

GENERAL NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999880212.

2. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 4820100485M, DATED JUNE 9, 2014, THE PROPERTY APPEARS TO LIE WITHIN ZONE "X" AND NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY THE 100-YEAR FLOOD, AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

3. BASED UPON FLOODING EXPERIENCE, THE CITY OF HUMBLE PROHIBITS THE FLOOR OF ANY HABITABLE AREA OF A STRUCTURE TO BE CONSTRUCTED AT LESS THAN TWO (2) FEET ABOVE THE 500-YEAR BASE FLOOD ELEVATION.

4. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEET AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT THE ONE-FOOT RESERVE SHALL HEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

RESERVE TABLE

RESERVE	ACREAGE	SQ. FT.	RESTRICTED USE
A	3.4041	148,281	UNRESTRICTED
B	2.6310	114,608	UNRESTRICTED
C	2.1295	92,760	UNRESTRICTED
D	2.4854	108,264	DETENTION/DRAINAGE
E	2.0351	88,647	UNRESTRICTED
F	2.4937	108,624	UNRESTRICTED
G	2.3008	100,225	UNRESTRICTED

LEGEND:

LR.	IRON ROD
F.C.	FILM CODE
C.F.	CLERK'S FILE
FND.	FOUND
P.A.E.	PERMANENT ACCESS EASEMENT
R.O.W.	RIGHT-OF-WAY
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.O.P.R.R.P.	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

RP-2023-360052

FILED

9/19/2023 2:42 PM

9/19/2023 hccplrp1 60.00

Donna Hudspeth

COUNTY CLERK

STATE OF TEXAS
COUNTY OF HARRIS

We, URBAN EASTEX, LP by LOL TEXAS LLC, its General Partner, acting by and through Don Weaver, Manager, owners hereinabove referred to as Owners of the 17,480 acre tract described in the above and foregoing map of HUMBLE COMMERCE CENTER, do hereby make and establish said subdivision and development plan, and do hereby declare the same to be a public record, to be recorded in the office of the County Clerk and public records office, and to be dedicated 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 do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayou, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as necessary for drainage purposes, giving the City of Humble, Harris County, or any other governmental agency, the right to use 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 ditch, ditch, gully, creek or natural drainage way is hereby 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners hereby certify that this plat 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.

IN TESTIMONY WHEREOF, the URBAN EASTEX, LP by LOL TEXAS LLC, its General Partner has caused

these presents to be signed by Don Weaver its Manager, thereunto authorized,

this 30th day of August, 2023.

Don Weaver

URBAN EASTEX, LP
By LOL TEXAS LLC, its General Partner

By *Don Weaver*, Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Don Weaver, 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
30th day of August, 2023.

Don Weaver

Notary Public in and for the State of Texas

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 705127
HUMBLE COMMERCE CENTER
THIS IS PAGE 1 OF 2 PAGES
SCANNER Control ID4400
KEY MAP

My Commission Expires: 1.3.2024

We, Texas First Bank, owner and holder of a lien against the property described in the plat known as HUMBLE COMMERCE CENTER, and herein being evidenced by instrument of record in the Clerk's File No. RP-2023-282993 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate and interest in the 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 we are the present owners of said lien and have not assigned the same nor any part thereof.

By *Don Weaver* RLP

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Holbrook - RLP
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 the
30th day of August, 2023.

Kenneth Holbrook

Notary Public in and for the State of Texas

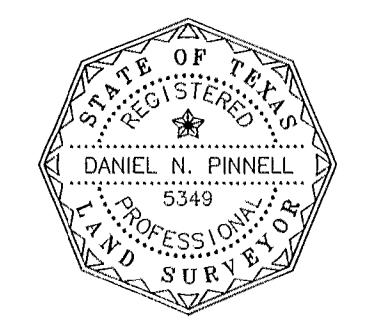
My Commission Expires: 1.3.2024



RECORDED BY HANDBAND
At the time of recording, this instrument was found to be
inadequate for the best photograph; reproduction because of
illegibility, carbon or photo copy, discolored paper, etc. All
blackouts, additions and changes were present at the time the
instrument was filed and recorded.

I, Daniel N. Pinell, am authorized 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 with 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.

