

PLAT RECORDING SHEET

PLAT NAME: Commons at Harvest Green

PLAT NO: _____

ACREAGE: 1.647

LEAGUE: Jane Wilkins One League Grant

ABSTRACT NUMBER: A-96

NUMBER OF BLOCKS: 1

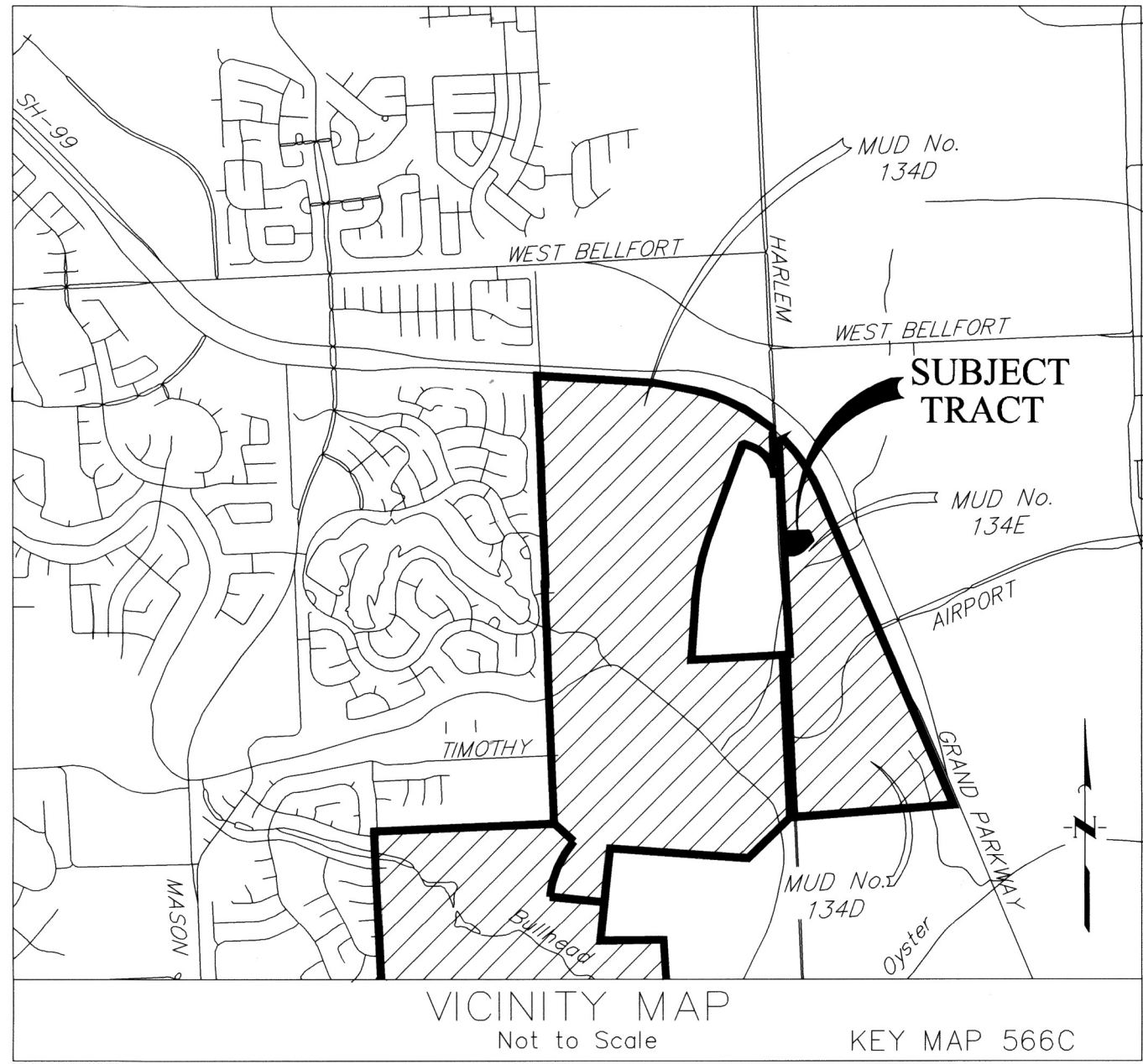
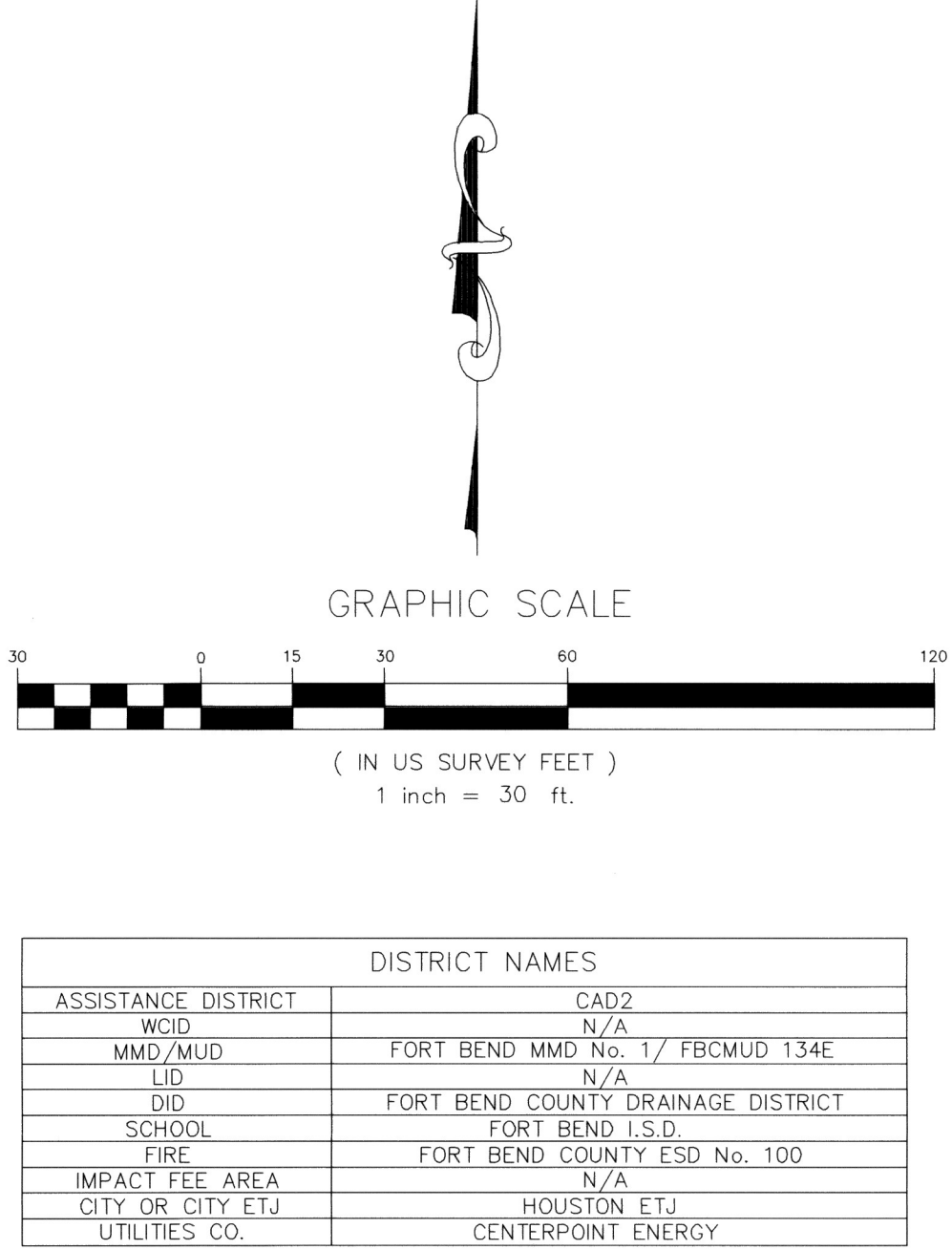
