

# PLAT RECORDING SHEET

**PLAT NAME:** Market Center at Harvest Green Amending Plat

\_\_\_\_\_

**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 Dilawer Maknaja, 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 laws, dedications, restrictions, and notions on solid mops 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 on 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 (ULE and ALE) 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 on 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 (ULE and ALE) 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 free of fences, buildings, excessive vegetation, structures, or other obstructions that may impede or obstruct the free flow of water and that such draining 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 boulevards, 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 at 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 Maknaja, its Managing Member, hereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HG Retail Complex LLC, a Texas limited liability company

By: Arif Dilawer Maknaja  
Managing Member

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Arif Dilawer Maknaja, 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

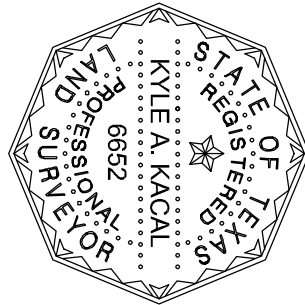
Print Name \_\_\_\_\_

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 AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF PERMANENT NATURE) PILES 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.

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  
REGISTERED PROFESSIONAL ENGINEER NO. 102152

STATE OF TEXAS §  
COUNTY OF FORT BEND §

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

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: Mason Garcia, Planning Director

OWNERS:  
HG RETAIL COMPLEX LLC  
A TEXAS LIMITED LIABILITY COMPANY  
8303 SW HWY, STE 705  
HOUSTON, TEXAS 77056  
713-608-9203

ALU-LINDSEY, LLC  
TBRELS FIRM REG. NO. 11526  
5628 FM 1960 WEST, SUITE 314  
HOUSTON, TEXAS 77069

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

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

# AMENDING 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

BEING AN AMENDING PLAT OF MARKET CENTER AT HARVEST GREEN,  
A SUBDIVISION RECORDED IN PLAT NO. 20220263  
OF THE FORT BEND COUNTY PLAT RECORDS  
REASON FOR AMENDING PLAT: TO CORRECT LANDSCAPE EASEMENT

LOTS: 0 RESERVES: 2 BLOCKS: 1  
SCALE: 1"=50' DATE: MARCH, 2023

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

Vincent M. Warden, Jr.  
Commissioner, Precinct 1

KGO George  
County Judge

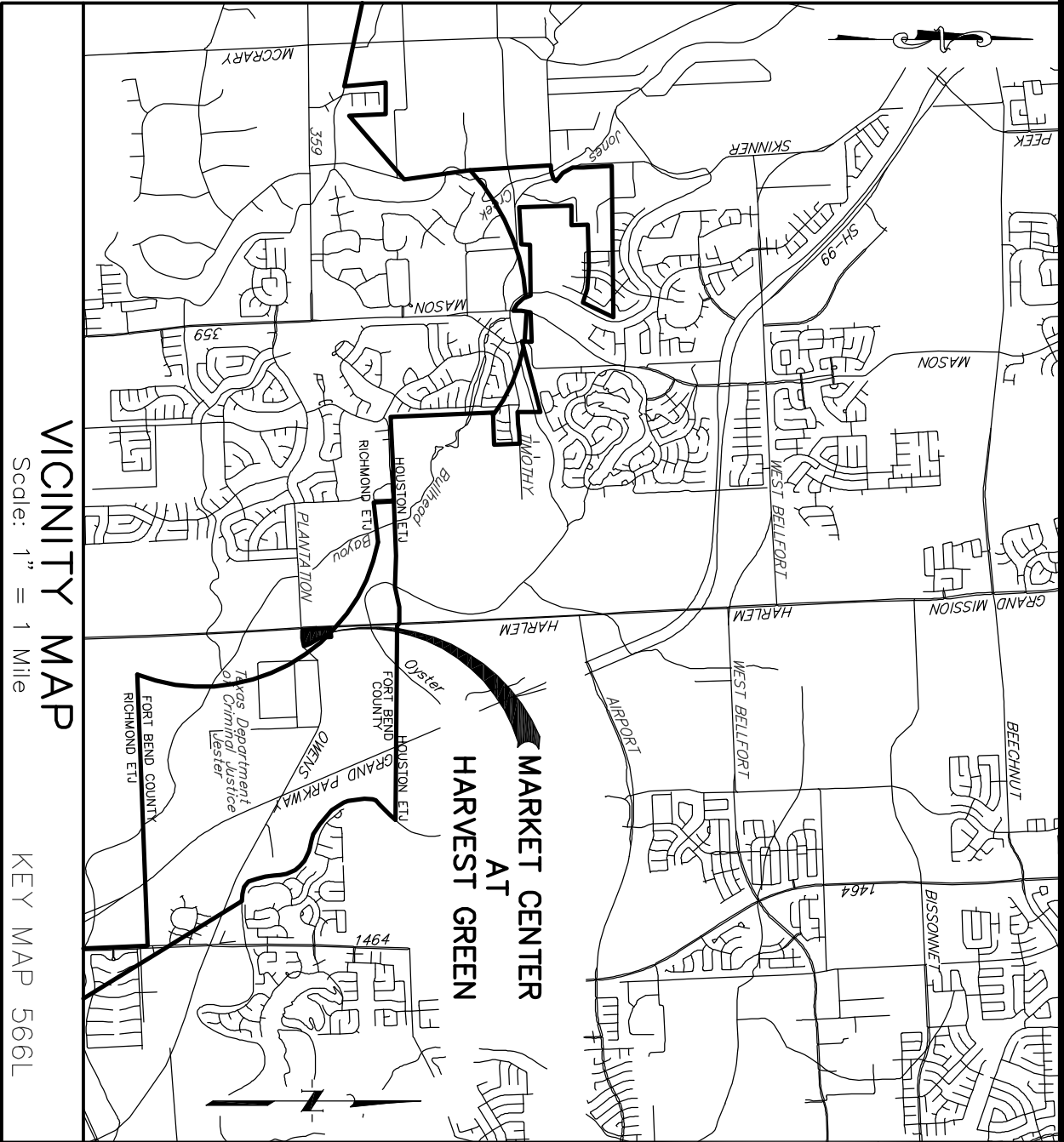
W.A. "Andy" Mayers  
Commissioner, Precinct 3

