

PLAT RECORDING SHEET

PLAT NAME: Harvest Green, Sec. 18

PLAT NO: _____

ACREAGE: 24.773

LEAGUE: William Morton One and One-Half League Grant

ABSTRACT NUMBER: 62

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 54

NUMBER OF RESERVES: 3

OWNERS: Grand Parkway 1358, LP

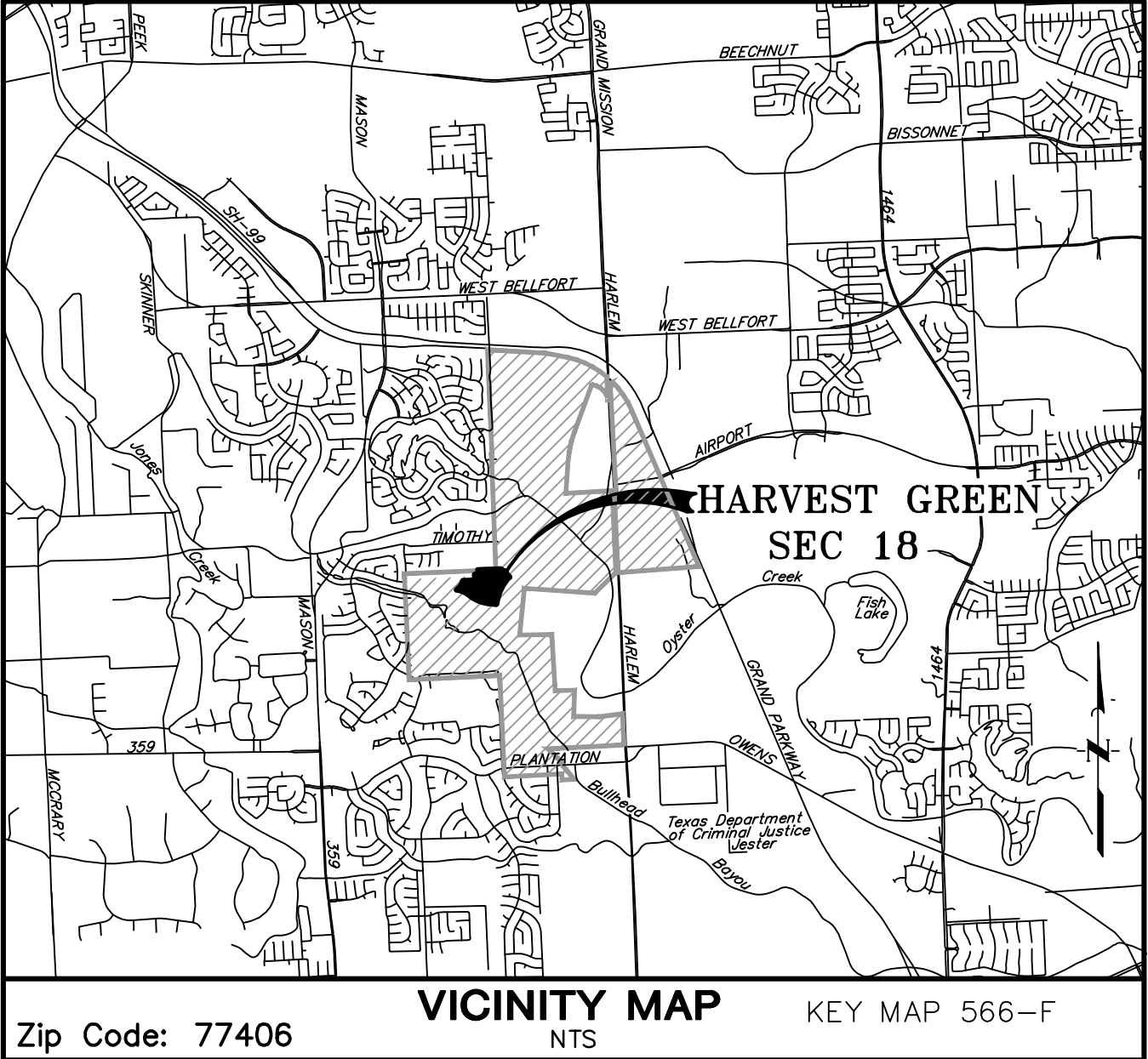
(DEPUTY CLERK)

