

PLAT RECORDING SHEET

PLAT NAME: Harvest Green Montessori

PLAT NO: _____

ACREAGE: 2.04

LEAGUE: William Morton One and Half-Half League Grant

ABSTRACT NUMBER: 62

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: SSPL, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SSPL, LLC, acting by and through, BHAGWAN BHUTADA, PRESIDENT AND SREEDHAR ALOORI, VICE PRESIDENT being officers of SSPL, LLC, owner hereinafter referred to as Owners of the 2.04 acre tract described in the above and foregoing map of HARVEST GREEN MONTESSORI, 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 fifteen 15'0" 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby acknowledge the receipt of the "Orders for the 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 Commissioner's Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the SSPL, LLC, has caused these presents to be signed by BHAGWAN BHUTADA, its PRESIDENT, hereunto authorized, attested by its Vice President SREEDHAR ALOORI, and its common seal hereunto affixed this _____ day of _____, 20____.

SSPL, LLC,

By: _____

BHAGWAN BHUTADA

By: _____

SREEDHAR ALOORI

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared BHAGWAN BHUTADA, PRESIDENT AND SREEDHAR ALOORI, VICE PRESIDENT known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation..

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: _____

We, WELLS FARGO BANK, NATIONAL ASSOCIATION, owner and holder of a lien (or liens) against the property described in the plat known as HARVEST GREEN MONTESSORI, said lien (or liens) being evidenced by instrument of record in the Clerks File No. 2016136436, 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 I hereby confirm that I am the present owner and have not assigned the same nor any part thereof.

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____, VICE PRESIDENT known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation..

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: _____

We, HARVEST GREEN HOMEOWNERS ASSOCIATION, INC., owner and holder of a lien (or liens) against the property described in the plat known as HARVEST GREEN MONTESSORI, said lien (or liens) being evidenced by instrument of record in the Clerks File No. 2014134161, 2014134321 AND 2016136432, 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 I hereby confirm that I am the present owner and have not assigned the same nor any part thereof.

HARVEST GREEN HOMEOWNERS ASSOCIATION, INC.

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation..

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017

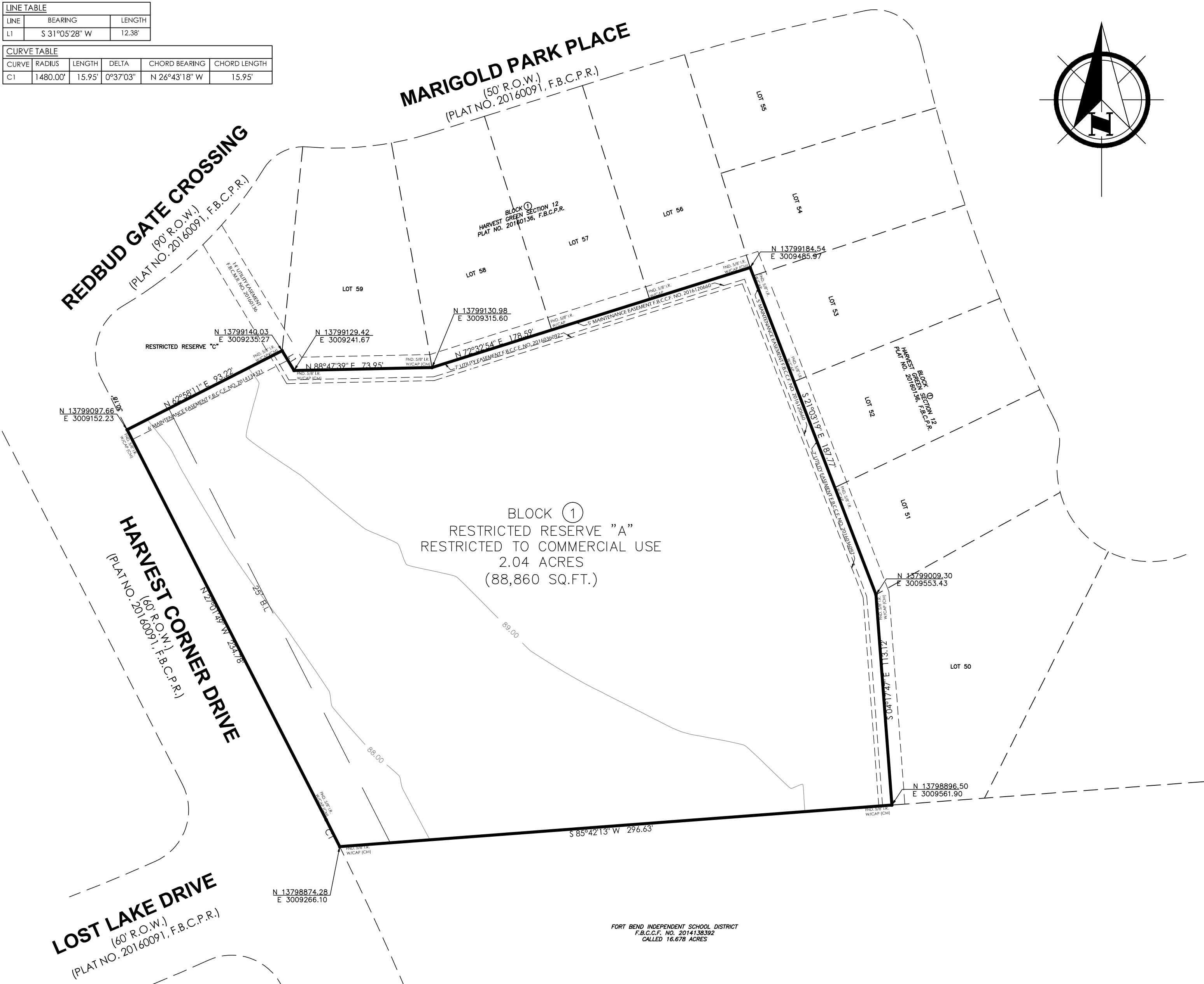
Notary Public in and for the State of Texas

