

PLAT RECORDING SHEET

PLAT NAME: Ishine Carwash at Harvest Green

PLAT NO: _____

ACREAGE: 2.085

LEAGUE: Jane Wilkins Lone League Grant

ABSTRACT NUMBER: 96

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: HG Ishine 14, LLC, a Texas Limited Liability Company

(DEPUTY CLERK)

We, HG ISHINE 14, LLC, a Texas limited liability company, acting by and through Dan Bertoni, its member, owner hereinafter referred to as Owners of the 2.085 acre tract described in the above and foregoing map of ISHINE CARWASH 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 to comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the HG ISHINE 14, LLC, a Texas limited liability company has caused these presents to be signed by Dan Bertoni, its member, thereto authorized, this 15th day of August, 2018.

HG ISHINE 14, LLC,
 a Texas limited liability

By: [Signature]
 Dan Bertoni
 Member

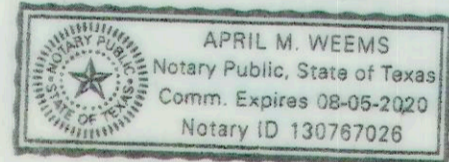
BEFORE ME, the undersigned authority, on this day personally appeared Dan Bertoni, member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of August, 2018.

[Signature]
 Notary Public in and for the State of Texas

[Signature]
 Print Name

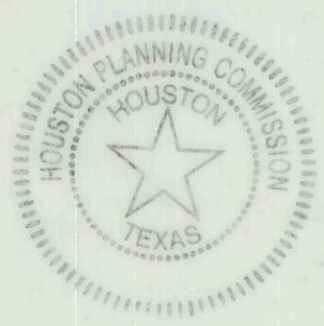
My commission expires: 8/5/2020



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of ISHINE CARWASH AT HARVEST GREEN in conformance with the laws of the State of Texas and the ordinance of the City of Houston, as shown hereon, and authorized the recording of this plat this 28th day of August, 2018.

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

By: [Signature]
 Patrick Walsh, P.E.
 Secretary

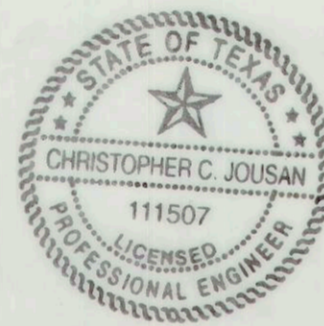


I, Chris D. Kalkomey, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, 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.