DISTRICT NAMES	
W/OID	N/A
MUD/MUD	FORT BEND MUD No. 1 / FBCMUD 134E
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

[A] RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space
Purposes Only
0.5790 AC
25,222 Sq Ft

[B] RESTRICTED RESERVE "B"
Restricted to Lake/Detention
Purposes Only
4.0169 AC
174,974 Sq Ft

[C] RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space
Drainage/Detention Purposes Only
5.8269 AC
253,821 Sq Ft



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	80°41'06"	70.41'	S52°00'18"E	64.74'	42.47'
C2	1480.00'	35°28'28"	815.47'	S25°42'31"W	900.95'	472.91'
C3	30.00'	87°43'22"	45.93'	S51°50'58"W	41.57'	28.83'
C4	1170.00'	29°03'01"	593.22'	N69°45'50"W	586.88'	303.13'
C5	880.00'	25°11'40"	386.96'	N67°50'10"W	383.85'	196.66'
C6	300.00'	32°07'40"	168.22'	N76°20'18"W	166.03'	86.39'
C7	1490.00'	5°06'16"	132.74'	N30°46'58"E	132.70'	66.42'
C8	50.00'	54°16'09"	47.36'	N60°27'48"E	25.61'	25.62'
C9	300.00'	33°39'14"	176.21'	N75°34'31"W	173.69'	90.73'
C10	50.00'	96°04'48"	83.85'	N10°42'30"W	74.36'	55.61'
C11	1200.00'	15°50'19"	331.72'	N29°24'45"E	330.67'	166.93'
C12	300.00'	105°12'53"	550.90'	N74°06'02"E	476.70'	392.49'
C13	400.00'	28°25'56"	198.49'	N07°46'54"W	196.46'	101.34'
C14	25.00'	88°08'22"	38.46'	S75°39'22"W	34.78'	24.20'
C15	25.00'	33°47'04"	14.74'	N15°16'30"E	14.53'	7.59'
C16	50.00'	113°52'54"	99.38'	N55°19'24"E	83.81'	76.82'
C17	25.00'	24°39'59"	10.76'	N80°04'08"W	10.68'	5.47'
C18	25.00'	18°42'43"	8.16'	N66°09'03"W	8.13'	4.12'
C19	50.00'	134°42'37"	117.56'	N08°09'06"W	92.29'	119.85'
C20	25.00'	21°42'01"	9.47'	N48°21'12"E	9.41'	4.79'
C21	25.00'	80°17'36"	35.03'	N18°49'31"E	32.24'	21.09'
C22	30.00'	87°49'34"	45.99'	N40°22'34"W	41.61'	28.88'
C23	30.00'	97°09'09"	50.87'	N50°55'28"E	44.99'	34.00'
C24	25.00'	81°50'06"	35.71'	N62°01'36"W	32.75'	21.67'
C25	25.00'	48°11'23"	21.03'	N77°23'13"W	20.41'	11.18'
C26	50.00'	276°22'46"	241.19'	N36°42'12"E	66.67'	44.72'
C27	25.00'	48°11'23"	21.03'	N29°11'50"W	20.41'	11.18'
C28	25.00'	48°11'23"	21.03'	N04°07'46"E	20.41'	11.18'
C29	50.00'	276°22'46"	241.19'	N61°46'32"W	68.67'	44.72'
C30	25.00'	48°11'23"	21.03'	N52°19'09"E	20.41'	11.18'
C31	25.00'	88°29'55"	38.61'	N16°01'30"W	34.89'	24.35'

