

PLAT RECORDING SHEET

PLAT NAME: Beechnut Commercial

PLAT NO: _____

ACREAGE: 3.380

LEAGUE: Hugh Rogers Survey

ABSTRACT NUMBER: A-309

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Beechnut Harlem Holdings, LLC,

(DEPUTY CLERK)

STATE OF TEXAS
 COUNTY OF FORT BEND

We, Beechnut Harlem Holdings, LLC, a Texas limited liability company, acting by and through Andrew Engleman, Vice President, being officer of Beechnut Harlem Holdings, LLC, a Texas limited liability company, owners hereinafter referred to as Owners of the 3,380 acre tract described in the above and foregoing map of BEECHNUT COMMERCIAL, 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 plats 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 the 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, Owners 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, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

Further, Owners do hereby covenant and agree that all of the property within the boundaries of this plat 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, planting 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 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 of March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the Beechnut Harlem Holdings, LLC, a Texas limited liability company, has caused these presents to be signed by Andrew Engleman, its Vice President, this 17th day of August, 2023.

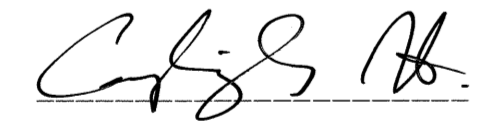
Beechnut Harlem Holdings, LLC,
 a Texas limited liability company

By: 
 Andrew Engleman
 Vice President

STATE OF TEXAS
 COUNTY OF FORT BEND

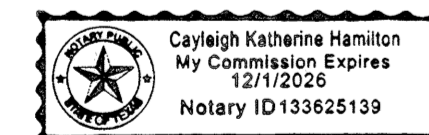
BEFORE ME, the undersigned authority, on this day personally appeared Andrew Engleman, Vice President of Beechnut Harlem Holdings, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of AUGUST, 2023.



Notary Public in and for
 the State of Texas

My commission expires: 12/1/2026



I, Kyle B. Duckett, am authorized (or 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.


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



I, E. John Schumacher, 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.

