PLAT RECORDING SHEET

PLAT NAME: Harvest Green, Sec. 1

PLAT NO:

ACREAGE: 17.60

LEAGUE: William Morton One and One-Half League Grant

ABSTRACT NUMBER: 62

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 59

NUMBER OF RESERVES: 3

OWNERS: Grand Parkway 1358 LP a Texas Limited Partnership

(DEPUTY CLERK)

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, Grand Parkway 1358 LP, a Texas Limited Partnership, by Johnson 1358 GP LLC, a Texas Limited Liability Company, acting by and through Shay Shafie, its Vice President, owner hereinafter referred to as Owners of the 17.60 acre tract described in the above and foregoing map of HARVEST GREEN SEC 1, 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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 at 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 Grand Parkway 1358 LP, a Texas Limited Partnership, by Johnson 1358 GP LLC, a Texas Limited Liability Company has caused these presents to be signed by Shay Shafie, its Vice President, thereunto authorized,

this _____ day of _____, 2015.

Grand Parkway 1358 LP
a Texas Limited Partnership

By: Johnson 1358 GP LLC
a Texas Limited Liability Company

By: _____
Shay Shafie
Vice President

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Shay Shafie, Vice President of Johnson 1358 GP LLC, 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 _____, 2015.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HARVEST GREEN SEC 1 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 _____, 2015.

By: _____
Mark A. Kilkenny — Title Chair
or
M. Sonny Garza — Vice Chairman

By: _____
Patrick Walsh, P.E.
Secretary

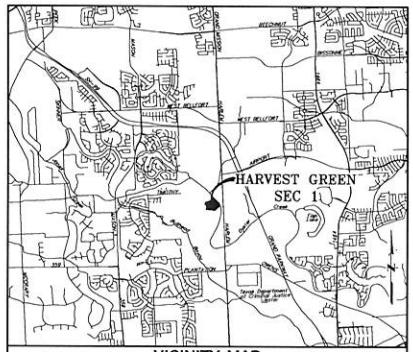
I, Janet M. Boccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

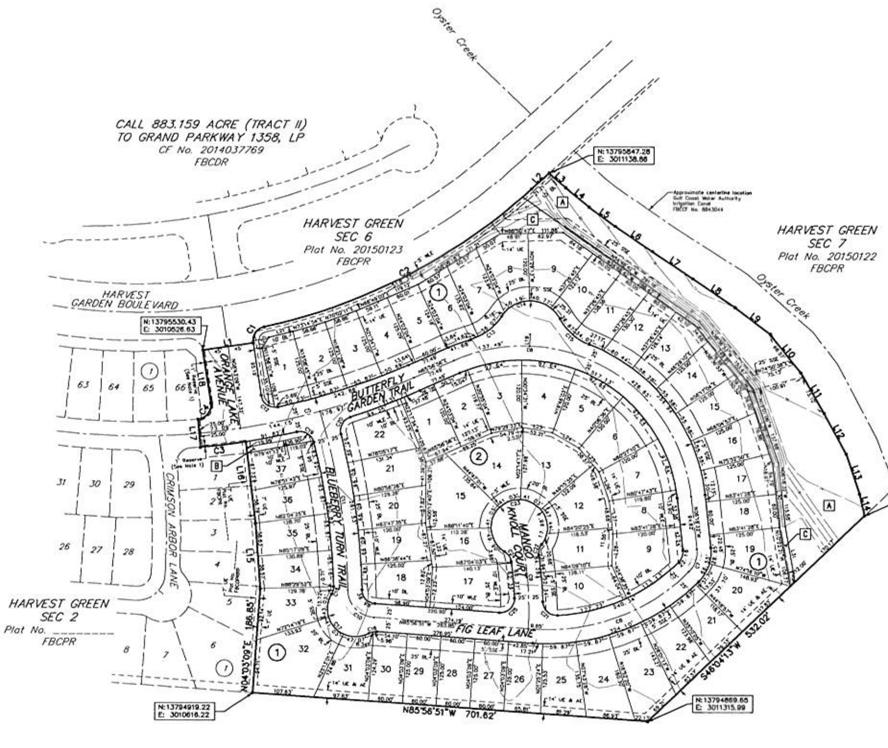
_____
Janet M. Boccus, P.E.
Professional Engineer No. 90073

CERTIFICATE FOR SURVEYOR

I, Kyle B. Duckett, 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, angles points, points of curvature and other points of reference have been marked with iron (or other objects of permanent nature) pipes 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 B. Duckett
Registered Professional Land Surveyor
Texas Registration No. 6340


