

**PLAT RECORDING SHEET**

**PLAT NAME:** Hub at Harvest Green Replat No 1 and Extension

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 19.0958

**LEAGUE:** Jane Wilkins One League Grant

**ABSTRACT NUMBER:** A-96

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Harvest Green Square LLC

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS

COUNTY OF FORT BEND

WE, HARVEST GREEN SQUARE LLC, ACTING BY AND THROUGH ZULFIQAR ALI, MANAGER, BEING OFFICER OF HARVEST GREEN SQUARE LLC, OWNER (OR OWNERS) HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 19.0958 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HUB AT HARVEST GREEN REPLAT NO 1 AND EXTENSION, 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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20' 0") 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 PLAT, 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY ACKNOWLEDGE 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, HARVEST GREEN SQUARE LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ZULFIQAR ALI, ITS MANAGER, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HARVEST GREEN SQUARE LLC

By: PRINT: ZULFIQAR ALI  
TITLE: MANAGER

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZULFIQAR ALI KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(NOTARY PUBLIC'S SIGNATURE) PRINT NAME  
NOTARY PUBLIC IN AN FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: \_\_\_\_\_

Table with 3 columns: Course, Bearing, Distance. Row 1: L1, S23°18'03"E, 123.93'

Table with 6 columns: Curve, Radius, Length, Delta, Chord, Chord Bear. Row 1: C1, 850.00', 375.70', 25°19'29", 372.65', S48°31'26" W

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

HARVEST GREEN COMMUNITY CENTER UNRESTRICTED RESERVE "A" PLAT No. 20200260, F.B.C.P.R.

HARVEST GREEN COMMUNITY CENTER UNRESTRICTED RESERVE "B" PLAT No. 20200260, F.B.C.P.R.

CALLED 4.767 ACRES UTILITY DISTRICT No. 134E FORT BEND COUNTY MUNICIPAL F.B.C.C.F. No. 2019129448

UNRESTRICTED RESERVE "A" 19.0958 ACRES (831,814 SQ. FT.)

UNRESTRICTED RESERVE "A" MARCEL TOWN CENTER AT HARVEST GREEN PLAT No. 20220183, F.B.C.P.R.

I, ALEJANDRO M. ALMEIDA, P.E. A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

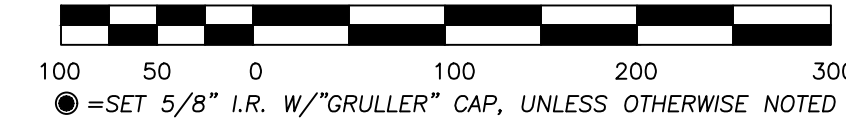
ALEJANDRO M. ALMEIDA, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 154027

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HUB AT HARVEST GREEN REPLAT NO 1 AND EXTENSION 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 \_\_\_\_\_, 20\_\_\_\_.

By: LISA M. CLARK, CHAIR OR M. SONNY GARZA, VICE CHAIRMAN

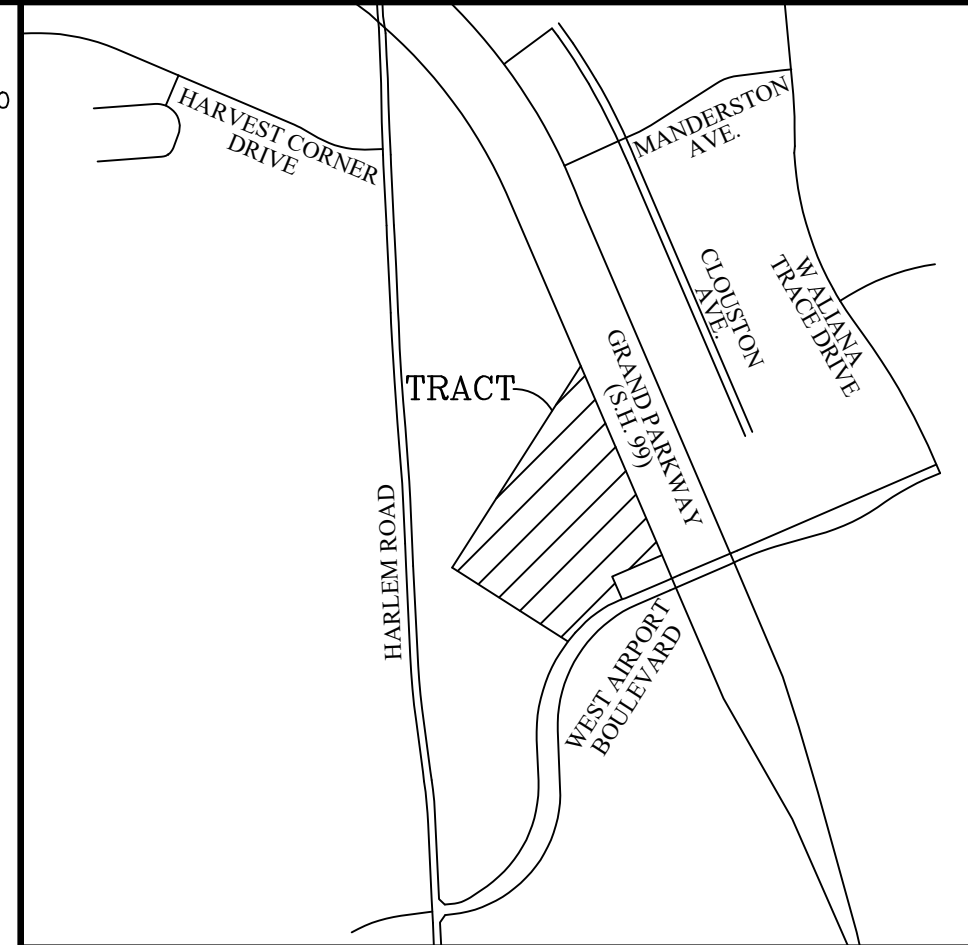
By: VONN TRAN, SECRETARY



● = SET 5/8" I.R. W/"GRULLER" CAP, UNLESS OTHERWISE NOTED

I, Kenneth A. Gruller, R.P.L.S., 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, 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 plot boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Kenneth A. Gruller, R.P.L.S. Texas Registration No. 5476



