

PLAT RECORDING SHEET

PLAT NAME: Park at Greenbusch Commercial Park

PLAT NO: _____

ACREAGE: 6.4972

LEAGUE: Stephen Hobenmaker League

ABSTRACT NUMBER: A-189

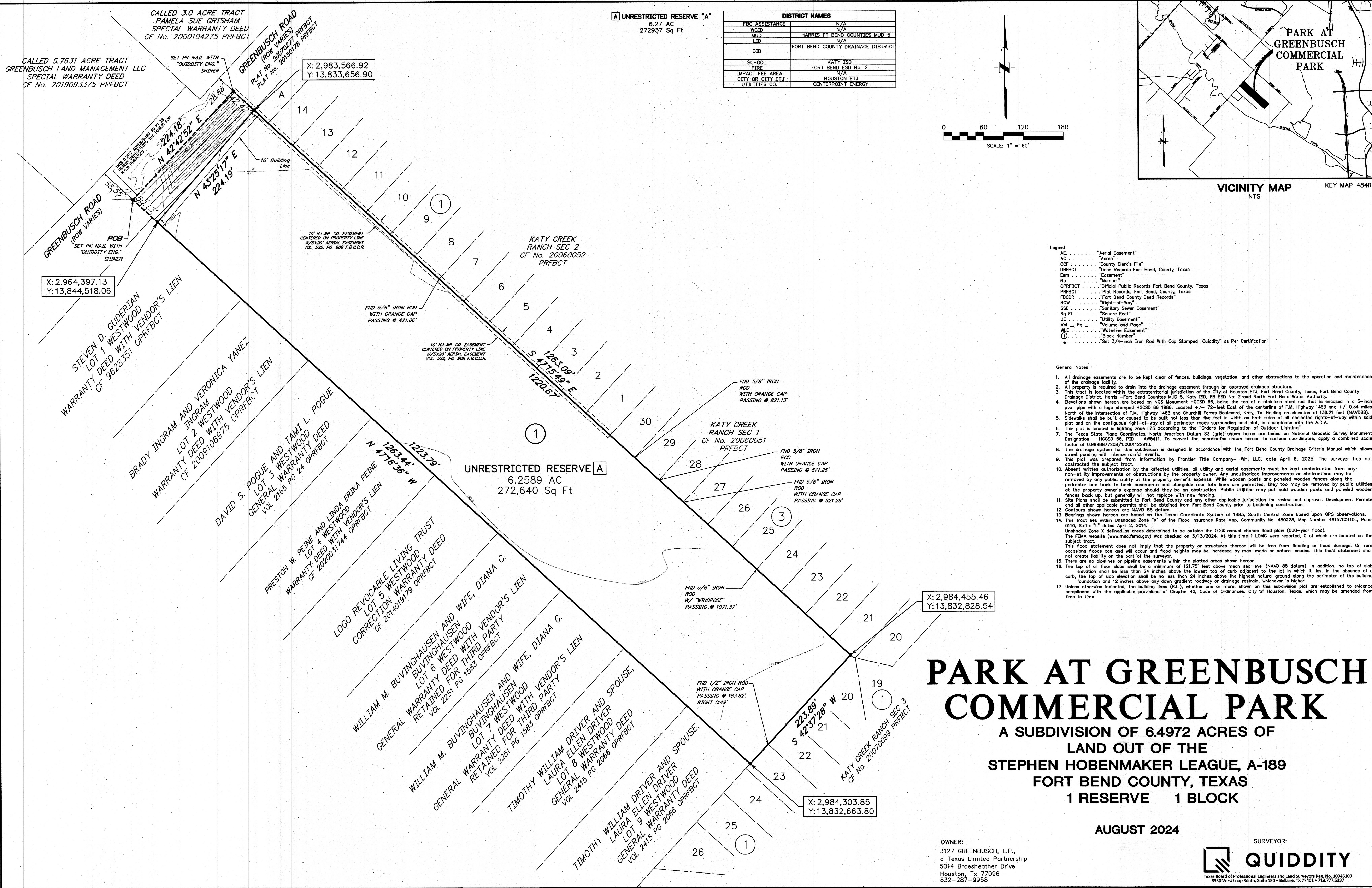
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