Daniel N. Pinell 08-31-2023
Daniel N. Pinell
Registered Professional Land Surveyor
Texas Registration No. 5349

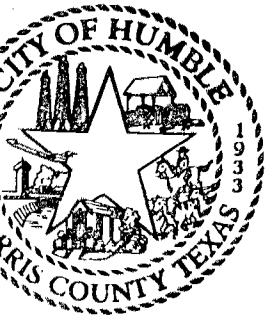


This is to certify that the City of Humble has approved this plat and subdivision of HUMBLE COMMERCE CENTER, as shown herein in testimony whereof, witness the official signature of the Mayor and City Secretary of the City of Humble

this 14 day of September, 2023.

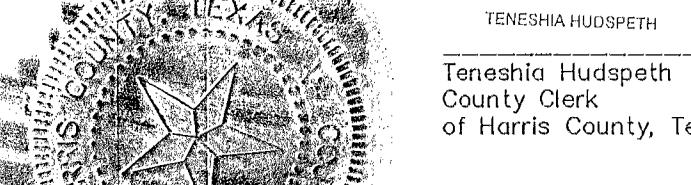
Norman Funderburk
Norman Funderburk, Mayor

Maria Jackson
Maria Jackson, City Secretary



I, Tenesha Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on September 19, 2023, at 2:42 o'clock P.M., and duly recorded on September 20, 2023, at 12:14 o'clock P.M., and at Film Code Number 705127 of the Map Records of Harris County for said county.

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



This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.

ANY PROVISION HEREIN WHICH RESTRICTS THE
SALE, RENTAL, OR USE OF LAND IS DEEMED
REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE
UNDER FEDERAL LAW

FIELD NOTES:

All that certain 17,480 acres of land situated in the Columbus C. Shelby Survey, Abstract No. 693, Harris County, Texas, being all of Unrestricted Reserve "A", Block 1, PUERTA VERDE RESERVE, according to the map or plat thereof recorded in Film Code No. 687229 of the Harris County Map Records (H.C.M.R.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron with cap found situated in the east right-of-way line of U.S. Highway No. 59 (a.k.a. Eastex Freeway, width varies according to the instrument recorded under Clerk's File No. N620211 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.) at the common northwest corner of said Unrestricted Reserve "A" and the herein described tract of land;

THENCE South 70 deg. 45 min. 06 sec. East, departing said east right-of-way line of U.S. Highway No. 59, along with the north line of Unrestricted Reserve "A", a distance of 819.32 feet to a 3/4 inch iron pipe found at the common northeast corner of Unrestricted Reserve "A" and the herein described tract of land;

THENCE South 02 deg. 38 min. 02 sec. East, along with the east line of Unrestricted Reserve "A", a distance of 840.55 feet to a 5/8 inch iron rod with cap set at the common southeast corner of Unrestricted Reserve "A" and the herein described tract of land;

THENCE North 02 deg. 43 min. 52 sec. West, along with the south line of Unrestricted Reserve "A", a distance of 1,133.62 feet to a 5/8 inch iron rod with cap set in the east right-of-way line of U.S. Highway No. 59, at the common southwest corner of Unrestricted Reserve "A" and the herein described tract of land, from which a found 1/2 inch iron rod (disturbed) bears witness South 04 deg. East, a distance of 0.84 feet;

THENCE North 19 deg. 19 min. 25 sec. East, along with the east right-of-way line of U.S. Highway No. 59, same being the west line of Unrestricted Reserve "A", a distance of 79.59 feet to the POINT OF BEGINNING and containing within these metes and bounds 17,480 acres (761,409 square feet) of land.

HUMBLE COMMERCE CENTER

A SUBDIVISION OF 17,480 ACRES (761,409 SQUARE FEET) OF LAND, SITUATED IN THE COLUMBUS C. SHELBY SURVEY, ABSTRACT NO. 693, CITY OF HUMBLE, HARRIS COUNTY, TEXAS.

BEING A REPLAT OF UNRESTRICTED RESERVE "A", BLOCK 1, PUERTA VERDE RESERVE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM NO. 687229 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 7 RESERVES

1 BLOCK 7 RESERVES

OWNERS: URBAN EASTEX, LP
2110 GRANDWAY DRIVE
KATY, TEXAS 77449
281-339-5380
FIRM REG. #10039600

SURVEYOR:
THE PINNELL GROUP, LLC
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700
FIRM REG. #10039600

SCALE: 1" = 100' PROJECT NO. 23-111