VICINITY MAP KEY MAP: 566C NTS MAP ID: # Z-053

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 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 COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VINCENT M. MORALES, JR. PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE COUNTY JUDGE

W.A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCGOY PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 20\_\_\_\_, AT O'CLOCK \_\_\_\_\_ M., IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

By: COUNTY CLERK LAURA RICHARD OF FORT BEND COUNTY, TEXAS

By: DEPUTY

SURVEY NOTES:

- 1. B.L. DENOTES BUILDING LINE, U.E. DENOTES UTILITY EASEMENT, S.S.E. DENOTES SANITARY SEWER EASEMENT, D.E. DENOTES DRAINAGE EASEMENT, ESM/T. DENOTES EASEMENT, R.O.W. DENOTES RIGHT-OF-WAY, F.B.C.D.R. DENOTES FORT BEND COUNTY DEED RECORDS, F.B.C.P.R. DENOTES FORT BEND COUNTY PLAT RECORDS, F.B.C.C.F. DENOTES FORT BEND COUNTY CLERK'S FILE, VOL. DENOTES VOLUME, PG. DENOTES PAGE, P.A.E. DENOTES PRIVATE ACCESS EASEMENT.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND HAVE BEEN BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OR 0.99987799134.
3. THIS PROPERTY LIES WITHIN ZONE(S) X (NON-SHADED) AND X-SHADED ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS MAP NO. 48157C0140L DATED 04/2/2014, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING AND/OR THE NATIONAL FLOOD HAZARD LAYER (NFHL) WEB MAP SERVICE (WMS) AT HT://HAZARDS.FEMA.GOV.
4. ALL AREAS IDENTIFIED HEREON AS EASEMENTS SHALL FOREVER BE KEPT OPEN TO THE PUBLIC AND MAINTAINED AS SUCH UNLESS THE PLANNING AND ZONING COMMISSION OR THE CITY OF HOUSTON, TEXAS, SHALL THEREAFTER PERMIT AND AUTHORIZE THE CLOSING THEREOF.
5. ALL DRAINAGE EASEMENTS SHOWN OR NOTED HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY, AND ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO SAID EASEMENTS, EXCEPT BY APPROVED DRAINAGE STRUCTURE.
6. FIELD WORK WAS COMPLETED ON 03/28/24.
7. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 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 A.D.A.
8. THERE ARE PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PLAT BOUNDARY.
9. 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.
10. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
11. THE TOP OF ALL SLABS SHALL BE A MINIMUM OF 87.25 FEET ABOVE MEAN SEA LEVEL (NAVD88 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
12. THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON'S ETJ, FORT BEND COUNTY, FORT BEND ISD, FEMMO #1, FBC TIRZ #4 FBCMDU #134E & CAD #2.
13. THIS PLAT IS LOCATED IN LIGHTING ZONE LZ3
14. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
15. 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, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
16. 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.
17. THIS PLAT IS LOCATED IN CLOSE PROXIMITY TO A CENTERPOINT ENERGY TRANSMISSION RIGHT OF WAY. AT THIS TIME, NO DRAINAGE PLANS DETAILING WATER FLOW AND SHED, ALONG WITH WET UTILITY PLANS, HAVE BEEN SUBMITTED FOR REVIEW. UPON FUTURE DEVELOPMENT, THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, OF THIS PLAT ASSUMES ALL RESPONSIBILITY FOR ANY ADVERSE IMPACT TO CENTERPOINT ENERGY'S TRANSMISSION RIGHT OF WAY AS A RESULT OF SAID DEVELOPMENT.
18. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

We, Central Bank, holder of a lien against the property described in the plat known as Hub at Harvest Green Replat No 1 and Extension, said lien being evidenced by instrument of record in the Clerk's File Number 2023110826 of the O.P.R.O.R.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_ Print: \_\_\_\_\_ Title: \_\_\_\_\_

State of TEXAS ) County of HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose names is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

HUB AT HARVEST GREEN REPLAT No 1 AND EXTENSION

BEING A SUBDIVISION OF 19.0958 ACRES BEING A REPLAT OF BLOCK 1, RESERVES A THRU G HUB AT HARVEST GREEN F.C. No. 20180305, F.B.C.M.R. LOCATED IN THE JANE WILKINS ONE LEAGUE GRANT, A-96, FORT BEND COUNTY, TEXAS

SCALE: 1" = 100' AUGUST 2024 1 RESERVE 1 BLOCK

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE OWNER:

HARVEST GREEN SQUARE LLC 13310 UNIVERSITY BLVD. SUGARLAND, TEXAS 77479 Phone: (713) 353-2832

Gruller Surveying, LLC

PROFESSIONAL LAND SURVEYING 1244 NORTH POST OAK ROAD, STE. 200 HOUSTON, TEXAS 77055 PH: 713.333.1466/ FX: 713.782.3755 FIRM No. 10120100 JOB. No. 45-2433