LINE	BEARING	DISTANCE
L1	S51°08'17"E	112.94'
L2	N78°20'15"E	20.00'
L3	S02°20'51"E	20.00'
L4	S35°57'42"E	110.73'
L5	S46°34'15"E	64.74'
L6	N84°17'21"W	206.09'
L7	N55°14'20"W	128.12'
L8	N09°34'00"E	20.30'
L9	N51°25'36"E	43.36'
L10	N43°23'04"E	133.88'
L11	N22°09'59"E	158.47'
L12	N42°35'52"E	14.14'
L13	N02°24'08"W	165.00'
L14	N87°35'52"E	100.96'
L15	N02°24'08"W	141.00'
L16	N87°35'52"E	177.47'
L17	N00°16'28"W	98.89'
L18	N28°13'28"E	261.69'
L19	N39°35'17"W	10.03'
L20	N87°35'52"E	69.13'
L21	N81°25'39"E	6.31'
L22	N21°29'35"E	94.92'
L23	N53°17'32"W	204.65'
L24	N21°59'32"W	40.33'
L25	N06°26'25"E	7.37'
L26	N07°23'30"W	14.14'
L27	N82°54'09"W	28.26'
L28	N37°39'00"E	12.88'

LINE	BEARING	DISTANCE
L29	N82°39'10"W	77.14'
L30	N72°59'16"W	77.14'
L31	N63°03'23"W	77.01'
L32	N53°17'32"W	99.08'
L33	N63°12'43"W	109.54'
L34	N55°14'20"W	77.87'
L35	N34°06'35"W	104.59'
L36	N44°14'27"E	64.54'
L37	N69°26'39"E	81.57'
L38	N86°23'35"W	63.21'
L39	N63°32'02"W	90.71'
L40	N47°20'39"E	47.30'
L41	N28°13'28"E	63.00'
L42	N36°34'28"W	91.55'
L43	N48°19'09"W	60.23'
L44	N54°48'26"W	57.60'
L45	N71°20'18"W	53.87'
L46	N88°38'45"E	53.87'
L47	N68°37'48"E	53.87'
L48	N48°36'50"E	53.87'
L49	N28°31'51"E	56.01'
L50	N20°29'38"E	142.93'
L51	N28°13'28"E	60.00'
L52	N28°29'02"E	59.88'
L53	N30°22'36"E	59.32'
L54	N32°39'27"E	59.05'
L55	N30°43'20"E	71.36'

HARVEST GREEN

SEC 18

A SUBDIVISION OF 24.773 ACRES OF LAND
OUT OF THE
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62
FORT BEND COUNTY, TEXAS
54 LOTS 3 RESERVES 2 BLOCKS
MARCH 2018

OWNER:
GRAND PARKWAY 1358 LP
a Texas Limited Partnership
22516 GRAND CORNER DRIVE, STE 270
KATY, TEXAS 77494
281-494-0200

PLANNER:
BGE & ASSOCIATES
KERRY R. GILBERT
13340 S. CESSNA RD., SUITE A-250
KATY, TEXAS 77494
281-571-0200

SURVEYOR:
CBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. CESSNA RD., SUITE A-250
KATY, TEXAS 77494
281-571-0200

ENGINEER:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6339 West Loop South, Suite 100 • Houston, TX 77057 • 713.771.5337
THE JCS GROUP

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 24.773 acre tract described in the above and foregoing map of HARVEST GREEN SEC 18, 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 _____, 2018.

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 _____, 2018.

