

PLAT RECORDING SHEET

PLAT NAME: Harvest Home Drive Street Dedication, Sec. 2

PLAT NO: _____

ACREAGE: 10.01

LEAGUE: William Morton One and One-Half League Grant, Jane Wilkins

One League Grant

ABSTRACT NUMBER: 62, 96

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Grand Parkway 1358, LP

(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 10.01 acre tract described in the above and foregoing map of HARVEST HOME DRIVE STREET DEDICATION SEC 2, 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 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, therunto 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: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HARVEST HOME DRIVE STREET DEDICATION SEC 2 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

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

CERTIFICATE FOR SURVEYOR

I, Kyle A. Kacal, 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 A. Kacal
Registered Professional Land Surveyor
Texas Registration No. 6652

STATE OF TEXAS §
COUNTY OF FORT BEND §

This plat of Harvest Home Drive Street Dedication Sec 2, Subdivision approved by the City Manager of the City of Richmond, Texas

This the _____ day of _____, 2018.

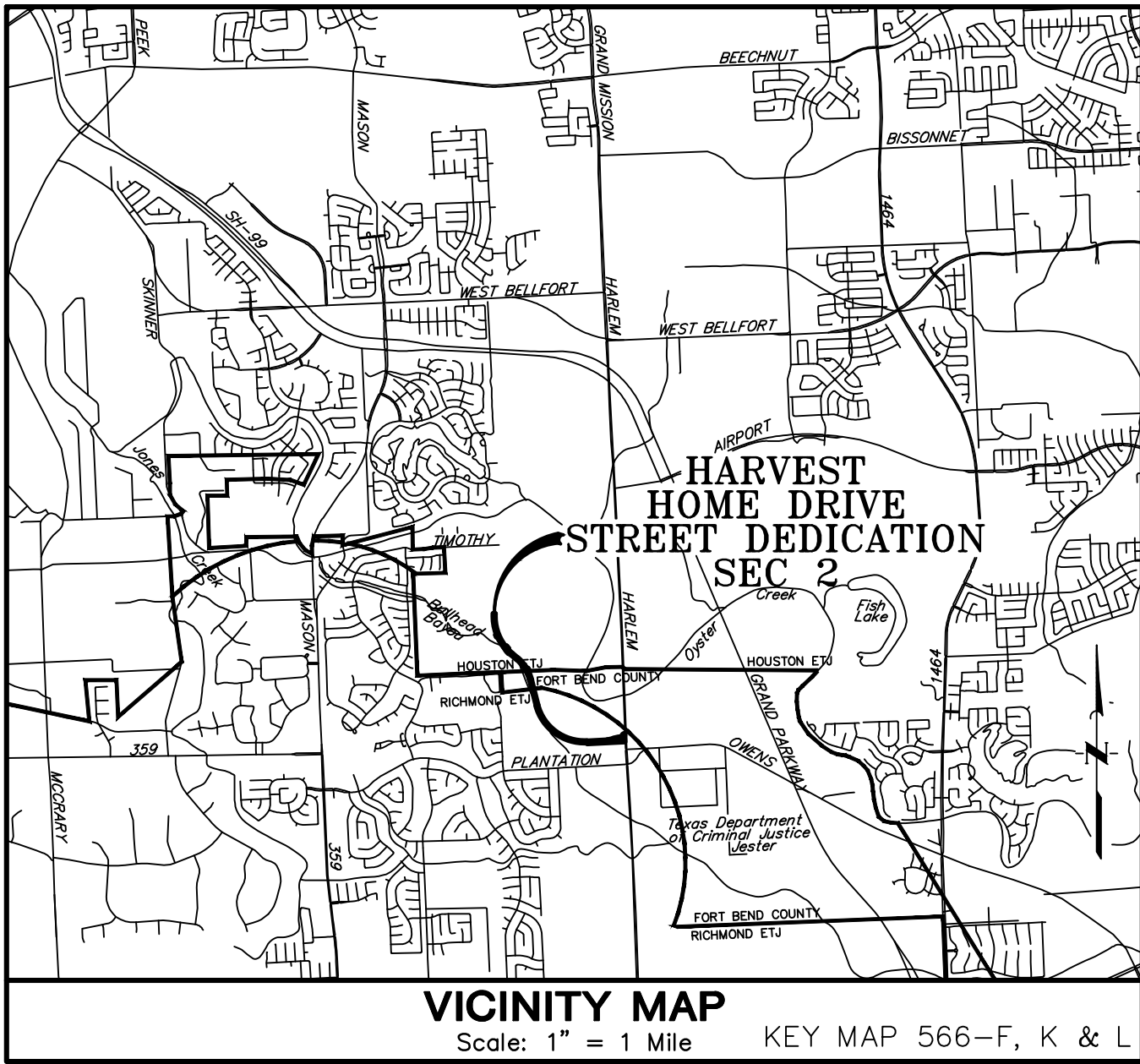
Terri Vela, City Manager

STATE OF TEXAS §
COUNTY OF FORT BEND §

This plat of Harvest Home Drive Street Dedication Sec 2, Subdivision approved on _____ by the City of Richmond City Commission, and signed this the _____ day of _____, 2018, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas within (6) months hereafter.