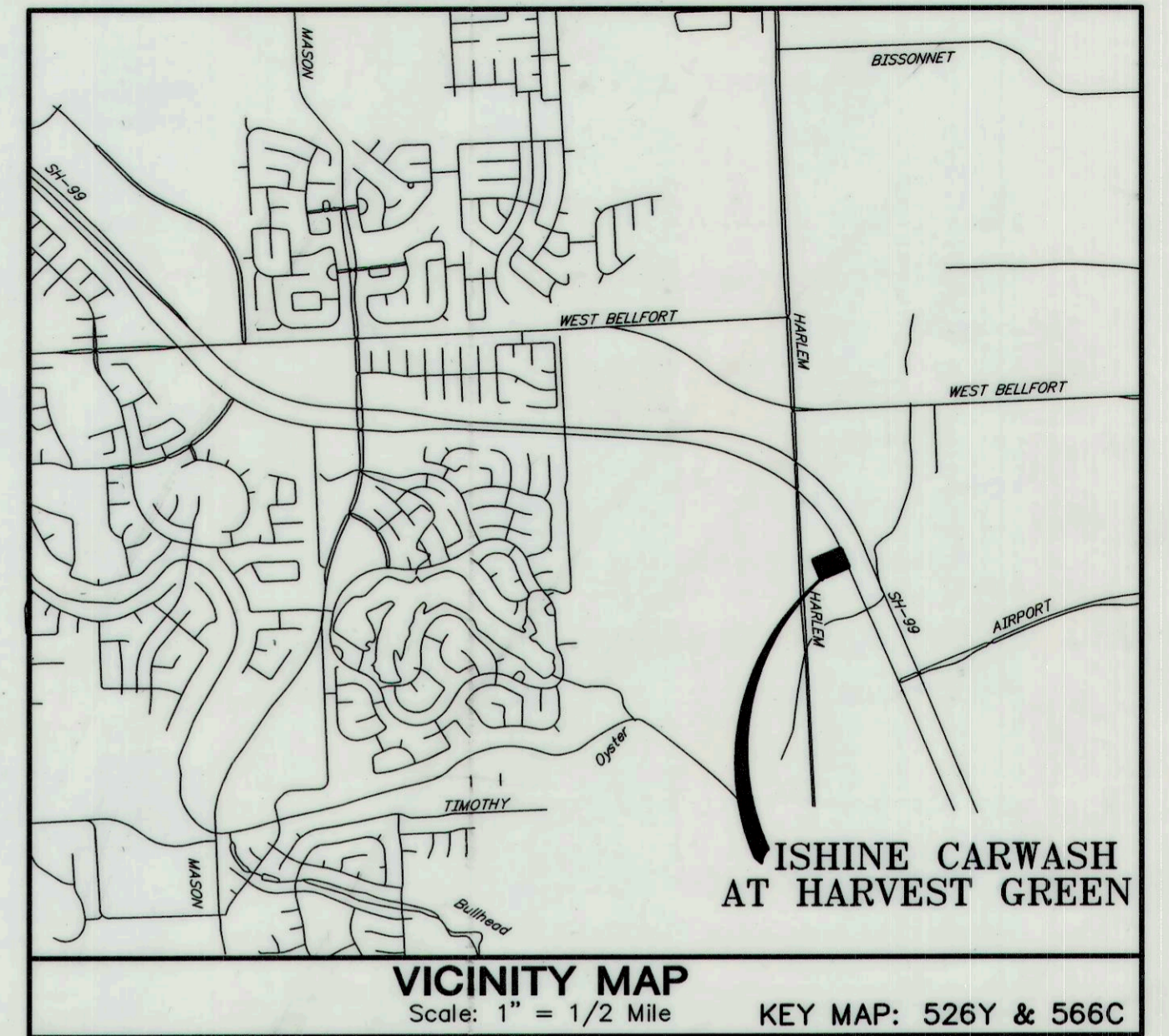
Chris D. Kalkomey
 Texas Registration No. 5869

I, Christopher C. Jousan, 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.



[Signature]
 Christopher C. Jousan, P.E.
 Professional Engineer No. 111507

8/20/2018



I, J. Stacy Slawinski, 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.

J. Stacy Slawinski, P.E.
 Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2018.

Vincent M. Morales, Jr.
 Commissioner, Precinct 1

Grady Prestage
 Commissioner, Precinct 2

KP George
 County Judge

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

Ken R. DeMerchant
 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 _____, 2018 at _____ o'clock _____ in Plot 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

ISHINE CARWASH AT HARVEST GREEN

A SUBDIVISION OF 2.085 ACRES OF LAND
 OUT OF THE
 JANE WILKINS ONE LEAGUE GRANT, A-96
 FORT BEND COUNTY, TEXAS
 1 RESERVE 0 LOTS 1 BLOCK
 JUNE 2018

OWNER:
 HG ISHINE 14, LLC,
 a Texas limited liability company
 294 CR 436A
 Yoakum, TX 77995
 847-350-6192