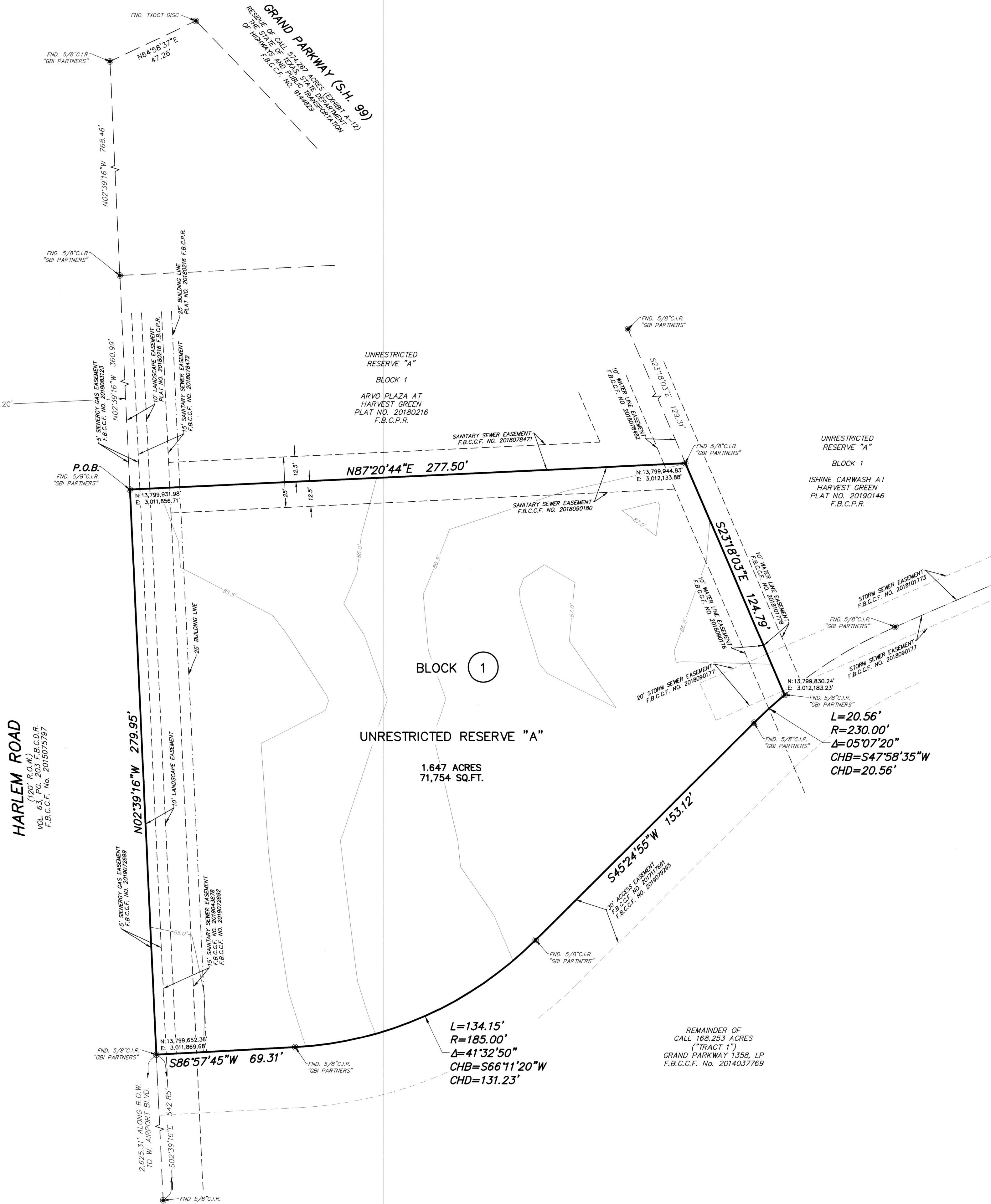
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: ARVO-III, LLC