HARVEST GREEN
SEC 1
WEST BELLFORT
BELLFORT
BISSONNET
HIGHMARK
BOSS
CLODINE
FUQUA
SCARSDALE
HOLLY HALL
PLAMPTON
BRIDGELAND
FAIRMONT PARKWAY
Fort Bend County Justice Center
Fort Bend County Justice Center Annex
Cinco Ranch
Cinco Ranch Golf Club
Cinco Ranch Golf Club Annex
Cinco Ranch Golf Club Annex
Cinco Ranch Golf Club Annex



DISTRICT NAMES	
WCID	N/A
MMD/MUD	FORT BEND MMD No. 1/ FBCMUD 134D
LID	
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND I.S.D.
FIRE	FORT BEND COUNTY ESD No. 100
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

SCALE: 1" = 100'

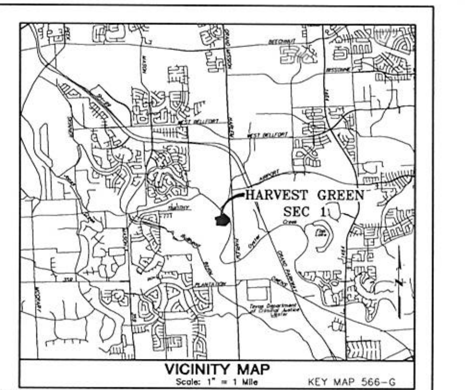
[A] RESTRICTED RESERVE "A"
Restricted to Drainage Purposes Only
1.6509 AC
71,913 Sq Ft

[B] RESTRICTED RESERVE "B"
Restricted to Landscape Purposes Only
0.0524 AC
2,280 Sq Ft

[C] RESTRICTED RESERVE "C"
Restricted to Landscape Purposes Only
0.5712 AC
24,881 Sq Ft

LINE	BEARING	DISTANCE
L1	N81°16'51"E	90.00'
L2	N47°27'45"E	42.14'
L3	S47°44'03"E	39.56'
L4	S50°32'30"E	53.82'
L5	S54°05'52"E	57.46'
L6	S55°42'01"E	79.62'
L7	S58°16'39"E	86.22'
L8	S55°48'52"E	90.46'
L9	S52°43'24"E	78.94'
L10	S38°02'03"E	87.35'
L11	S30°15'31"E	83.08'
L12	S28°26'32"E	81.63'
L13	S18°25'30"E	75.65'
L14	S13°33'40"E	39.76'
L15	N04°10'40"W	117.19'
L16	N06°52'25"W	146.51'
L17	N05°13'46"W	50.00'
L18	N08°43'09"W	95.19'
L19	N02°12'27"E	20.64'
L20	N32°15'48"E	21.51'
L21	N76°27'37"E	43.86'
L22	N09°03'36"W	80.09'
L23	N80°24'14"W	54.74'
L24	N60°03'40"W	54.74'
L25	N39°43'07"W	54.74'
L26	N19°34'48"W	54.78'
L27	N06°18'32"W	60.22'
L28	N01°27'24"E	56.27'
L29	N19°01'06"W	134.83'
L30	N06°18'32"W	114.79'
L31	N10°22'21"W	99.78'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	86°11'44"	37.61'	S34°22'43"W	34.16'
C2	1030.00'	30°00'50"	539.56'	N62°28'10"E	533.41'
C3	1225.00'	3°46'47"	80.81'	N82°52'50"E	80.80'
C4	25.00'	93°29'25"	40.79'	N38°01'33"E	36.42'
C5	1200.00'	18°49'18"	394.20'	N75°21'35"E	392.43'
C6	300.00'	107°44'33"	564.14'	N60°10'48"W	484.62'
C7	50.00'	50°50'34"	44.37'	N19°06'45"E	42.93'
C8	350.00'	49°31'08"	302.49'	N69°17'35"E	293.17'
C9	650.00'	16°06'20"	182.71'	N05°15'19"W	182.11'
C10	50.00'	84°45'09"	73.96'	N43°34'16"W	67.40'
C11	1200.00'	15°27'21"	323.71'	N08°55'22"W	322.73'
C12	25.00'	93°29'23"	40.79'	N55°27'51"W	36.42'
C13	100.00'	40°30'05"	70.69'	N53°02'48"E	69.23'
C14	60.00'	118°49'23"	124.43'	S87°47'33"E	103.30'
C15	100.00'	40°30'05"	70.69'	N48°37'54"W	69.23'
C16	25.00'	32°46'14"	14.30'	N77°40'02"E	14.10'
C17	50.00'	150°15'54"	131.13'	N43°35'08"W	96.65'
C18	25.00'	33°05'01"	14.44'	N15°00'18"E	14.24'
C19	25.00'	89°02'56"	38.85'	N58°46'46"W	35.06'
C20	25.00'	86°28'21"	37.73'	N28°52'26"E	34.25'
C21	25.00'	91°41'29"	40.01'	N47°15'01"W	35.87'
C22	25.00'	45°51'32"	20.01'	N14°22'15"E	19.48'
C23	50.00'	276°17'03"	241.10'	N79°09'29"E	66.73'
C24	25.00'	50°48'23"	22.17'	N33°34'51"W	21.45'
C25	25.00'	96°08'45"	41.95'	N45°58'46"E	37.20'