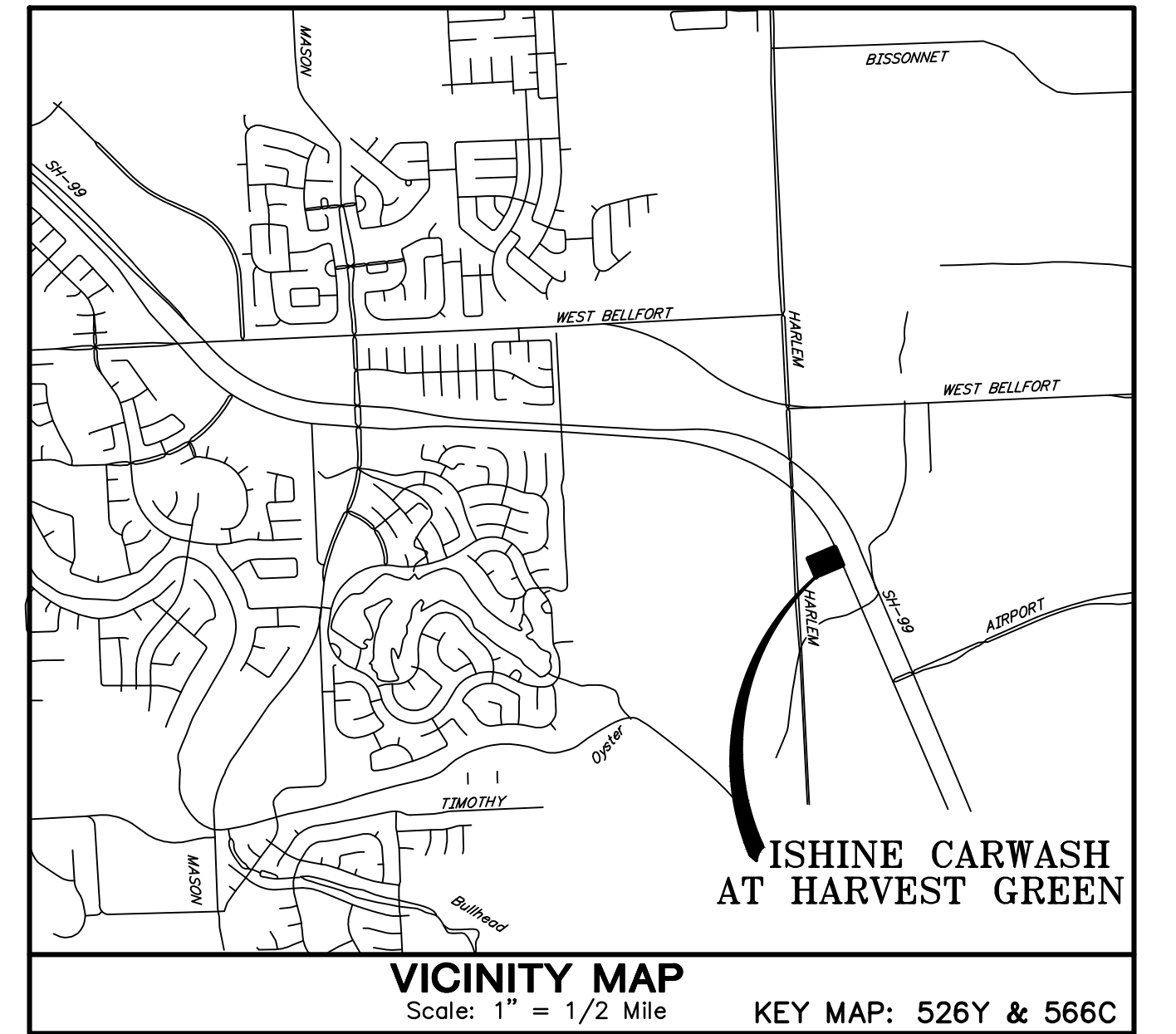
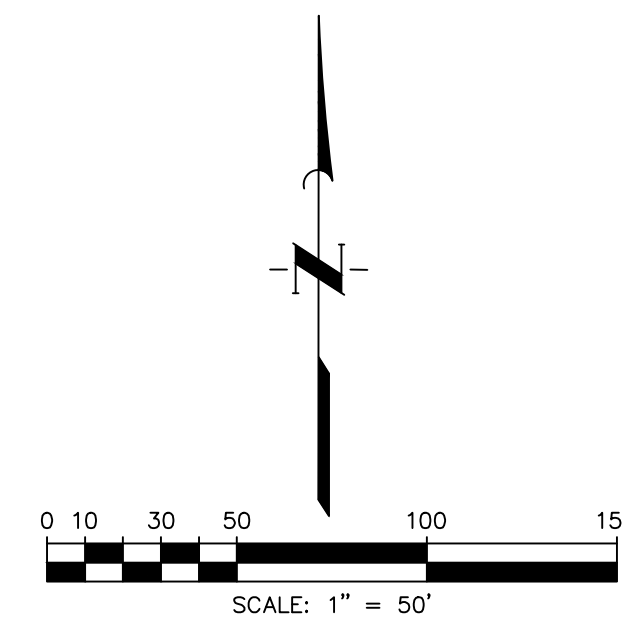
SURVEYOR:
 JONES CARTER

