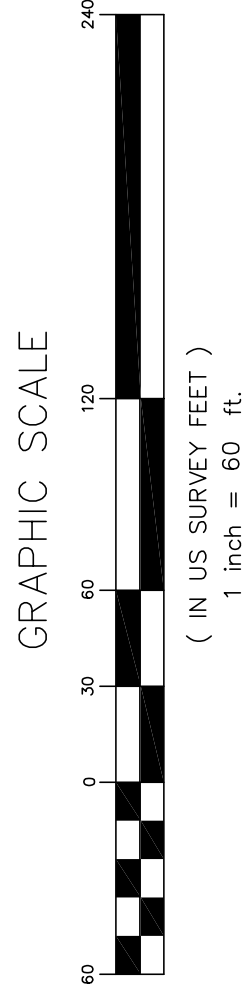
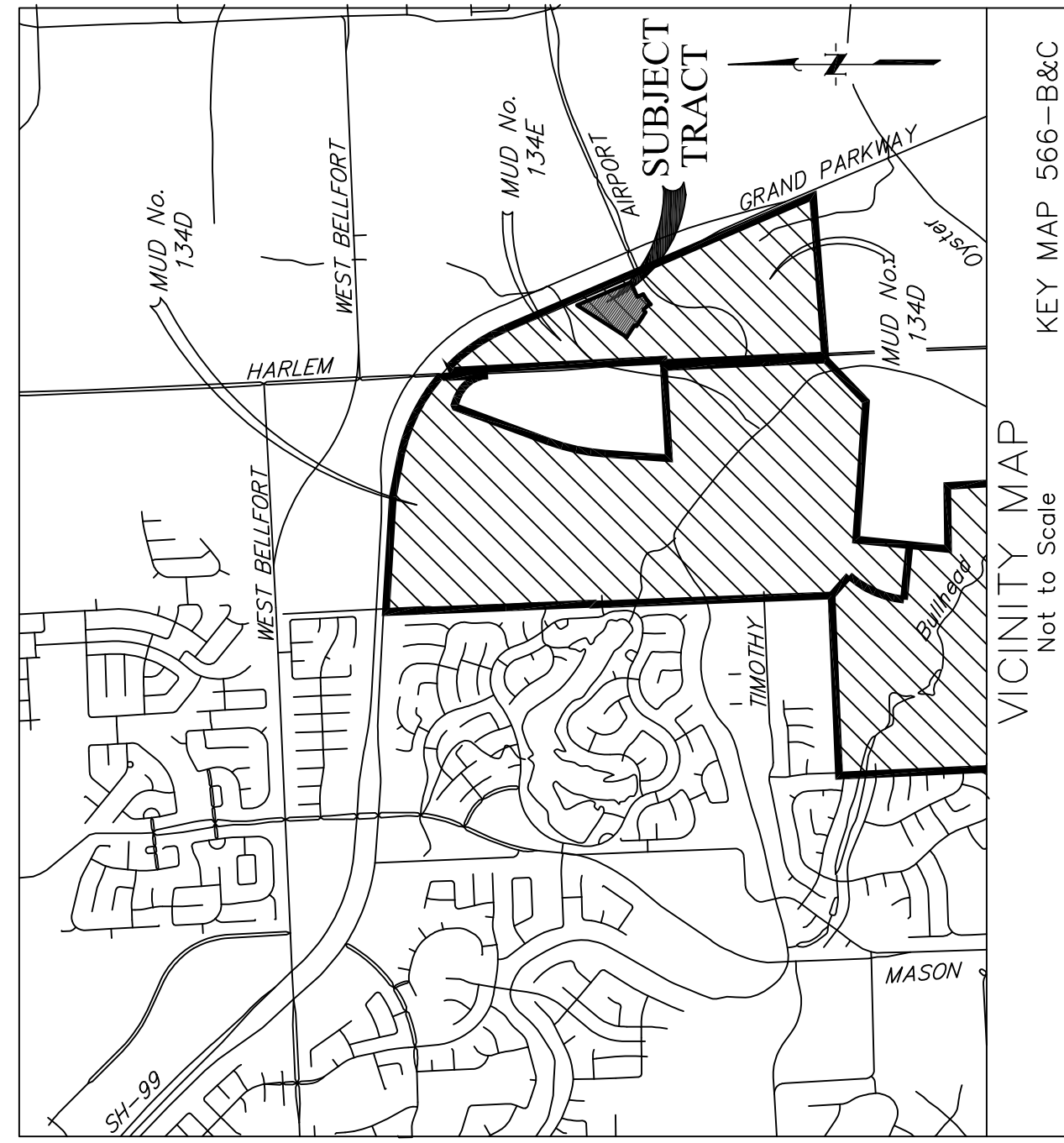
BEING A SUBDIVISION OF 16.293 ACRES OF LAND
LOCATED IN THE
JANE WILKINS ONE LEAGUE GRANT, A-96
FORT BEND COUNTY, TEXAS

