

PLAT RECORDING SHEET

PLAT NAME: Market Center at Harvest Green

PLAT NO: _____

ACREAGE: 7.423

LEAGUE: Jane Wilkins One League Grant

ABSTRACT NUMBER: A-96

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: HG Retail Complex LLC

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, HG Retail Complex LLC, a Texas limited liability company, acting by and through Arif Dilawar Maknoja, its Managing Member, owner hereinafter referred to as Owners of the 7.423 acre tract described in the above and foregoing map of MARKET CENTER 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 HG Retail Complex LLC, a Texas limited liability company, has caused these presents to be signed by Arif Maknoja, its Managing Member, thereunto authorized, this _____ day of _____, 20____.

HG Retail Complex LLC, a Texas limited liability company

By: _____
Arif Dilawar Maknoja
Managing Member

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Arif Dilawar Maknoja, Managing Member of HG Retail Complex 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 they 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

Print Name

My commission expires: _____

I, KYLE A. KACAL, 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.



KYLE A. KACAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6652

I, A. LESTER JONES, 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.

A. LESTER JONES
PROFESSIONAL ENGINEER NO. 102152

STATE OF TEXAS §
COUNTY OF FORT BEND §

This plat of Market Center at Harvest Green Subdivision approved by the City Manager of the City of Richmond, Texas.

This the _____ day of _____, 20____.