ENGINEER:
 JONES CARTER

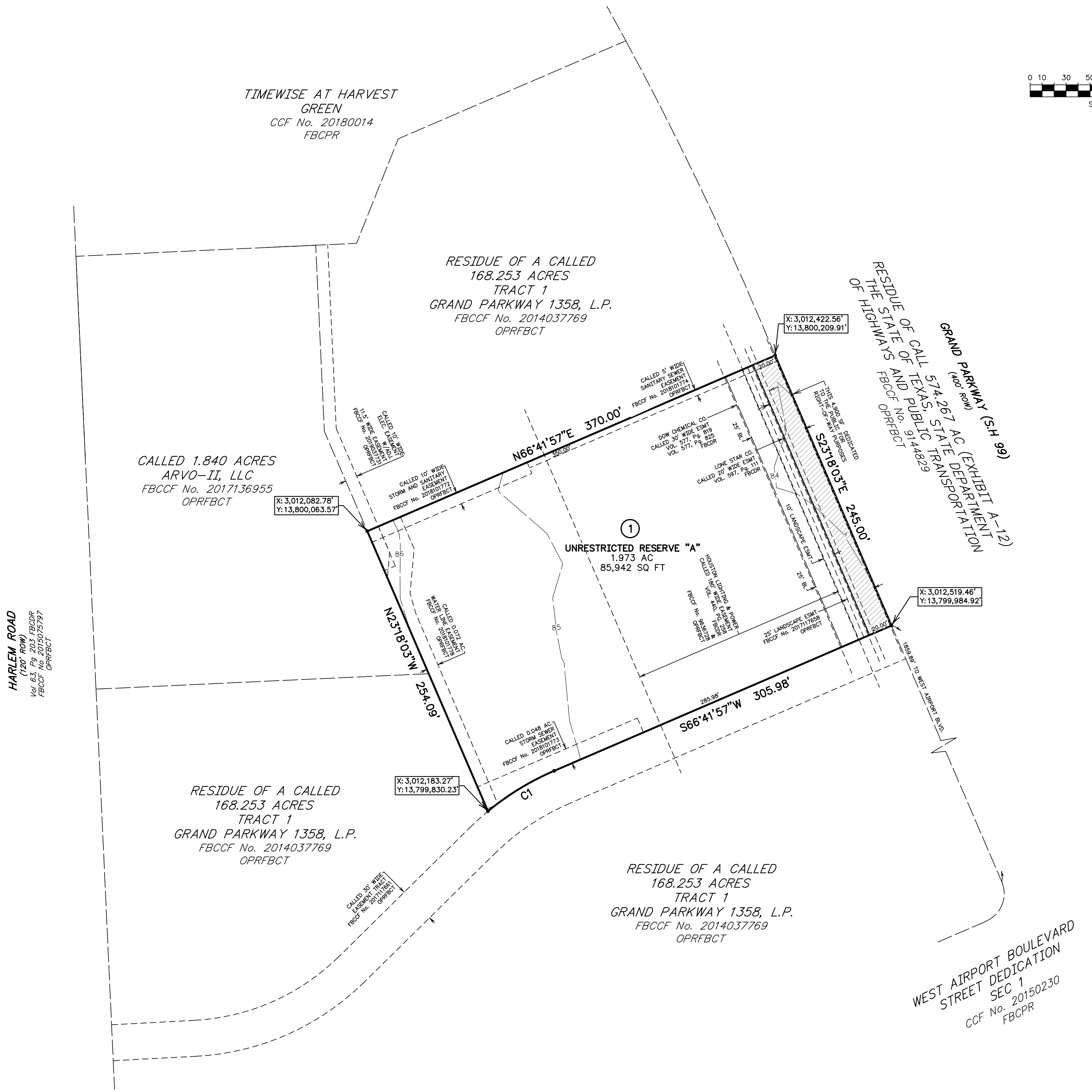
Texas Board of Professional Land Surveying Registration No. 52068126
 2228 Corporate Drive • Houston, Texas 77057 • 281.342.2883

