

PLAT RECORDING SHEET

PLAT NAME: Messina Hof Harvest Green Winery

PLAT NO: _____

ACREAGE: 5.416

LEAGUE: William Morton One and One-Half League Grant, & Jane Wilkins One League Grant

ABSTRACT NUMBER: 62, 96

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: TX Wine Ventures LLC

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, TX Wine Ventures LLC, acting by and through Paul Bonarrigo, its President, owner hereinafter referred to as Owners of the 5.416 acre tract described in the above and foregoing map of MESSINA HOF HARVEST GREEN WINERY, 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 TX Wine Ventures LLC has caused these presents to be signed by Paul Bonarrigo, its President, thereunto authorized, this _____ day of _____, 20__.

TX Wine Ventures LLC

By: _____
Paul Bonarrigo, President

STATE OF TEXAS §
COUNTY OF BRAZOS §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Bonarrigo, President of TX Wine Ventures LLC, 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__.

Notary Public in and for the State of Texas

My commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MESSINA HOF HARVEST GREEN WINERY 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: Margaret Wallace Brown, AICP
Secretary

I, Aaron T. Rendon, 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.



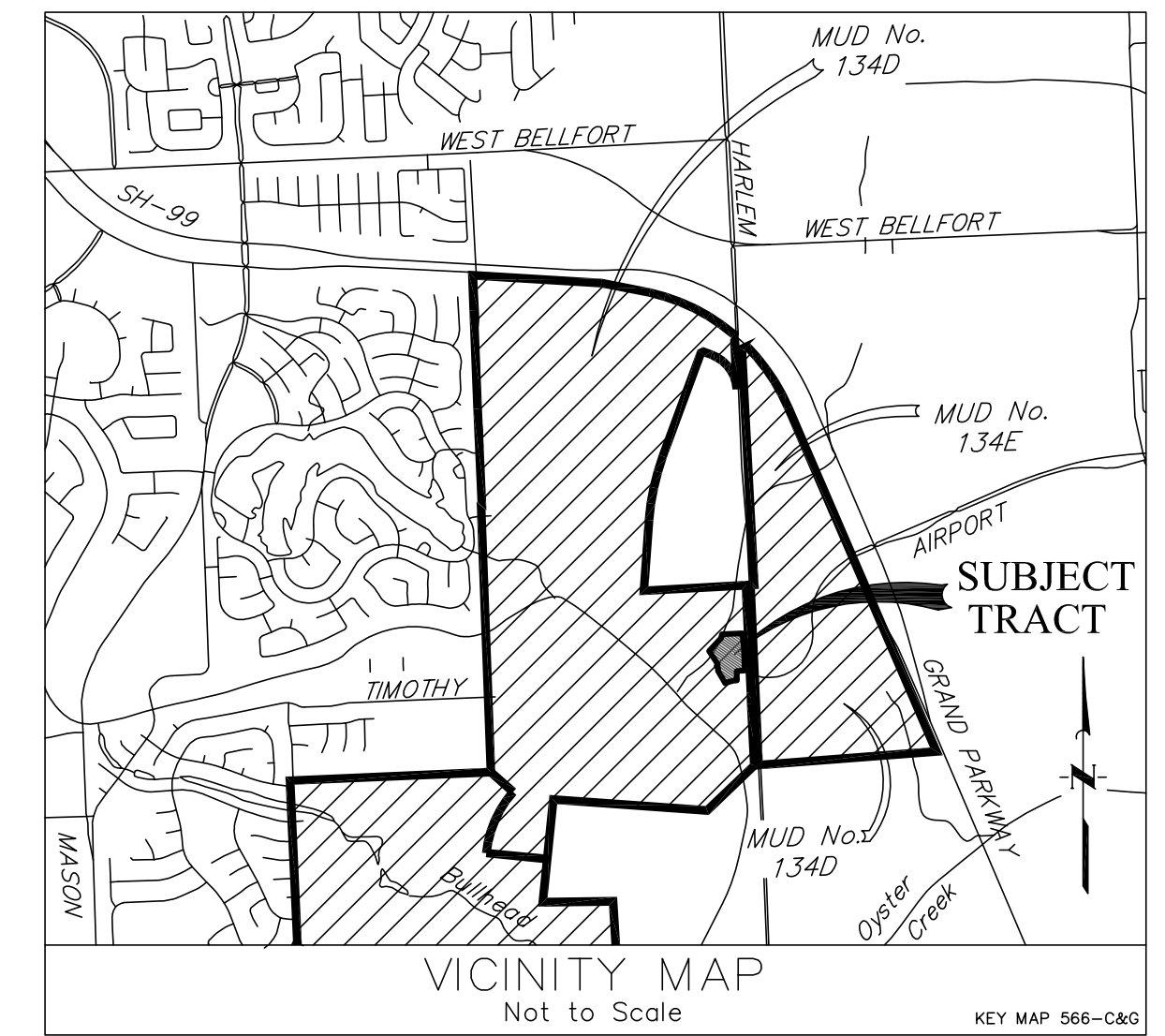
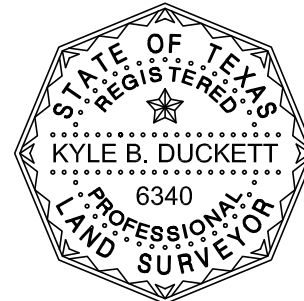
Aaron T. Rendon, P.E.
Professional Engineer No. 86357