7 UNRESTRICTED RESERVES 1 BLOCK

NOVEMBER 2018



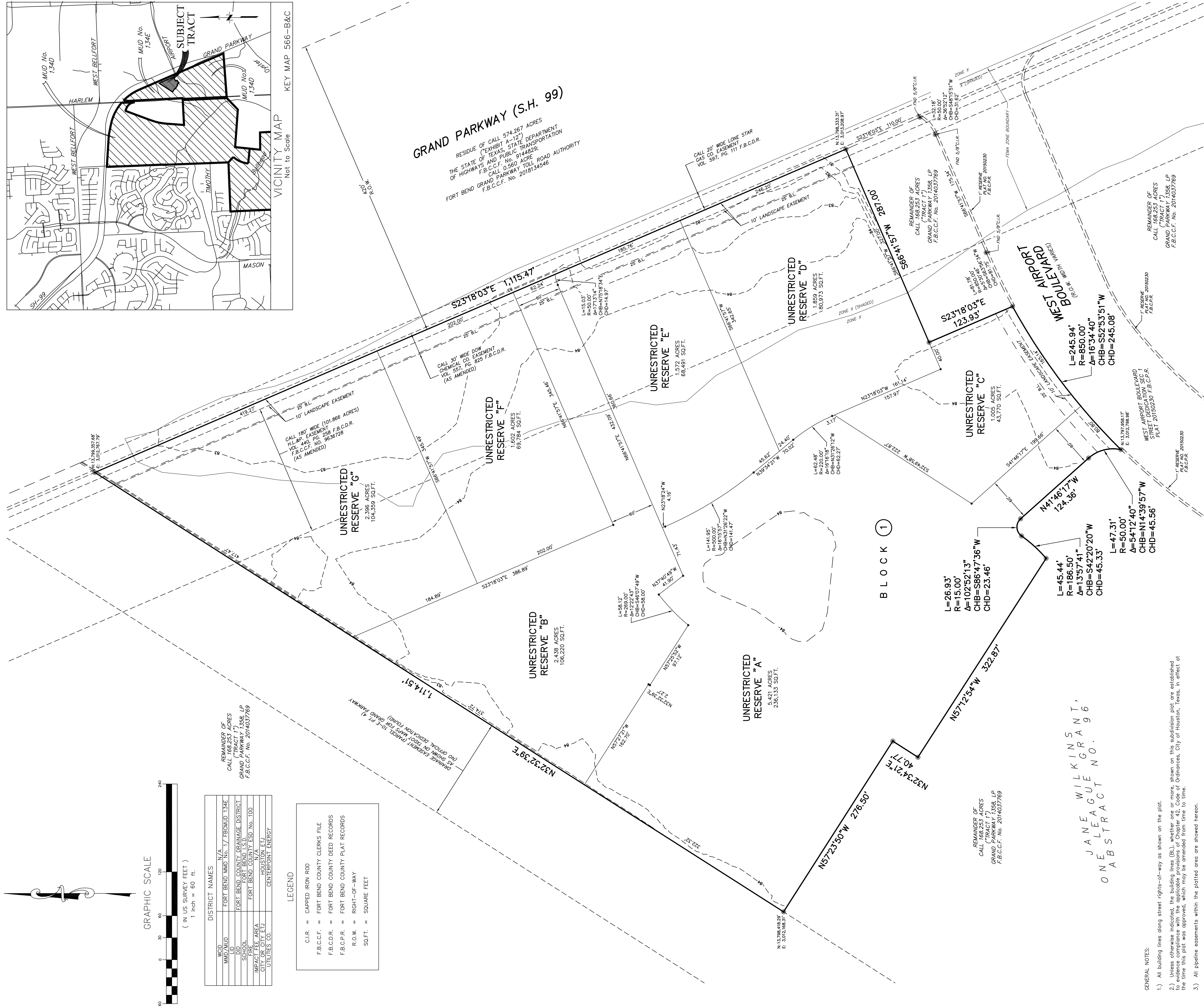
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.com
TBPLS FIRM # 10130300