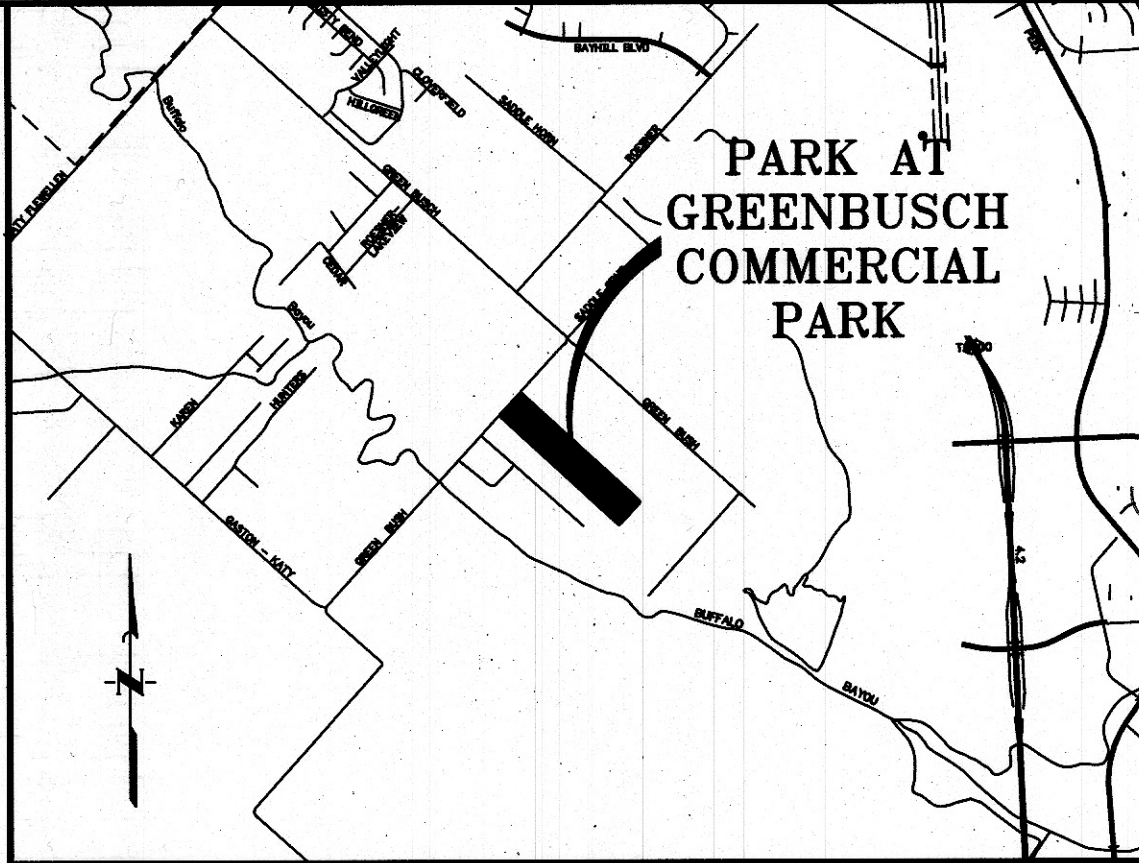
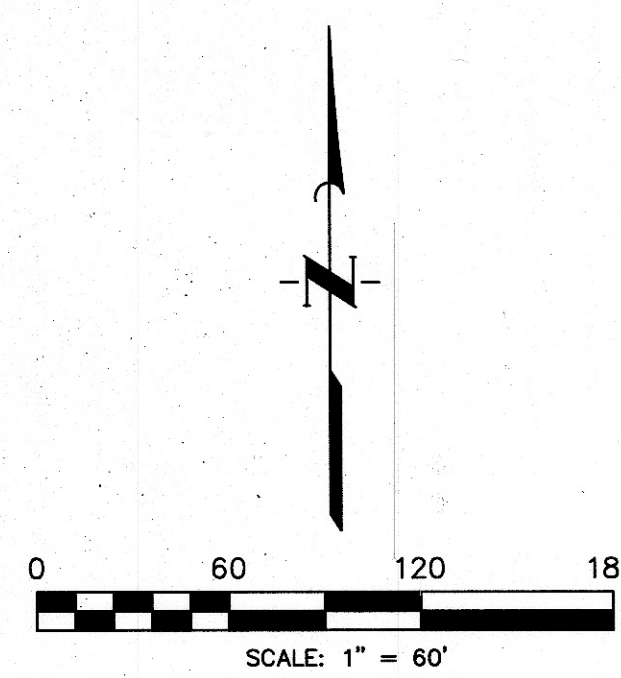
OWNERS: 3127 Greenbusch, L.P.,

(DEPUTY CLERK)



[A] UNRESTRICTED RESERVE "A"
6.27 AC
272937 Sq Ft

DISTRICT NAMES	
FBC ASSISTANCE	N/A
WCID	N/A
MUD	HARRIS FT BEND COUNTIES MUD 5
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	FORT BEND ESD No. 2
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY