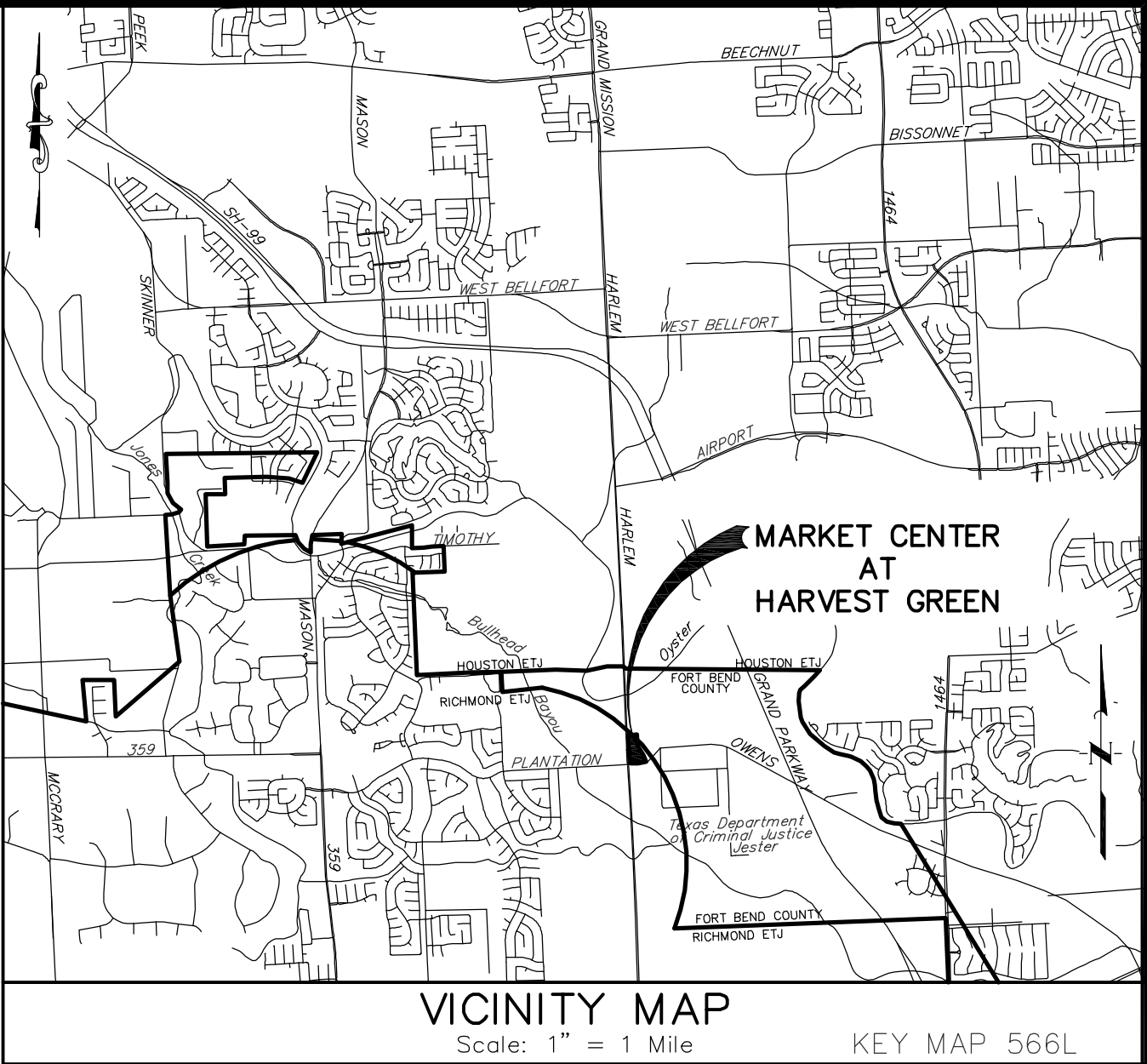
Terri Vela, City Manager

STATE OF TEXAS §
COUNTY OF FORT BEND §

This plat of Market Center at Harvest Green Subdivision approved on _____ by the City of Richmond City Commission, and signed this the _____ day of _____, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within one (1) year hereafter.

Signed _____
Rebecca Kennelly Haas, Mayor

Signed _____
Laura Scariato, City Secretary



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

KP 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 _____, 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

FINAL PLAT OF MARKET CENTER AT HARVEST GREEN

A SUBDIVISION OF 7.423 ACRES OF LAND
LOCATED IN THE
JANE WILKINS ONE LEAGUE GRANT, A--96
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 2 BLOCKS: 1
SCALE: 1"=50' DATE: SEPTEMBER, 2022

OWNERS:
HG RETAIL COMPLEX LLC
A TEXAS LIMITED LIABILITY COMPANY
8303 SW FWY, STE 755
HOUSTON, TEXAS 77074
713-609-9203

ENGINEER:

SURVEYOR:

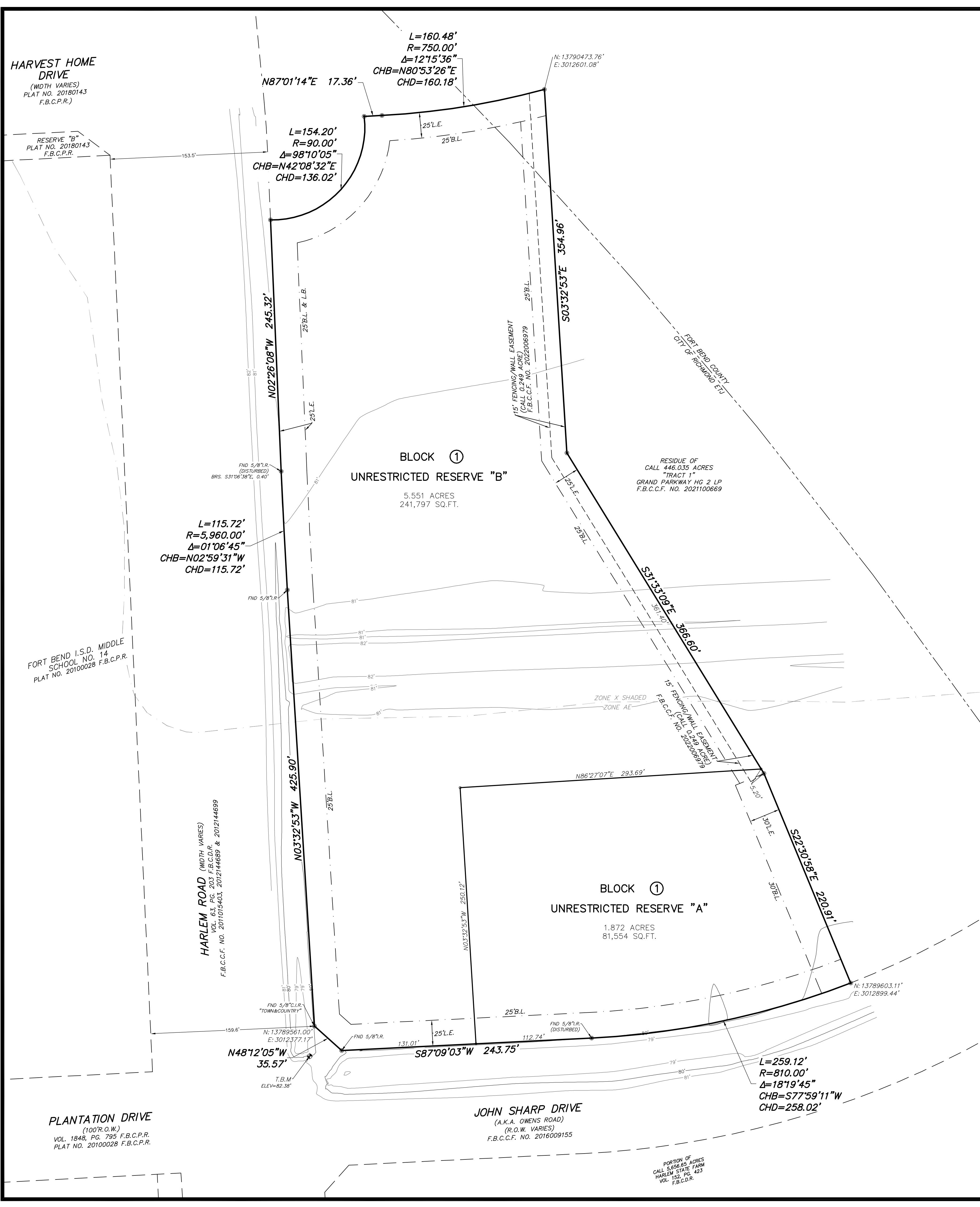
ALJ-LINDSEY, LLC
TBPELS FIRM REG. NO. 11526
5629 FM 1960 WEST, SUITE 314
HOUSTON, TEXAS 77069



GBI PARTNERS
LAND SURVEYING CONSULTANTS

4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-999-4539 www.gbisurvey.com
TBPELS FIRM # 10130300, 10184423

KYLE A. KACAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6652
GBI PROJECT NO. 21-10-01



GENERAL NOTES

- 1.) 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
- 2.) 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
- 3.) According to FEMA Flood Insurance Rate Map (FIRM) No. 48157C0140L, maps revised April 02, 2014, the surveyed tract lies in Zones X (Shaded) and AE. Floodplain delineation boundaries shown hereon were scaled from said FIRM and should be considered approximate.
- 4.) All building lines along street rights-of-way are shown on this plat.
- 5.) This subdivision lies partially within the extraterritorial jurisdiction of the City of Richmond, Fort Bend County, Texas and partially within Fort Bend County jurisdiction.
- 6.) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows for street ponding with intense rainfall events.
- 7.) The top of all floor slabs shall be a minimum of 84.90 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- 8.) 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 the plot, in accordance with the A.D.A. Sidewalks shall be built per Section 4.5.201 of the City of Richmond UDC.
- 9.) This subdivision is located in Outdoor Lighting Zone LZ-3 as administered by Fort Bend County.
- 10.) All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
- 11.) All property to drain into the drainage easement only through an approved drainage structure.
- 12.) No pipeline or pipeline easements exist within the boundary of this plat, except as shown.
- 13.) 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.
- 14.) Contours shown hereon are based on data collected in September 2021 and represent pre-development conditions.
- 15.) Site plans shall be submitted to Fort Bend County and any other applicable jurisdictions 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 future development should verify that the minimum slab elevation is at least 12" above the maximum extreme event ponding elevation within the site.
- 17.) This plat lies within the Harvest Green master planned development.
- 18.) A waiver of any claim(s) against the City for damages occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to grades established in the subdivision, Sec. 6.3.503 (3)(q).