DISTRICT NAMES	
WISD	N/A
MWD/USD	N/A
LD	FORT BEND MWD No. 1 / FORTMUD 134E
DIC	FORT BEND COUNTY DRAINAGE DISTRICT
SCD	FORT BEND COUNTY DISTRICT
ERC	FORT BEND COUNTY ESD No. 100
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

LEGEND	
C.I.R.	= CAPPED IRON ROD
F.B.C.C.F.	= FORT BEND COUNTY CLERKS FILE
F.B.C.D.R.	= FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	= FORT BEND COUNTY PLAT RECORDS
R.O.W.	= RIGHT-OF-WAY
SO.FT.	= SQUARE FEET

KEY MAP 566-B&C
Not to Scale



- GENERAL NOTES:
- 1.) All building lines along street rights-of-way as shown on the plat.
 - 2.) Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision plat are established by the plat owner and are subject to the approval of the City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 - 3.) All pipeline easements within the plotted area are shown herein.
 - 4.) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - 5.) The top of all floor slabs shall be a minimum of 86.61 feet (NAVD 88). Regardless of the minimum slab elevation shown, the top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground. In addition, all top of slab elevations shall be a minimum of twelve (12) inches above all impacting maximum ponding/sheet flow elevations as calculated during future site design.
 - 6.) The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99987799134.
 - 7.) 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.
 - 8.) All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
 - 9.) Hub At Harvest Green lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
 - 10.) According to the Flood Insurance Rate Map (FIRM) No. 48157C0140L for Fort Bend County, Texas, effective April 2, 2014 this plat is located in Unshaded Zone "X", and Shaded Zone "X". Unshaded Zone "X" is defined by FEMA as areas determined to be outside the 0.2% annual chance floodplain, and Shaded Zone "X" is defined by FEMA as areas of 0.2% annual chance flood.
 - 11.) Absent written authorization by the affected utilities, all utility and aerial easements must be kept undisturbed from the plat owner's expense. If any utility or aerial easement is found to be disturbed, the plat owner shall be responsible for the removal 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.
 - 12.) All elevations are based on 2005 Fort Bend County LIDAR Benchmark No. 25, being a PK Nail in asphalt located 2.5' West of the first median nose West of F.M. 359 on Highway 90-A, and having a published elevation of 84.09' NAVD88. Elevations were derived from GPS/RTK observations and Utilized GCO003.
 - 13.) All bearings shown herein are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values and may be converted to grid by applying the combined adjustment factor 0.99987799134.
 - 14.) All property to drain into the drainage easement only through an approved drainage structure.
 - 15.) Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
 - 16.) All easement open spaces, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowners association, or other perpetual private entity.
 - 17.) Unless otherwise noted, all corners have been or will be monumented with set 5/8" capped iron rod stamped "CBI Partners".

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KYLE B. DUCKETT, R.P.L.S.
281-499-4259

ENGINEER:
KIM T. GARN
17700 KATY FREEWAY, SUITE 800
HOUSTON, TEXAS 77079
BRANDON GULLORY, PE
281-597-9300

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