VICINITY MAP
NTS
KEY MAP 484R

- Legend
- AE "Aerial Easement"
 - AC "Acres"
 - CCF "County Clerk's File"
 - DRFBCT "Deed Records Fort Bend, County, Texas"
 - Em "Easement"
 - No "Number"
 - OPRFBCT "Official Public Records Fort Bend County, Texas"
 - PRFBCT "Plot Records, Fort Bend, County, Texas"
 - FBOR "Fort Bend County Deed Records"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - UE "Utility Easement"
 - Vol - Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"

- General Notes
- All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
 - All property is required to drain into the drainage easement through an approved drainage structure.
 - This tract is located within the extraterritorial jurisdiction of the City of Houston ETJ, Fort Bend County, Texas, Fort Bend County Drainage District, Harris - Fort Bend Counties MUD 5, Katy ISD, FB ESD No. 2 and North Fort Bend Water Authority.
 - Elevations shown hereon are based on NGS Monument HGSD 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGSD 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/- 0.34 miles North of the intersection of F.M. Highway 1463 and Church Farm Boulevard, Katy, Tx. Holding an elevation of 135.21 feet (NAVD88).
 - 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.
 - This plat is located in lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
 - The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HGSD 66, PID - AWS411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.9998677208/1.000122918.
 - 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.
 - This plat was prepared from information by Frontier Title Company- WH, LLC, date April 6, 2025. The surveyor has not abstracted the subject tract.
 - 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 lot 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - 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.
 - Contours shown hereon are NAVD 88 datum.
 - Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone based upon GPS observations.
 - This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C010L, Panel 0110, Suffix "L" dated April 2, 2014.
 - Unshaded Zone X defined as areas determined to be outside the 0.2% annual chance flood plain (500-year flood). The FEMA website (www.msc.fema.gov) was checked on 3/13/2024. At this time 1 LOMC were reported, 0 of which are located on the subject tract.
 - This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - There are no pipelines or pipeline easements within the platted areas shown hereon.
 - The top of all floor slabs shall be a minimum of 121.75 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 the 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 restrain, whichever is higher.
 - 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, which may be amended from time to time.

PARK AT GREENBUSCH COMMERCIAL PARK

A SUBDIVISION OF 6.4972 ACRES OF
LAND OUT OF THE
STEPHEN HOBENMAKER LEAGUE, A-189
FORT BEND COUNTY, TEXAS
1 RESERVE 1 BLOCK

AUGUST 2024

OWNER:
3127 GREENBUSCH, L.P.,
a Texas Limited Partnership
5014 Braesheather Drive
Houston, Tx 77096
832-287-9958

SURVEYOR:
 **QUIDDITY**
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, 3127 Greenbusch L.P., a Texas Limited Partnership, acting by and through Jeff Goldberg, Managing Partner, owner hereinafter referred to as Owners of the 6.4972 acre tract described in the above and foregoing map of Park at Greenbusch Commercial Park, 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, 3127 Greenbusch LP, has caused these presents to be signed by Jeff Goldberg, Managing Partner, thereunto authorized, this 21 day of August, 2024.

3127 GREENBUSCH, L.P.,
a Texas Limited Partnership

By: Jeff Goldberg
Jeff Goldberg, Managing Partner

STATE OF TEXAS §
COUNTY OF FORT BEND §

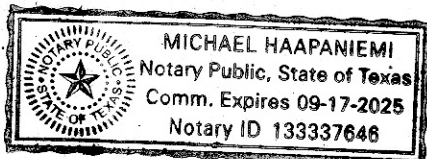
BEFORE ME, the undersigned authority, on this day personally appeared Jeff Goldberg, Managing Partner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of August, 2024.

Notary Public in and for the State of Texas

Michael Haapaniemi
Print Name

My commission expires: 9/17/25



This is to certify that I, Steven Jares, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

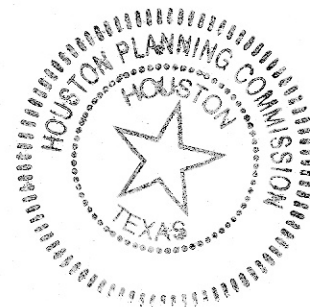
Steven Jares
Steven Jares
Registered Professional Land Surveyor
Texas Registration No. 5317



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Park at Greenbusch Commercial Park 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 3 day of September, 2024.