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 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.

GBI PARTNERS, L.P.

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



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. Date
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

K.P. 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 _____, 20__ 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

Messina Hof

HARVEST GREEN WINERY

A SUBDIVISION OF 5.416 ACRES OF LAND
LOCATED IN THE
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62,
AND THE JANE WILKINS ONE LEAGUE GRANT, A-96,
FORT BEND COUNTY, TEXAS

1 UNRESTRICTED RESERVE 1 BLOCK

JULY 2019



GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBISurvey@GBISurvey.com
TBPLS FIRM #10130300 • www.GBISurvey.com

OWNER:
TX WINE VENTURES LLC
4545 OLD RELIANCE ROAD
BRYAN, TEXAS 77808

SURVEYOR:
GBI PARTNERS, L.P.
4724 VISTA ROAD
PASADENA, TEXAS 77505
KYLE B. DUCKETT, R.P.L.S.
281-499-4539
GBI Job No. 181008

ENGINEER:
ATR ENGINEERING
16300 KATY FREEWAY, SUITE 222
HOUSTON, TEXAS 77094
AARON T. RENDON, P.E.
281-600-0404

PAUL BONARRIGO
979-778-9463

281-499-4539

CALL 29.60 ACRES
FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT
NO. 134D
F.B.C.C.F. NO. 2016060707

WILLIAM MORTON
ONE AND ONE-HALF
LEAGUE GRANT, A-62

CALL 6,250 ACRES DRAINAGE EASEMENT
FOR HIGHWAY PURPOSES
(PARCEL OCC.) AND PUBLIC
STATE HIGHWAY TRANSPORTATION COMMISSION
F.B.C.C.F. NO. 9144928

PORTION OF
CALL 883,159 ACRES
(TRACT II)
GRAND PARKWAY 1358, LP
F.B.C.C.F. NO. 2014037769

VINEYARD
HOLLOW COURT
60' R.O.W.
PLAT NO. 20150129 F.B.C.P.R.

HEATHER TRAIL
GARDEN TRAIL
60' R.O.W.
PLAT NO. 20150228 F.B.C.P.R.

HARVEST GARDEN
BOULEVARD
R.O.W. WIDTH VARIES
PLAT NO. 20150123 F.B.C.P.R.
F.B.C.C.F. NO. 2015115248

HARLEM ROAD
120' R.O.W.
VOL. 63, PG. 203 F.B.C.D.R.
F.B.C.C.F. NO. 2015075797

WEST AIRPORT
BOULEVARD
R.O.W. WIDTH VARIES
PLAT NO. 20150230 F.B.C.P.R.

