

PLAT RECORDING SHEET

PLAT NAME: Harvest Green, Sec. 10

PLAT NO: _____

ACREAGE: 13.90

LEAGUE: William Morton One and One-Half League Grant

ABSTRACT NUMBER: 62

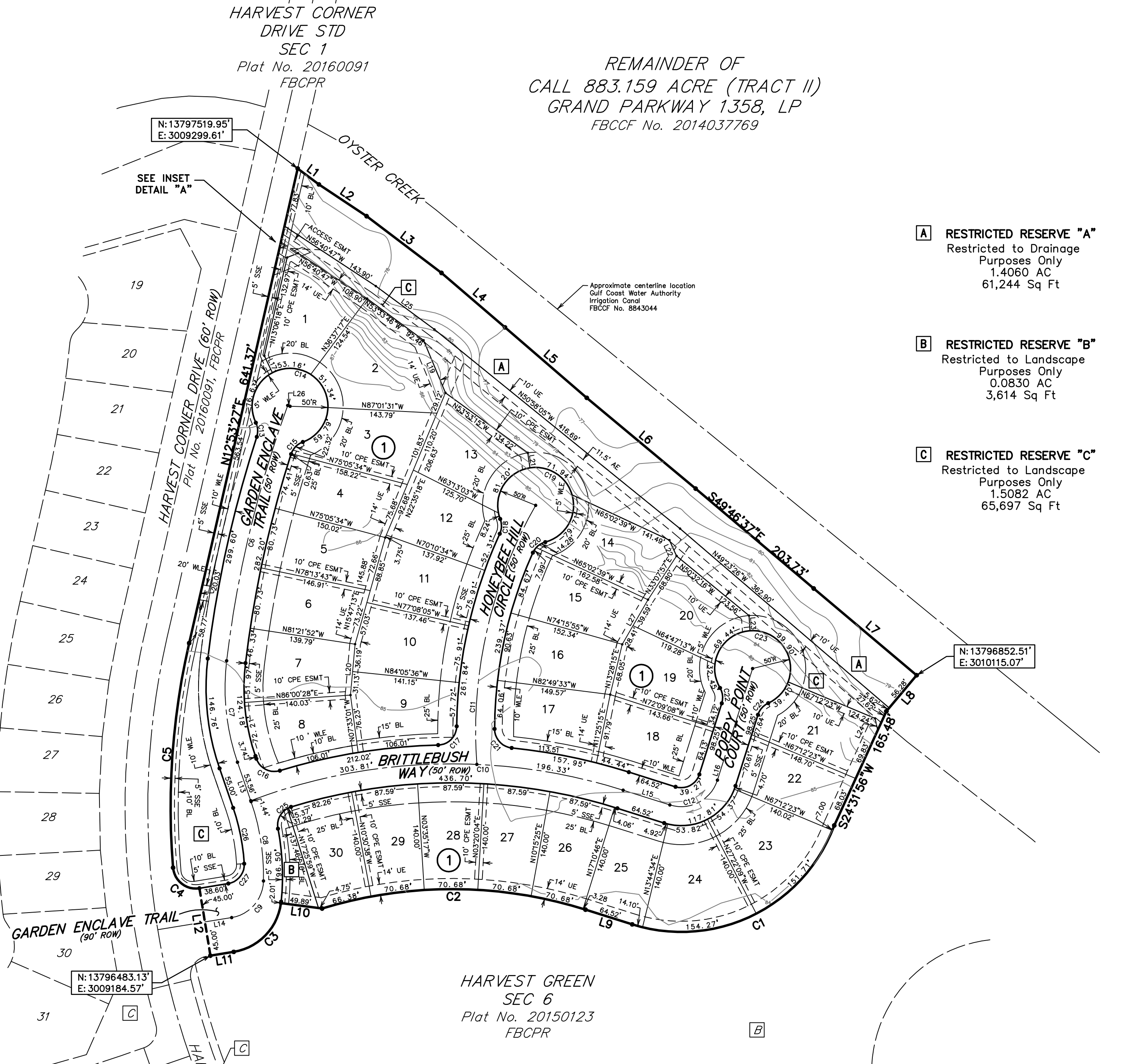
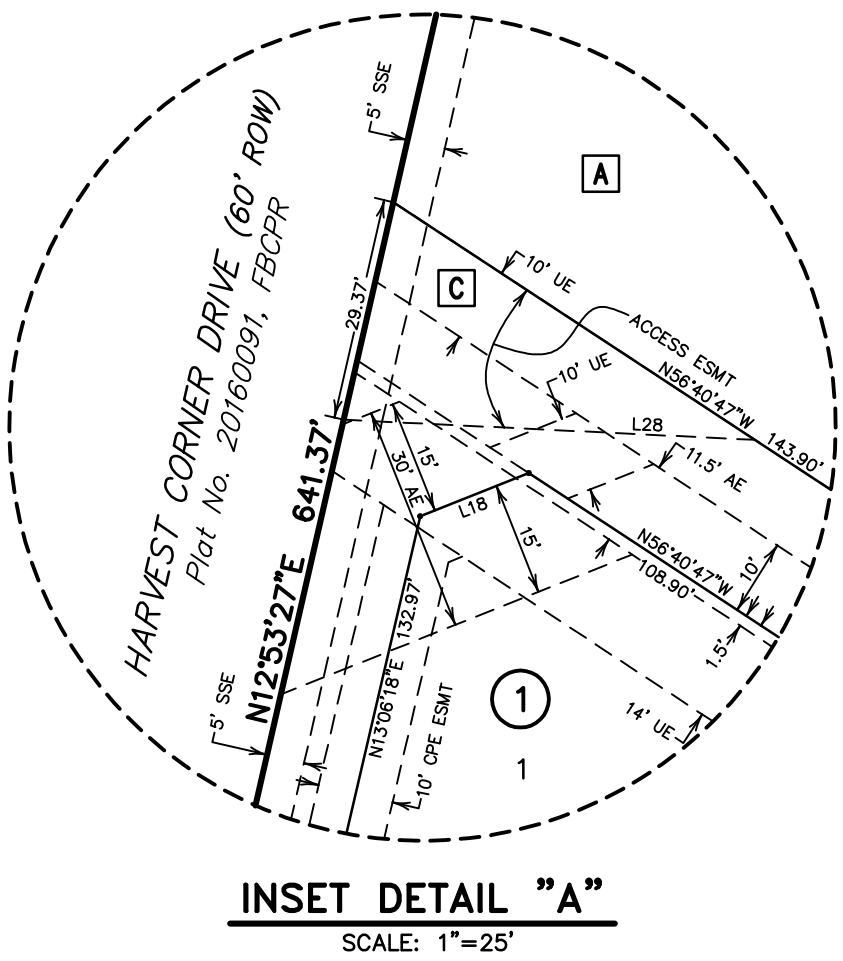
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 30