BENCHMARK

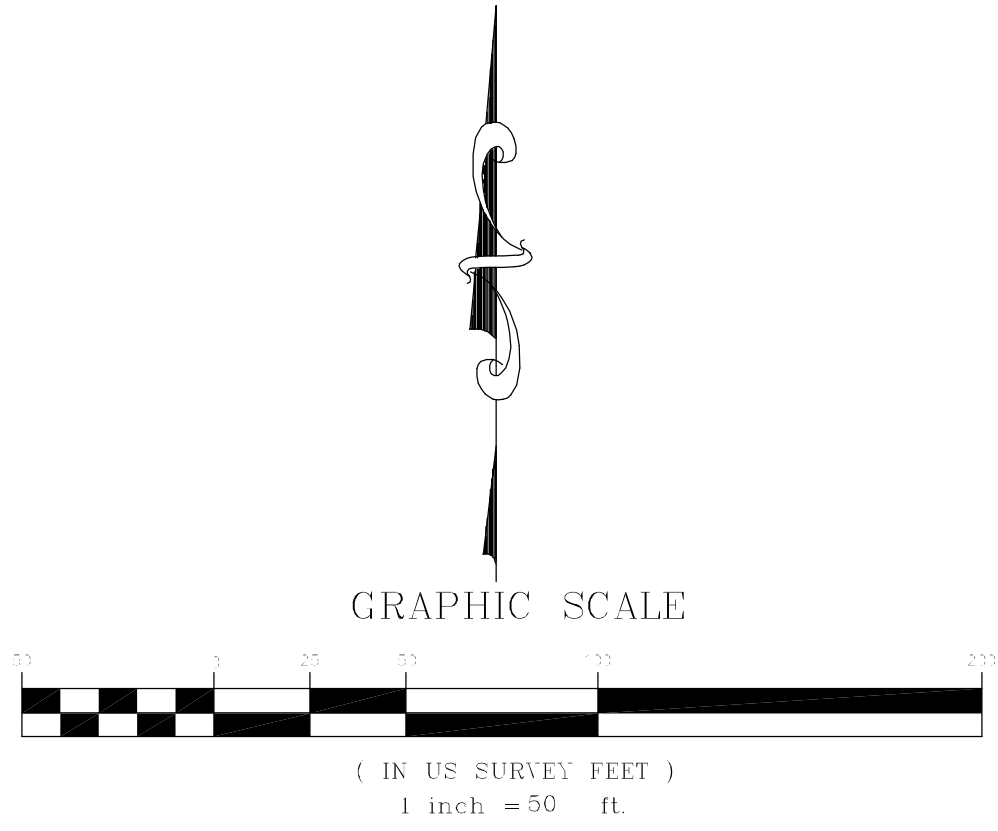
ALL ELEVATIONS ARE BASED ON 2014 FORT BEND COUNTY LIDAR BENCHMARK NO. 470 TNRIS GCP 08 BEING A 80D NAIL SET SOUTH OF GRAVEL DRIVE LOCATED ON THE EAST SIDE OF HARLEM ROAD, BEING ±2,160' SOUTH OF THE INTERSECTION OF HARLEM ROAD AND WEST AIRPORT BOULEVARD AND HAVING A PUBLISHED ELEVATION OF 85.12' (NAVD88). ELEVATIONS WERE DERIVED FROM GPS/RTK OBSERVATIONS AND UTILIZED GEIOD 12A.

T.B.M. "B"
"X" cut on concrete traffic signal pole base located at the northeast intersection of Harlem road and Owens Road and near the southwest corner of the subject tract as shown hereon.
Elevation = 82.38' NAVD88

DISTRICT NAMES	
MMD/MUD	F.B.C.M.U.D. NO. 134D
SCHOOL	FORT BEND COUNTY DRAINAGE DISTRICT
FIRE	FORT BEND I.S.D.
CITY OR CITY ETJ	FORT BEND COUNTY ESD No. 100
UTILITIES CO.	RICHMOND ETJ
	CENTERPOINT ENERGY

LEGEND

B.L. BUILDING LINE
F.B.C.C.F. FORT BEND COUNTY CLERKS FILE
F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
L.E. LANDSCAPE EASEMENT
R.O.W. RIGHT-OF-WAY
● 5/8" IRON ROD W/ "GBI PARTNERS" CAP
UNLESS OTHERWISE NOTED



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