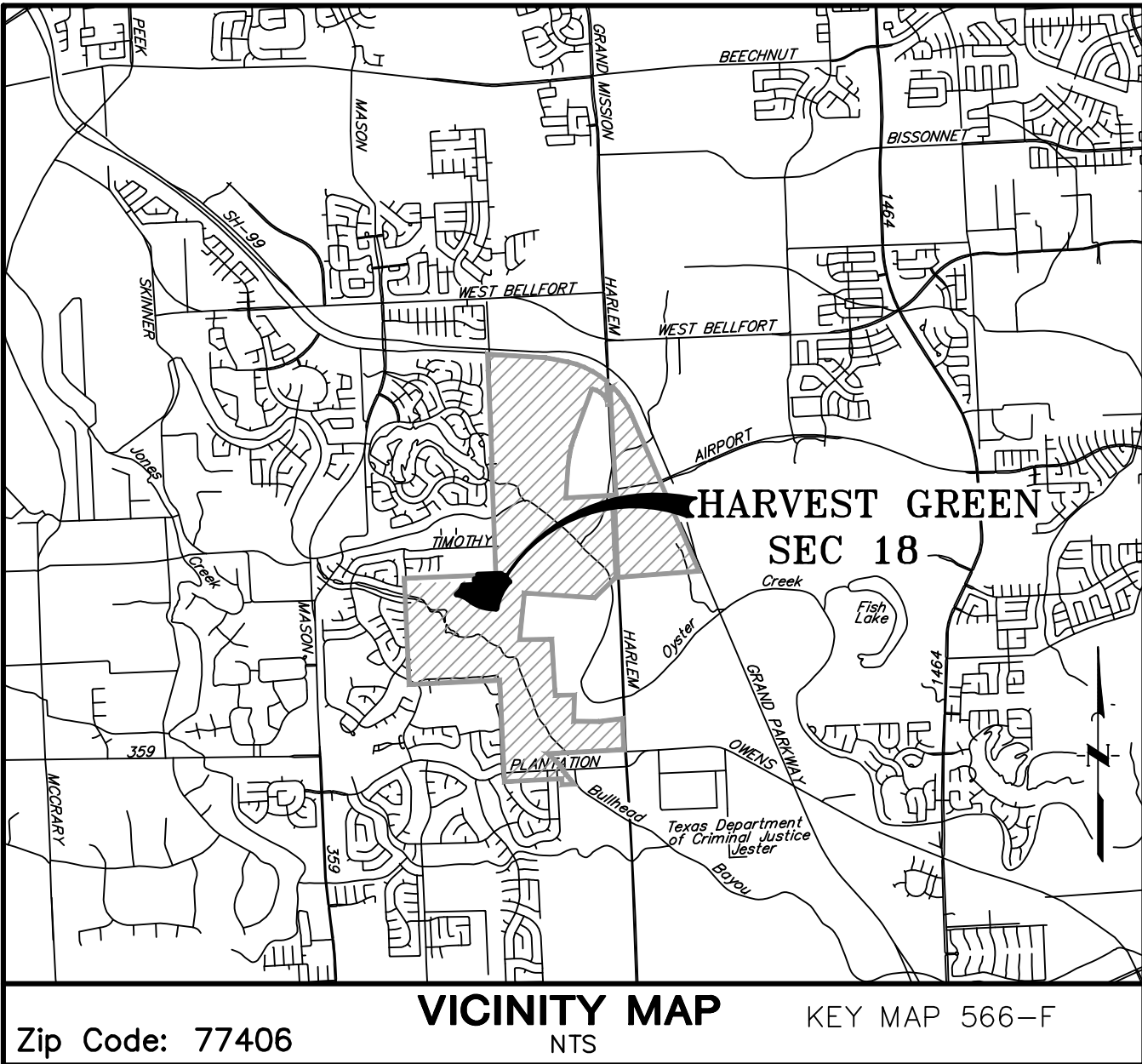
Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Christopher C. Jousan, 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.

Christopher C. Jousan, P.E.
Professional Engineer No. 111507



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 _____, 2018.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert
County Judge

W.A. "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 _____, 2018, 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

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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HARVEST GREEN SEC 18 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 _____, 2018.

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

By: Patrick Walsh, P.E.
Secretary

HARVEST GREEN SEC 18

A SUBDIVISION OF 24.773 ACRES OF LAND
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22316 GRAND CORNER DRIVE, STE 270
KATY, TEXAS 77494
281-494-0200

PLANNER:
BCE KERRY R. GILBERT
& ASSOCIATES
Land Planning Consultants
23001 Chico Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-578-0260

SURVEYOR:
CBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. CESSNA RD., MISSOURI CITY, TX 77459
PHONE: 281-495-4534 • www.cbisurvey.com
TBPUS FIRM # 10130300

ENGINEER:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6339 West Loop South, Suite 100 • Houston, TX 77057 • 713-771-5337