Signed Evelyn W. Moore, Mayor

Signed Laura Scariato, City Secretary



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 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

HARVEST HOME DRIVE STREET DEDICATION SEC 2

A SUBDIVISION OF 10.01 ACRES OF LAND
OUT OF THE

WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62
AND THE JANE WILKINS ONE LEAGUE GRANT, A-96
FORT BEND COUNTY, TEXAS

2 RESERVES

2 BLOCKS

MARCH 2018

OWNER:
GRAND PARKWAY 1358 LP
a Texas Limited Partnership
22316 GRAND CORNER DRIVE, STE 270
KATY, TEXAS 77494
281-494-0200

PLANNER:
BCE KERRY R. GILBERT & ASSOCIATES

Land Planning Consultants
23851 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel. 281-579-0260

SURVEYOR:



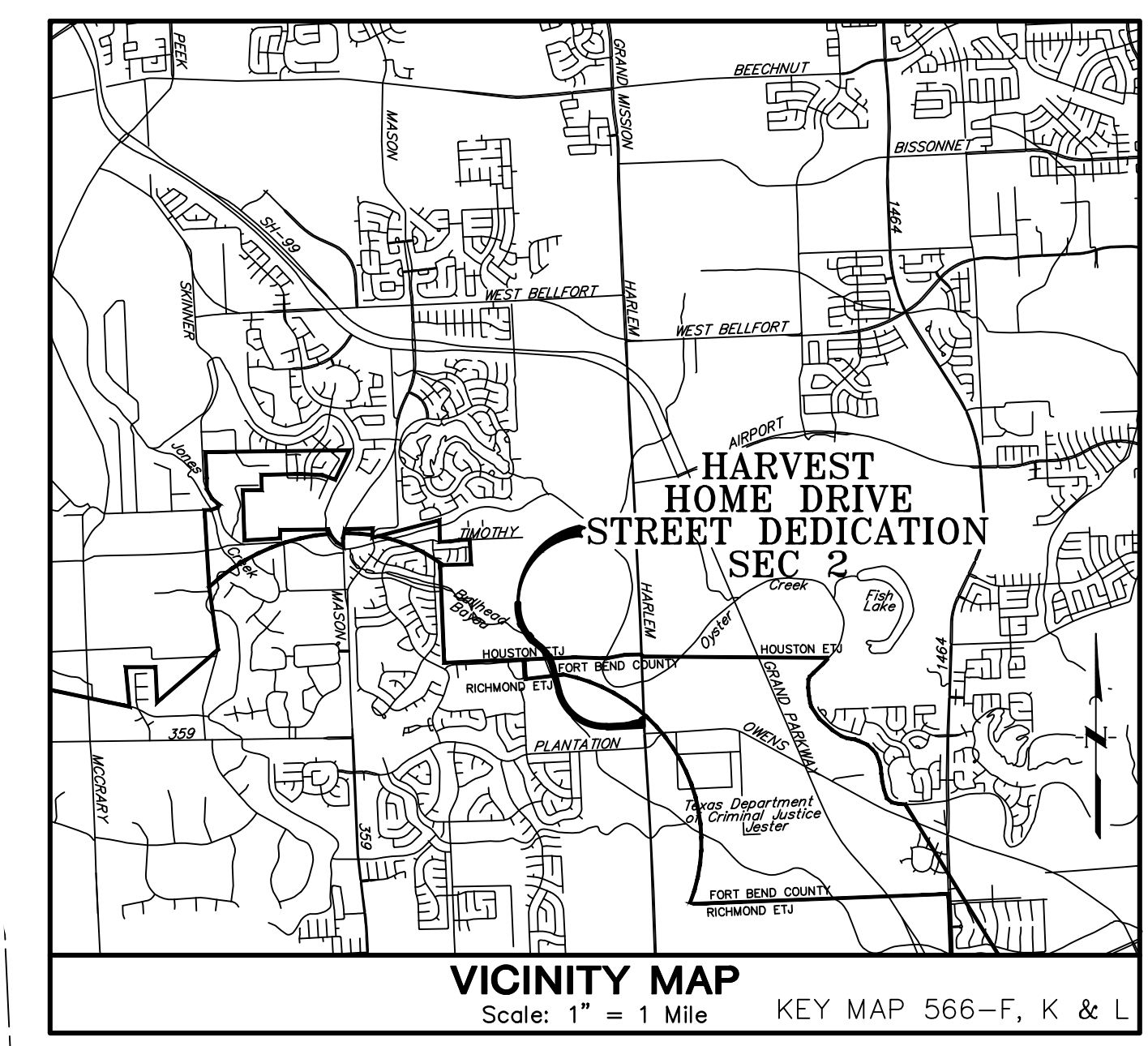
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD., MISSOURI CITY, TX 77459
PHONE: 281-488-4559 www.gbisurvey.com
TRPA# FRM # 10130300