(DEPUTY CLERK)

R:\Users\jlb\OneDrive\Projects\COMMONS AT HARVEST GREEN\COMMONS AT HARVEST GREEN.dwg



- 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 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.) All pipeline easements within the platted area are showed hereon.
 - 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 elevation of 88.80 feet (NAVD 88). In addition, no top of slab elevation shall be less than twenty four (24) inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than twenty four (24) inches above the highest natural ground along the perimeter of the building foundation and twelve (12) inches above any down gradient roadway or drainage restraint, which is higher.
 - 6.) 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.
 - 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.) Commons At Harvest Green lies within lighting zone LZ3 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". Unshaded Zone "X" is defined by FEMA as areas determined to be outside the 0.2% annual chance floodplain.
 - 11.) 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.
 - 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 GEOID03.
 - 13.) 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.
 - 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 to obtain a Development Permit. 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.) This plat is subject to an Access Easement Agreement recorded in F.B.C.C.F. No. 2017136958 and amended in F.B.C.C.F. No. 2019079295.

COMMONS AT HARVEST GREEN

BEING A SUBDIVISION OF 1.647 ACRES OF LAND
LOCATED IN THE
JANE WILKINS ONE LEAGUE GRANT, A-96
FORT BEND COUNTY, TEXAS

1 UNRESTRICTED RESERVE 1 BLOCK

SEPTEMBER 2020



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

OWNER:
ARVO-III, LLC, A TEXAS
LIMITED LIABILITY COMPANY
6914 ADDISON AVENUE
SUGAR LAND, TEXAS 77479

SURVEYOR:
RSG ENGINEERING, L.P.
4724 VISTA ROAD
PASADENA, TEXAS 77505
KYLE B. DUCKETT, R.P.L.S.
281-499-4539

ENGINEER:
RSG ENGINEERING, INC.
2825 WILCREST DRIVE, SUITE 678
HOUSTON, TEXAS 77042
SALIM NAZIH OBEID, PE
713-783-7777

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, ARVO-III, LLC, a Texas limited liability company, acting by and through ARVO Ventures, LLC, a Texas limited liability company, its Manager, acting by and through Vibhor Mehrotra, its Manager, owner hereinafter referred to as Owners of the 1.647 acre tract described in the above and foregoing map of COMMONS 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 ARVO-III, LLC, a Texas limited liability company, has caused these presents to be signed by Vibhor Mehrotra, its Manager, thereunto authorized, this 29th day of SEPTEMBER, 2020.

ARVO-III, LLC, a Texas limited liability company
By: ARVO Ventures, LLC, a Texas limited liability company, Manager

By: Vibhor Mehrotra
Manager

STATE OF TEXAS §
COUNTY OF FORT BEND §

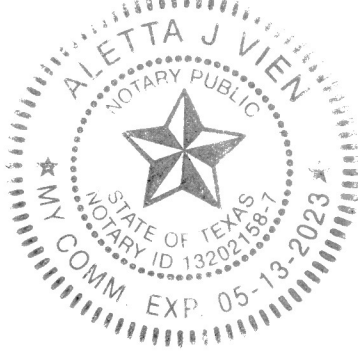
BEFORE ME, the undersigned authority, on this day personally appeared Vibhor Mehrotra, Manager of ARVO Ventures, LLC, a Texas limited liability company, Manager of ARVO-III, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of September, 2020.

Aletta J. Vien
Notary Public in and for the State of Texas

Aletta Vien
Print Name

My commission expires: May 13, 2023

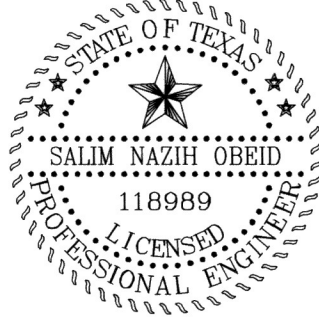


This is to certify that the Planning Commission meeting that was normally scheduled for Planning Commission consideration of this plat was cancelled due to the COVID-19 outbreak. This is to certify that this plat has been deemed approved by the Planning and Development Department of the City of Houston, Texas, and that the subdivision of COMMONS AT HARVEST GREEN conforms with the laws of the State of Texas and the ordinances of the City of Houston, and the recording of this plat in the Map Records of Harris County is hereby authorized. Signed, this 16 day of OCTOBER, 2020.

By: Margaret Wallace Brown
Margaret Wallace Brown, AICP, CNU-A
Secretary

PLANNING & DEVELOPMENT DEPARTMENT
P.O. BOX 1562
HOUSTON, TEXAS 77251

I, Salim Nazih Obeid, 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.