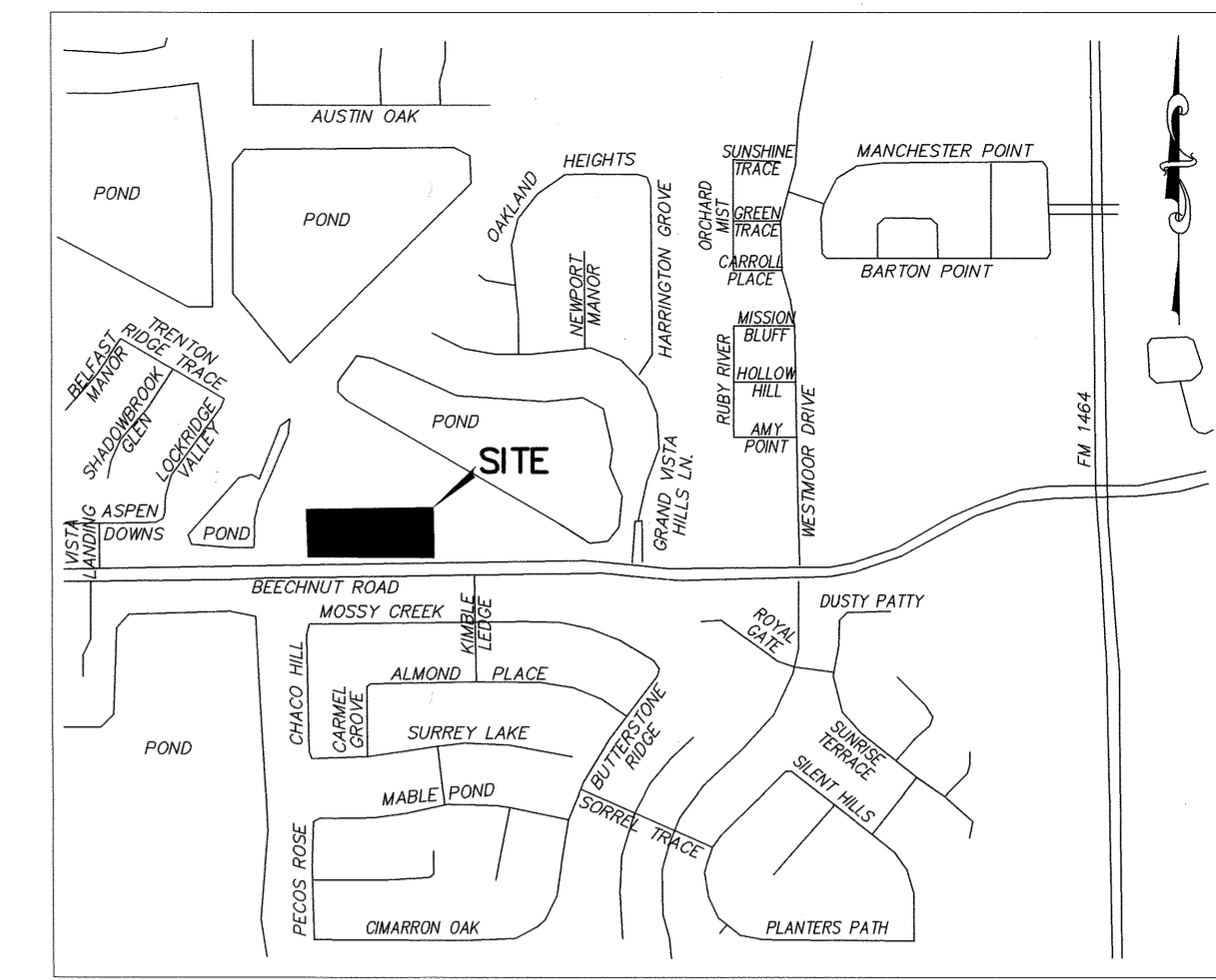

 E. John Schumacher
 Professional Engineer
 Texas Registration No. 129767



This is to certify that the Planning Commission of the City of Houston, Texas has approved this Plat and Subdivision of BEECHNUT COMMERCIAL 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 _____, 2023.

By: Martha L. Stein, Chair
 or M. Sonny Garza, Vice Chairman

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



VICINITY MAP
 NOT TO SCALE
 KEY MAP: 526-R

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 on 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 _____, 2023.

Vincent M. Morales, Jr.
 Commissioner, Precinct 1

Grady Prestage
 Commissioner, Precinct 2

KP George
 County Judge

W.A. "Andy" Meyers
 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 recordation in my office on _____ day of _____, 2023, at _____ o'clock _____ M., in Plat Number _____ of the Plat Records of said County.

Witness my hand and seal of office at Richmond, Texas, the day and date last above written.

County Clerk, Laura Richard
 Fort Bend County, Texas

By: _____
 Deputy

BEECHNUT COMMERCIAL

BEING A SUBDIVISION OF 3,380 ACRES OF LAND LOCATED IN THE HUGH ROGERS SURVEY, A-309, IN FORT BEND COUNTY, TEXAS.

1 RESERVE 1 BLOCK 0 LOTS

OWNER: BEECHNUT HARLEM HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY 914 SAN MARINO LANE SUGAR LAND, TX 77478 832-334-0254	SURVEYOR: GBI PARTNERS 4724 VISTA RD. PASADENA, TX 77505 TPELS FIRM REGISTRATION NO. 10130300 KYLE B. DUCKETT, R.P.L.S. 281-499-4539	ENGINEER: J.A. COSTANZA & ASSOCIATES 4301 CENTER ST. DEER PARK, TX 77536 TPELS FIRM REGISTRATION NO. F-652 E. JOHN SCHUMACHER, P.E. 281-930-9339
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