Print name: _____

My Commission expires: _____

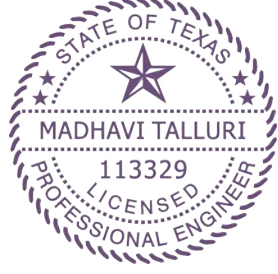
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 31°05'28" W	12.38'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	1480.00'	15.95'	0°37'03"	N 26°43'18" W



I, DANIEL W. GOODALE, am authorized / 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 plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

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



DANIEL W. GOODALE
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. No. 4919

MADHAVI TALLURI
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION # 113329

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of HARVEST GREEN MONTESSORI 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 (or instrument when appropriate) this _____ day of _____, 2017.

By: MARTHA L. STEIN, CHAIR (OR) M. SONNY GARZA, VICE CHAIRMAN

By: PATRICK WALSH, P.E., Secretary

NOTES

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO SHOW EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN AFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- 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 COMBINED SCALE FACTOR OF 1,000121406919.
- ALL THE ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 DATUM, 2001 ADJUSTMENT, AND ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK 210450, ELEVATION: 88.41'.
- 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.
- 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 CONTINUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH ADA REQUIREMENTS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 91.25 FEET ABOVE THE MEAN SEA LEVEL, 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 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 DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PROPERTY LIES IN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48157C0140L, EFFECTIVE DATE APRIL 2, 2014.
- SSPL, LLC. IS THE OWNER OF THE MONTESSORI SCHOOL.
- THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.

DISTRICT NAMES

MUD	—	FORT BEND COUNTY MUD NO. 134D
MMD	—	FORT BEND COUNTY MUNICIPAL MANAGEMENT DISTRICT 1
DID	—	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	—	FORT BEND COUNTY ISD
FIRE	—	FORT BEND COUNTY FIRE MARSHALL
CITY ETJ	—	CITY OF HOUSTON
UTILITIES	—	CENTER POINT ENERGY
ZONE	—	LZ3

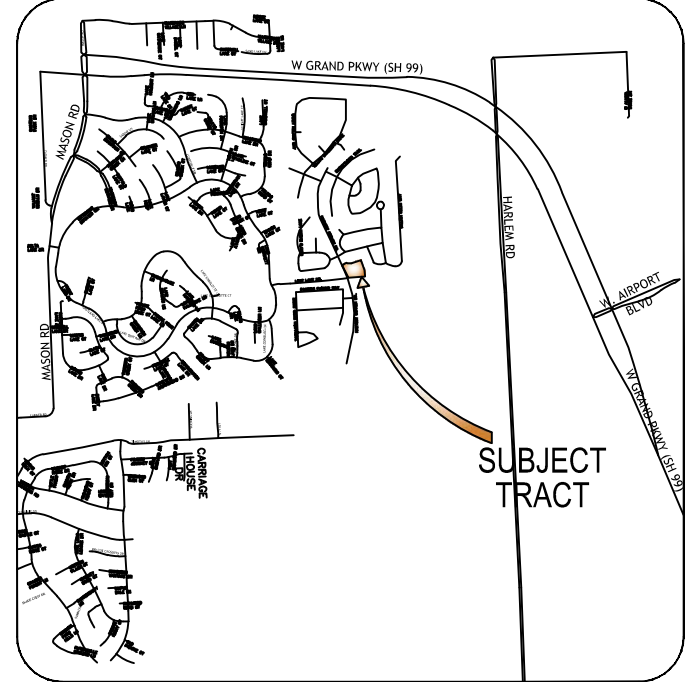
LEGEND

B.L.	—	BUILDING LINE
U.E.	—	UTILITY EASEMENT
VOL.	—	VOLUME
PG.	—	PAGE
R.O.W	—	RIGHT OF WAY
ESMT.	—	EASEMENT
F.C. No.	—	FILM CODE NUMBER
F.B.C.C.F.	—	FORT BEND COUNTY CLERK FILE
F.B.C.M.R	—	FORT BEND COUNTY MAP RECORDS
F.B.C.D.R.	—	FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R.P.	—	FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



VICINITY MAP
KEY MAP: 566 B

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 recordation 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 Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

I, RICHARD W. STOLLEIS, 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. STOLLEIS, P.E.
Fort Bend County Engineer

APPROVED by the Commissioner's Court of Fort Bend County, Texas this _____ day of _____, 2017

VINCENT M. MORALES, JR.
Precinct 1, County Commissioner

GRADY PRESTAGE
Precinct 2, County Commissioner

ROBERT E. HEBERT
County Judge

W. A (ANDY) MEYERS
Precinct 3, County Commissioner

JAMES PATTERSON
Precinct 4, County Commissioner

HARVEST GREEN MONTESSORI 1 BLOCK 1 RESERVE

BEING A TRACT CONTAINING 2.04 ACRES OF LAND IN THE WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, ABSTRACT NO.62, FORT BEND COUNTY, TEXAS.

SSPL, LLC.
5005 RIVERWAY, STE: 500
HOUSTON, TEXAS - 77056
PH: 832-236-6147

SURVEYOR: GREENLEAF LAND SURVEYS, LLC.
10900 NORTHWEST FREEWAY, STE: 129
HOUSTON, TEXAS - 77092
PH: 832-668-5003

PREPARED BY: CATALYST TECHNICAL GROUP, INC
440 COBIA DRIVE, SUITE#1503
KATY, TEXAS - 77494
FIRM# 15775
PH: 832-913-1888
DATE: DECEMBER, 2017