VICINITY MAP
Scale: 1" = 1 Mile
KEY MAP 566-G

General Notes

1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
4) AE . . . . "Aerial Easement"
BL . . . . "Building Line"
CF . . . . "Clerk's File"
DE . . . . "Drainage Easement"
Esm . . . . "Easement"
FC . . . . "Film Code"
FBCCF . . . . . . "Fort Bend County Clerk's File"
FBCPR . . . . . . "Fort Bend County Plat Records"
FBCDR . . . . . . "Fort Bend County Deed Records"
FBCOPRRP . . . . "Fort Bend County Official Public Records of Real Property"
No . . . . "Number"
ROW . . . . "Right-of-Way"
SSE . . . . "Sanitary Sewer Easement"
Sq Ft . . . . "Square Feet"
Stm SE . . . . . . "Storm Sewer Easement"
Temp . . . . "Temporary"
UE . . . . "Utility Easement"
Vol _ Pg _ . . . . "Volume and Page"
WLE . . . . "Waterline Easement"
• . . . . "Set 5/8-inch Iron With Cap Stamped "GBI Partners" as Per Certification"
5) All easements are centered on lot lines unless shown otherwise.
6) All building lines along street rights-of-way as shown on the plat.
7) Unless otherwise indicated, the building lines (BL), 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.
8) Single family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
9) There are no pipeline easements within the platted area.
10) 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.
11) Harvest Green Sec 1 lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting".
12) The top of all floor slabs shall be a minimum of 86.6 feet (NAVD 88). Regardless of the minimum slab elevation shown, the top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
13) The coordinates shown hereon 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.
14) 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.
15) All property to drain into the drainage easements only through an approved drainage structure.
16) All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
17) According to the Flood Insurance Rate Map (FIRM) No. 48157C0140L for Fort Bend County, Texas effective April 2, 2014 this section is located in Unshaded Zone "X", Shaded Zone "X", and Zone "AE". Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain; Shaded Zone "X" is defined as areas of 0.2% annual chance flood; and Zone "AE" is defined as a Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood.
18) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
19) A minimum distance of 10' shall be maintained between residential dwellings.
20) Absent written authorization by the affected utilities, all CenterPoint Energy and City of Houston utility easements must be kept unobstructed from any non-utility improvements or obstructions by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
21) Restricted Reserve "A" will be maintained by the Gulf Coast Water Authority, Fort Bend Municipal Management District No 1 and Fort Bend County Municipal Utility District No 134D. Restricted Reserves "B" & "C" will be maintained by Fort Bend County Municipal Utility District No 134D.
22) All elevations are based on 2005 Fort Bend County LIDAR Benchmark No. 25, being a PK Nail in asphalt located 2.5' West of the first median nose West of F.M. 359 on Highway 90-A, and having a published elevation of 84.09' NAVD88. Elevations were derived from GPS/RTK observations and utilized GEOID03.
23) All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values and may be converted to grid by applying the combined adjustment factor 0.99987799134.

HARVEST GREEN

SEC 1

A SUBDIVISION OF 17.60 ACRES OF LAND
OUT OF THE
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62
FORT BEND COUNTY, TEXAS

59 LOTS 3 RESERVES 2 BLOCKS

FEBRUARY 2015

OWNER:
GRAND PARKWAY 1358 LP
a Texas Limited Partnership
198 KEMPNER STREET
SUGAR LAND, TEXAS 77498
281-494-0200

SURVEYOR:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS

ENGINEER:
JONES & CARTER, INC.
ENGINEERS · PLANNERS · SURVEYORS

SHEET 1 OF 2

\\Dustercorp\jmdw\PROJECTS\05540 Johnson Development Corporation\0010-00 Harvest Green Section 1 Paving\Civil\Const Dwgs\Plat\Harvest Green Sec 1 PLAT.dwg May 18,2015 - 7:35pm DAV