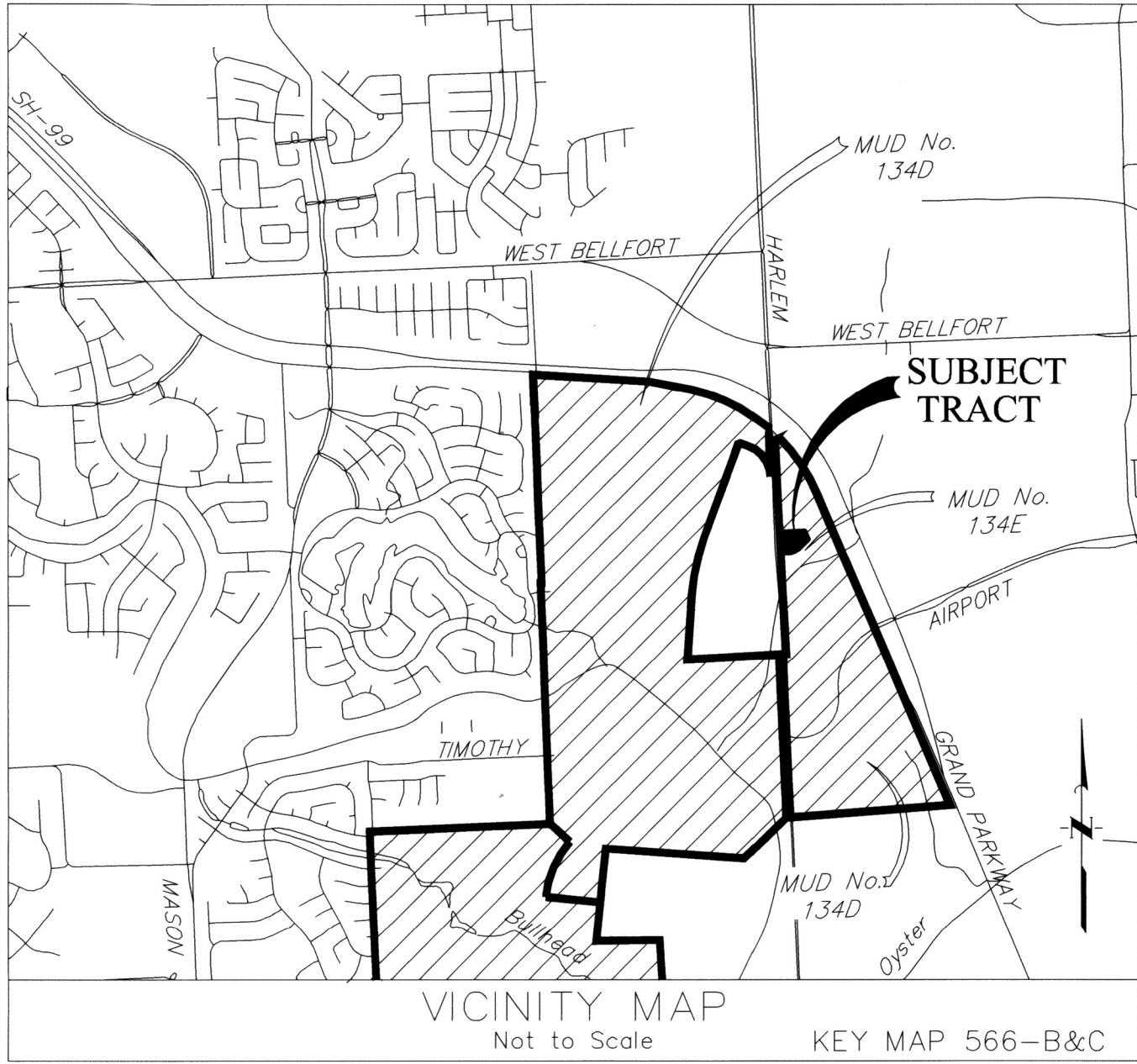
Salim Nazih Obeid, P.E.
Professional Engineer No. 118989

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

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



I, 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 _____, 2020.

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 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 _____, 2020 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

COMMONS AT HARVEST GREEN

BEING A SUBDIVISION OF 1.647 ACRES OF LAND
LOCATED IN THE
JANE WILKINS ONE LEAGUE GRANT, A-96
FORT BEND COUNTY, TEXAS

1 UNRESTRICTED RESERVE 1 BLOCK

SEPTEMBER 2020

OWNER:
ARVO-III, LLC, A TEXAS
LIMITED LIABILITY COMPANY
6914 ADDISON AVENUE
SUGAR LAND, TEXAS 77479

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

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

ENGINEER:
RSG ENGINEERING, INC.
2825 WILCREST DRIVE, SUITE 678
HOUSTON, TEXAS 77042

SALIM NAZIH OBEID, PE
713-783-7777

832-726-3220



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