

PLAT RECORDING SHEET

PLAT NAME: Timewise at Harvest Green

PLAT NO: _____

ACREAGE: 3.552

LEAGUE: Jane Wilkins One League Grant

ABSTRACT NUMBER: 96

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Landmark Industries

(DEPUTY CLERK)

LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
L1	N21°41'59"E	139.28'	C1	2664.79'	91°0'55.11"	427.05'	N32°59'16"W	426.59'	213.98'
L2	S21°41'57"W	93.69'							

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, LANDMARK INDUSTRIES, a Texas general partnership, acting by and through J. Kent Brotherton, its Partner, owner hereinafter referred to as Owners of the 3,552 acre tract described in the above and foregoing map of TIMEWISE AT HARVEST GREEN, 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, the LANDMARK INDUSTRIES, a Texas general partnership has caused these presents to be signed by J. Kent Brotherton, its Partner, thereunto authorized, this 17th day of JANUARY, 2017.

LANDMARK INDUSTRIES,
a Texas general partnership
By: J. Kent Brotherton
Partner

STATE OF TEXAS §
COUNTY OF FORT BEND §

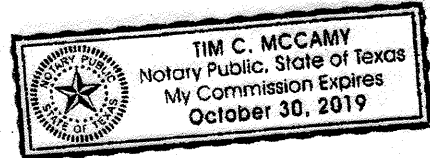
BEFORE ME, the undersigned authority, on this day personally appeared J. Kent Brotherton, Partner of LANDMARK INDUSTRIES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of JANUARY, 2017.

Notary Public in and for the State of Texas

Print Name

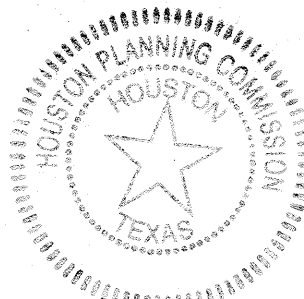
My commission expires:



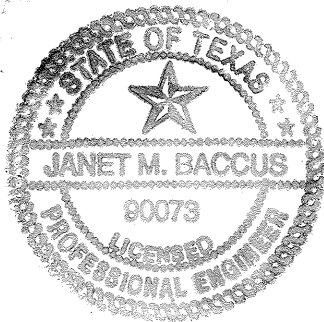
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of TIMEWISE AT HARVEST GREEN in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 15th day of August, 2017.

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

By: Patrick Walsh, P.E.
Secretary



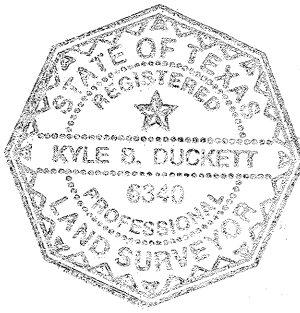
I, Janet M. Baccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.



Janet M. Baccus
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 eighths (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