Dexter L. McCoy  
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



VICINITY MAP  
Scale: 1" = 1 Mile  
KEY MAP 566L

I, J. Stacy Sawinski, 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. I further certify that the plat of this subdivision is in accordance with the drainage from this subdivision on the intersecting drainage artery or parent stream or any other area or subdivision within the watershed.

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

Vincent M. Warden, Jr.  
Commissioner, Precinct 1

KGO George  
County Judge

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

Dexter L. McCoy  
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

# AMENDING 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

BEING AN AMENDING PLAT OF MARKET CENTER AT HARVEST GREEN,  
A SUBDIVISION RECORDED IN PLAT NO. 20220263  
OF THE FORT BEND COUNTY PLAT RECORDS  
REASON FOR AMENDING PLAT: TO CORRECT LANDSCAPE EASEMENT

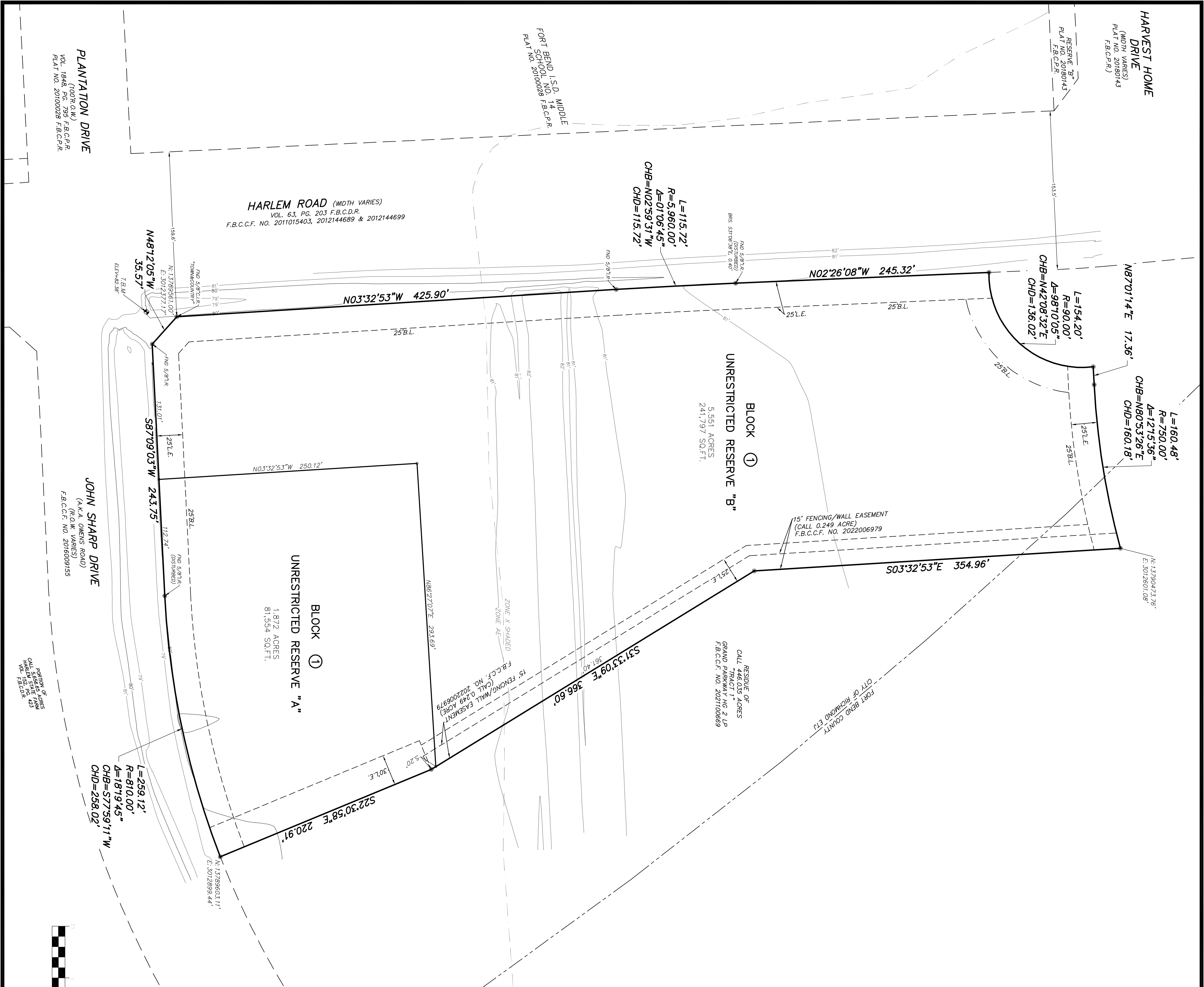
LOTS: 0 RESERVES: 2 BLOCKS: 1  
SCALE: 1"=50' DATE: MARCH, 2023

OWNERS:  
HG RETAIL COMPLEX LLC  
A TEXAS LIMITED LIABILITY COMPANY  
8303 SW HWY, STE 705  
HOUSTON, TEXAS 77056  
713-608-9203

ALU-LINDSEY, LLC  
TBRELS FIRM REG. NO. 11526  
5628 FM 1960 WEST, SUITE 314  
HOUSTON, TEXAS 77069

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

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



GENERAL NOTES

- 1) 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
- 2) All bearings shown herein are referenced to the Texas Coordinate System of 1983, South Central Zone, and distances are referenced to the mean sea level (MSL) datum. All surface values and may be converted to grid by applying the combined adjustment factor 0.99987799134
- 3) According to TEMA Flood Insurance Rate Map (FIRM) No. 481570402, maps revised April 02, 2011, the subject property is located in Flood Hazard Zone AE, which is an area of high water risk. Flood hazard boundaries shown herein were scored 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 extrajurisdictional 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 depicted 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 (MSSL) (84.90 feet) in addition to the 4 feet of freeboard required by the Texas Department of Transportation (TxDOT) 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 restoration, 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 of the subject property. Sidewalks shall be built per Section 40.501 of the City of Richmond UDC.
- 9) This subdivision is located in Outdoor Lighting Zone 12-3 as administered by Fort Bend County.
- 10) All drainage assessments 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 assessment only through an approved drainage structure.
- 12) No pipeline or pipeline assessments exist within the boundary of this plat, except as shown.
- 13) Absent written authorization by the affected utilities, all utility and aerial assessments 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 herein 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. 63.503 (3)(9).