Texas Board of Professional Engineers Registration No. P-419
 4300 West Loop South, Suite 100 • Houston, TX 77061 • 713.771.2847

DISTRICT NAMES	
FBC ASSISTANCE	COUNTY ASSISTANCE DISTRICT 2
WCID	N/A
MMD/MJD	FORT BEND MMD No. 1/ FBC MUD No. 134E
LD	N/A
ODD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND I.S.D.
FIRE	FORT BEND COUNTY ESD No. 100
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY



- General Notes
- BL "Building Line"
 - ESMT "Easement"
 - FBCCF "Fort Bend County Clerk's File"
 - FBCPR "Fort Bend County Plat Records"
 - FBCDR "Fort Bend County Deed Records"
 - HL&P "Houston Lighting and Power Company"
 - No "Number"
 - OPRFBOT "Official Public Records Fort Bend County Texas"
 - Pg "Page"
 - ROW "Right-of-Way"
 - Sq Ft "Square Feet"
 - SSE "Sanitary Sewer Easement"
 - Stm SE "Storm Sewer Easement"
 - VOL "Volume"
 - WLE "Water Line Easement"
 - "Set 5/8-inch Iron With Cap Stamped "Jones|Carter Property Corner" as Per Certification"
- Unless otherwise indicated, the building lines (BL), 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.
 - All pipeline easements within the platted area are shown hereon.
 - 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.
 - iShine Carwash At Harvest Green lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting".
 - The top of all floor slabs shall be a minimum of 87.50 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.
 - The coordinates shown hereon 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: 0.99987901774.
 - 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.
 - All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
 - According to the Flood Insurance Rate Map (FIRM) No. 48157C0140L for Fort Bend County, Texas effective April 2, 2014 this section is located in Unshaded Zone "X". Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
 - 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - Elevations shown hereon are based on GPS observations processed using the NGS online OPUS program using solutions from CORS base stations Angleton 5 CORS, Houston WAAS 1 CORS, and Rosenberg TXRS CORS (NAVD88 - Geoid 12B).
 - The Reciprocal Access Easement location is approximate and will be ultimately defined by the constructed driveway layout.
 - All property to drain into the drainage easement only through an approved drainage structure.
 - 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.
 - Any future drainage easements to be established by the property owner will be maintained by the property owner.



FORT BEND INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL No 10
CCF No. 20040219
FBCPR

HARLEM ROAD
(150' ROW)
Vol. 63, Pg. 203 FBCDR
FBCCF No. 20150230
OPRFBOT

WEST AIRPORT BOULEVARD
STREET DEDICATION
SEC 1
CCF No. 20150230
FBCPR

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a Texas limited liability company
294 CR 435A
Yoakum, TX 77995
847-350-6192

SURVEYOR:
JD JONES | CARTER

ENGINEER:
JD JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 30060206
8300 West Loop South, Suite 100 - Bellaire, TX 77401 - 713-777-5337
1225 Corporate Drive - Rosenberg, Texas 77471 - 281-342-2033

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	230.00'	16°09'40"	64.87'	S58°37'06"W	64.66'	32.66'