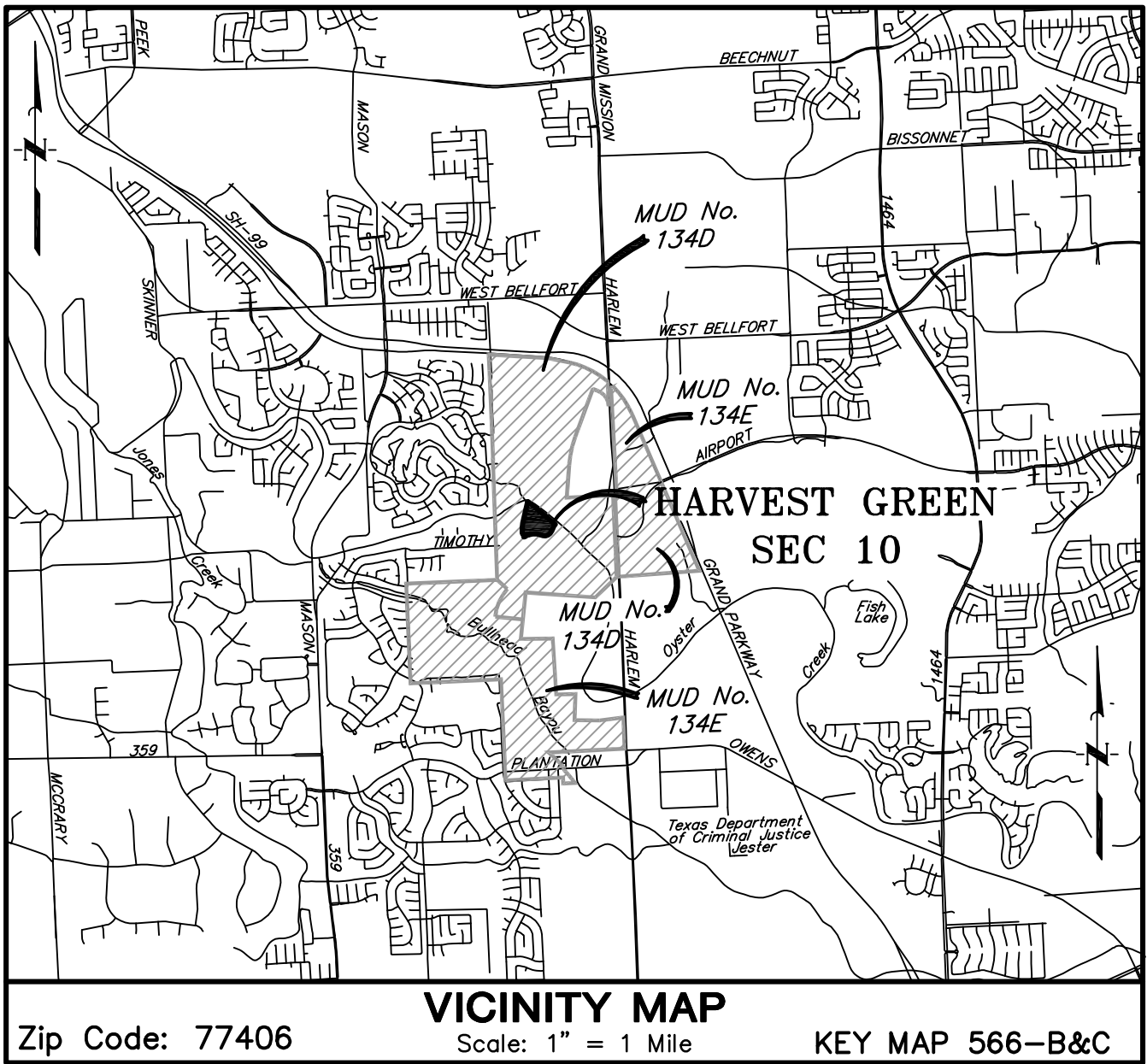
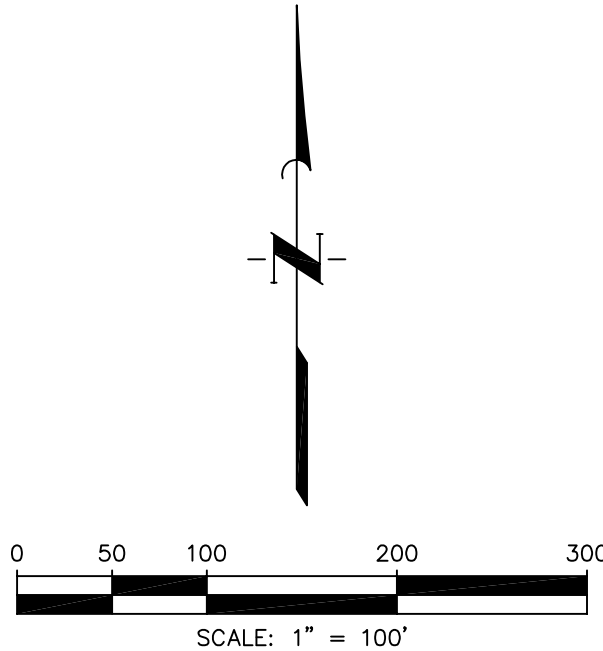
NUMBER OF RESERVES: 3