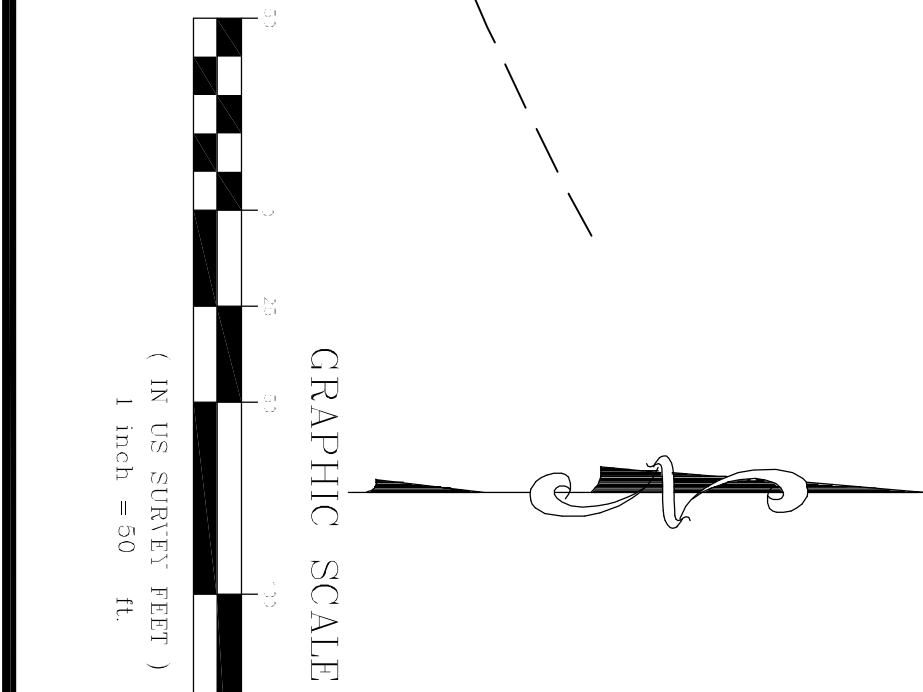
BENCHMARK  
ALL ELEVATIONS ARE BASED ON 2014 FORT BEND COUNTY USBR BENCHMARK NO. 420, BENS 002-09 BENS A-B-D-N-S-E-T-S-O-U-T-H OF GRAVEL DRIVE LOCATED ON THE EAST SIDE OF HARLEM ROAD, BEING ±2.160 SOUTH OF THE INTERSECTION OF HARLEM ROAD AND 5612 (NAD83) ELEVATIONS WERE DERIVED FROM GPS/RTK OBSERVATIONS AND UTILIZED GEOID 12A.

T.B.M. "B"  
"X" cut on concrete traffic signal pole base located at the northeast corner of the subject tract as shown herein.  
Elevation = 82.38' NAVD88

DISTRICT NAMES	
WMD/AUD	F.B.C.C.F. NO. 1340
UD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND I.S.D.
CITY AND CITY ETJ	FORT BEND I.S.D. No. 100
UTILITIES CO.	CENTERPOINT ENERGY

LEGEND

- B.L. BUILDING LINE
- F.B.C.C.F. FORT BEND COUNTY CLERKS FILE
- F.B.C.C.F. FORT BEND COUNTY PLAT RECORDS
- L.E. LANDSCAPE EASEMENT
- R.O.W. RIGHT-OF-WAY W/ "50% PARTNERS" CAP
- UNLESS OTHERWISE NOTED



OWNERS:  
HG RETAIL COMPLEX LLC  
A TEXAS LIMITED LIABILITY COMPANY  
8303 SW HWY, STE 755  
HOUSTON, TEXAS 77063  
713-509-9203

ENGINEER:  
ALU-LINDESEY, LLC  
TIBBELS FIRM REG. NO. 11526  
5629 FM 1960 WEST, SUITE 314  
HOUSTON, TEXAS 77069  
713-409-4539  
www.alul Lindsey.com

SURVEYOR:  
KYLE A. KACAL  
TEXAS PROFESSIONAL LAND SURVEYOR  
GPI PROJECT NO. 21-10-01

AMENDING 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

BEING AN AMENDING PLAT OF MARKET CENTER AT HARVEST GREEN,  
A SUBDIVISION RECORDED IN PLAT NO. 20220263  
OF THE FORT BEND COUNTY PLAT RECORDS  
REASON FOR AMENDING PLAT: TO CORRECT LANDSCAPE EASEMENT

LOTS: 0 RESERVES: 2 BLOCKS: 1  
SCALE: 1"=50' DATE: MARCH, 2023

MARKET CENTER AT HARVEST GREEN

VICINITY MAP  
Scale: 1" = 1 Mile

MARKET CENTER AT HARVEST GREEN

KEY MAP 506L