UNRESTRICTED RESERVE "A"
5.416 ACRES
235,932 SQ.FT.

BLOCK 1

PORTION OF
CALL 883,159 ACRES
(TRACT II)
GRAND PARKWAY 1358, LP
F.B.C.C.F. NO. 2014037769

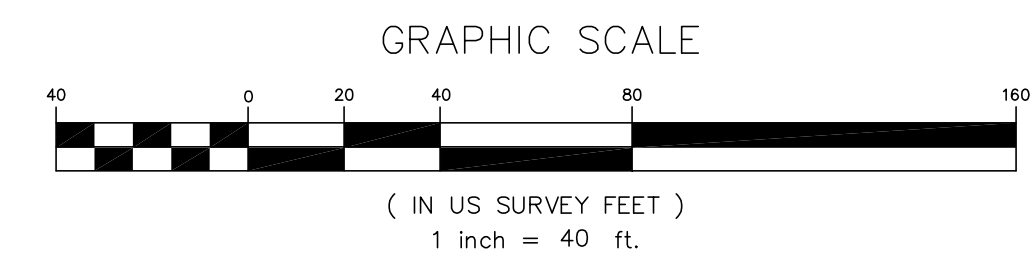
PORTION OF
CALL 2,642 ACRES
(HARLEM ROAD PARCEL 7D)
GRAND PARKWAY 1358, LP
F.B.C.C.F. NO. 2015075798

JANE WILKINS
ONE LEAGUE GRANT
A-96

PORTION OF
CALL 168,253 ACRES
(TRACT I)
GRAND PARKWAY 1358, LP
F.B.C.C.F. NO. 2014037769

- SYMBOLS**
- = SET 5/8"-INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" (UNLESS OTHERWISE NOTED)
 - = SET "X" CUT IN CONCRETE (UNLESS OTHERWISE NOTED)

- ABBREVIATIONS**
- B.B. BEARING BASIS
 - B.L. BUILDING LINE
 - C.I.R. CAPPED IRON ROD
 - F.B.C.C.F. FORT BEND COUNTY CLERKS FILE
 - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
 - F.N.D. FOUND
 - R.O.W. RIGHT-OF-WAY



- GENERAL NOTES:**
- All building lines along street rights-of-way as shown on the plat.
 - 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.
 - 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.
 - The top of all floor slabs shall be a minimum of 86.30 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/shear flow elevations as calculated during future site designs.
 - 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: 0.99987799134.
 - 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.
 - Messina Hof Harvest Green Winery lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
 - According to the Flood Insurance Rate Map (FIRM) No. 48157C0140L for Fort Bend County, Texas, effective April 2, 2014 this plat is located in Zone AE, Shaded Zone "X" and Unshaded Zone "X". Zone AE is defined by FEMA as a Special Flood Hazard Area (SFHA) inundated by the 1% annual chance flood. Shaded Zone "X" is defined by FEMA as areas of 0.2% annual chance flood; and, Unshaded Zone "X" is defined by FEMA 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 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.
 - 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 GEOD03.
 - All bearings shown hereon 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.
 - 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.
 - 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.
 - Unless otherwise noted, all corners have been or will be monumented with set 5/8" capped iron rod stamped "GBI Partners".

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FORT BEND MMD No. 1/ FBCMUD 134D
LID	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
CAD	FORT BEND

Messina Hof

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1 UNRESTRICTED RESERVE 1 BLOCK
JULY 2019

OWNER:
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4545 OLD RELIANCE ROAD
PASADENA, TEXAS 77808

SURVEYOR:
GBI PARTNERS, L.P.
4724 VISTA ROAD
PASADENA, TEXAS 77505

ENGINEER:
ATR ENGINEERING
16300 KATY FREEWAY, SUITE 222
HOUSTON, TEXAS 77094

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