OWNERS: Grand Parkway 1358 LP

(DEPUTY CLERK)



DISTRICT NAMES	
WCID	N/A
MMD/MUD	FORT BEND MMD No. 1/ FBCMUD 1340
LID	N/A
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



- General Notes
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - AE "Aerial Easement"
 - BL "Building Line"
 - CF "Clerk's File"
 - CPE "CenterPoint Energy"
 - ESMT "Easement"
 - FC "Film Code"
 - FBCPR "Fort Bend County Clerk's File"
 - FBCDR "Fort Bend County Plat Records"
 - FBCDPR "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"
 - UE "Utility Easement"
 - WLE "Waterline Easement"
 - "Set 5/8-inch Iron With Cap Stamped "GBI Partners" as Per Certification"
- All easements are centered on lot lines unless shown otherwise.
 - All building lines along street rights-of-way as shown on the plat.
 - 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.
 - 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.
 - There are no pipeline easements within the platted area.
 - 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.
 - Harvest Green Sec 10 lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
 - The top of all floor slabs shall be a minimum of 86.2 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.
 - 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.
 - 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.
 - All property to drain into the drainage easements only through an approved drainage structure.
 - All drainage easements and access easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of drainage facility.
 - 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" & Zone "AE". Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain; Zone "AE" is defined as a Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood.
 - 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.
 - A minimum distance of 10' shall be maintained between residential dwellings.
 - 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.
 - 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 1340. Restricted Reserves "B" & "C" will be maintained by Fort Bend County Municipal Utility District No 1340.
 - 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.
 - 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.
 - 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.

HARVEST GREEN SEC 10

A SUBDIVISION OF 13.90 ACRES OF LAND
OUT OF THE
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62
FORT BEND COUNTY, TEXAS
30 LOTS 3 RESERVES 1 BLOCK
OCTOBER 2017

OWNER:
GRAND PARKWAY 1358 LP
a Texas Limited Partnership
198 KEMPNER STREET
SUGAR LAND, TEXAS 77478
281-494-0200

SURVEYOR:
 **GBI PARTNERS, L.P.**
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD., MISSOURI CITY, TX 77459
PHONE: (281) 498-4300, www.gbi-survey.com
TYPICAL FIRM # 10120000

ENGINEER:
 **JONES CARTER**
Texas Board of Professional Engineers Registration No. 0-439
6320 West Loop South, Suite 550 • Houston, TX 77041 • 713.777.0327

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 13.90 acre tract described in the above and foregoing map of HARVEST GREEN SEC 10, 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 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, 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 _____, 2017.

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 _____, 2017.

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 10 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 _____, 2017.