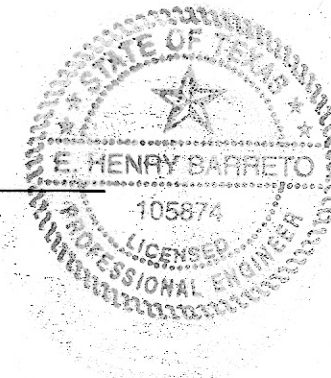
By: Lisa M. Clark or Sunny Garza
Chair Vice Chairman

By: Vann Tran
Secretary



I Henry Barreto, 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.

Henry Barreto
Henry Barreto,
Professional Engineer No. 105874



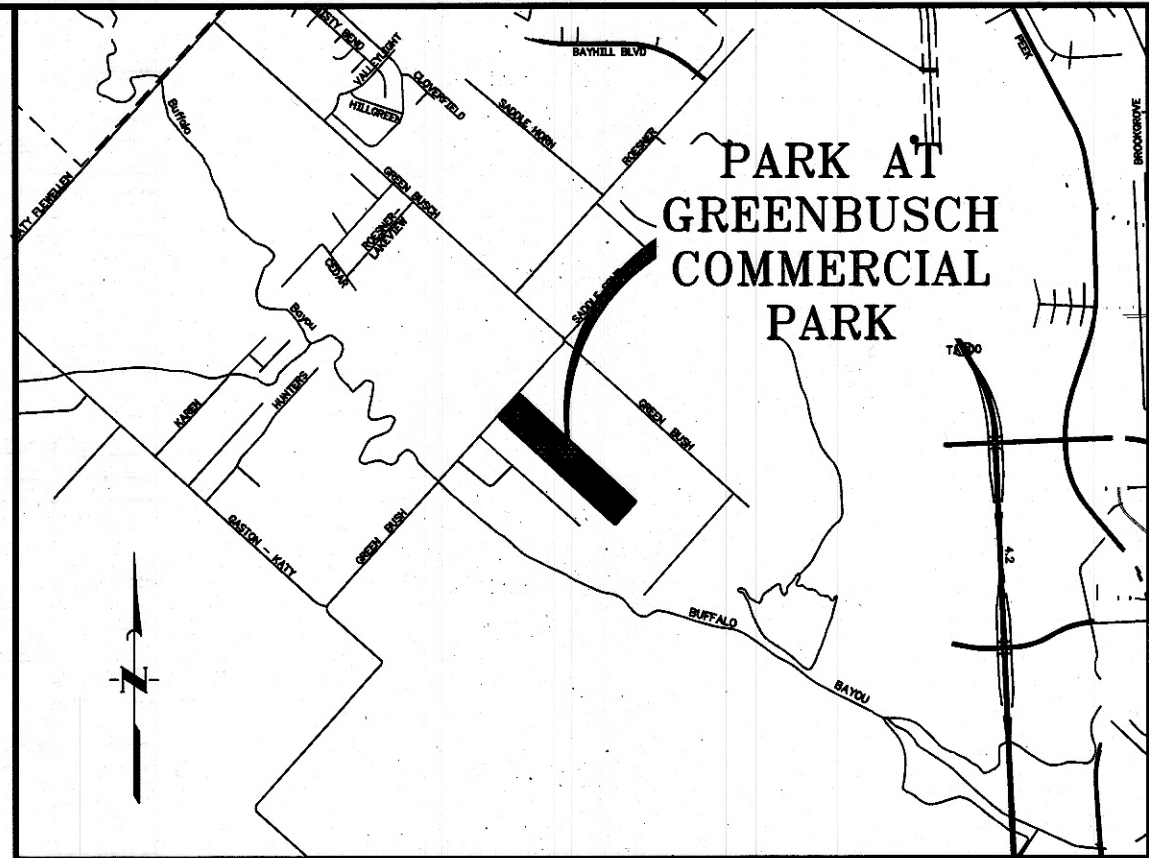
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2025 at _____ o'clock _____ in Plat 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
Laura Richard
Fort Bend County, Texas

By: _____
Deputy



VICINITY MAP
NTS

KEY MAP 484R

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

Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2025.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Dexter McCoy
Commissioner, Precinct 4

PARK AT GREENBUSCH COMMERCIAL PARK

A SUBDIVISION OF 6.4972 ACRES OF
LAND OUT OF THE
STEPHEN HOBERMAKER 1/4 LEAGUE, A-189
FORT BEND COUNTY, TEXAS
1 RESERVE 1 BLOCK

AUGUST 2024

OWNER:
3127 GREENBUSCH, L.P.,
a Texas Limited Partnership
5014 Braesheather Drive
Houston, Tx 77096
832-287-9958



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337