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

By: _____
Patrick Walsh, P.E.
Secretary

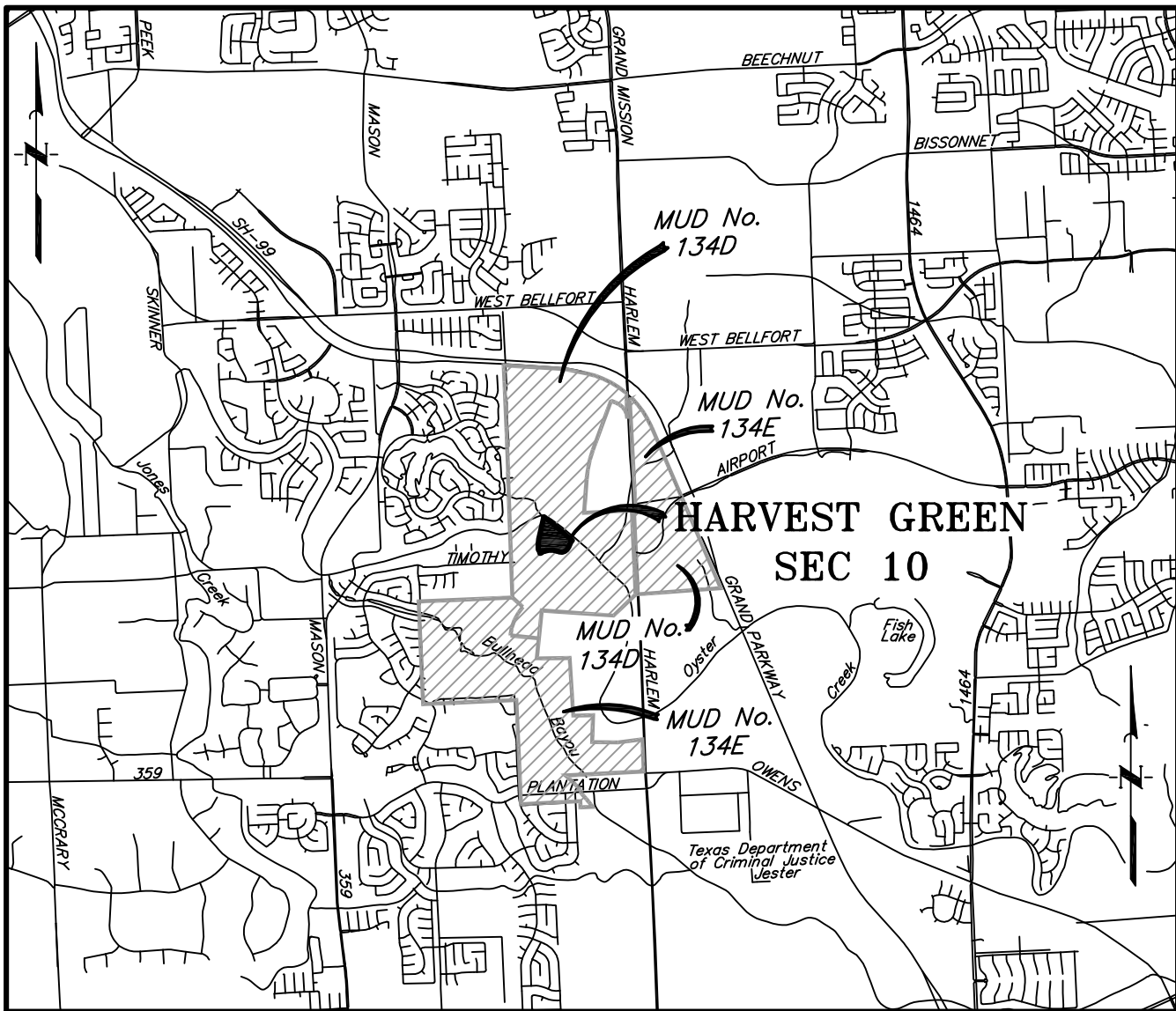
I, Janet M. Baccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

Janet M. Baccus, 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



Zip Code: 77406
Scale: 1" = 1 Mile
KEY MAP 566-B&C

I, Richard W. Stalleis, 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.

Richard W. Stalleis, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2017.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert
County Judge

Andy Meyers
Commissioner, Precinct 3

James Patterson
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 registration in my office on _____, 2017, 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
Fort Bend County, Texas

By: _____
Deputy

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SURVEYOR:
 **GBI PARTNERS, L.P.**
LAND SURVEYING CONSULTANTS
11400 S. GESSNER BLVD., HOUSTON, TX 77036
PHONE: 281-498-4539, www.gbisurvey.com
TFLS TFLS # 10130300

ENGINEER:
 **JONES | CARTER**
Texas Board of Professional Engineers Registration No. F-439
6335 Gulfport, Suite 100 • Houston, Texas 77061 • 713.777.5337