ENGINEER:



JONES CARTER
Texas Board of Professional Engineers Registration No. E-439
8130 West Loop South, Suite 150-Reliant, TX 77061 • 713.777.0157

SHEET 3 OF 3

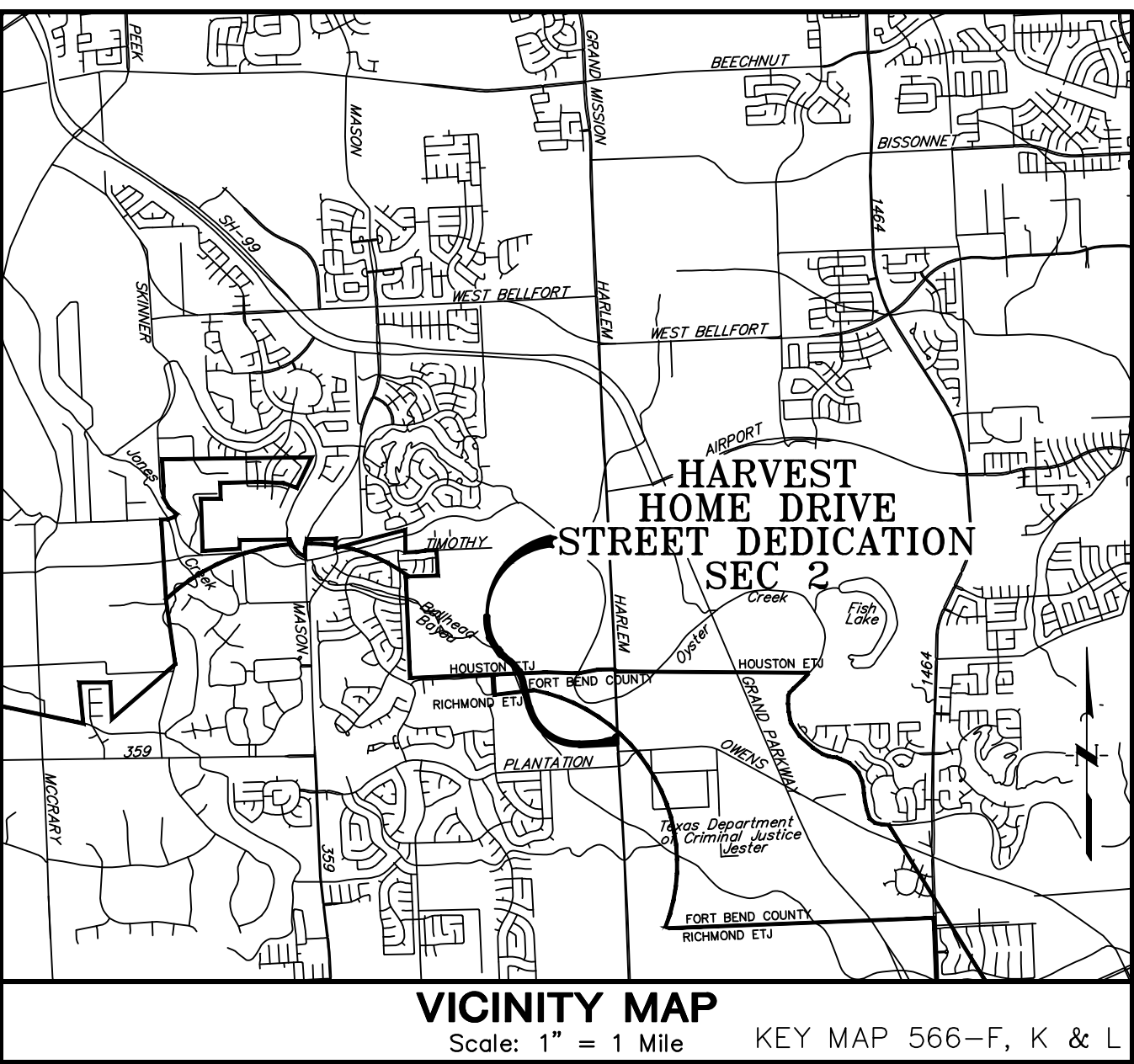
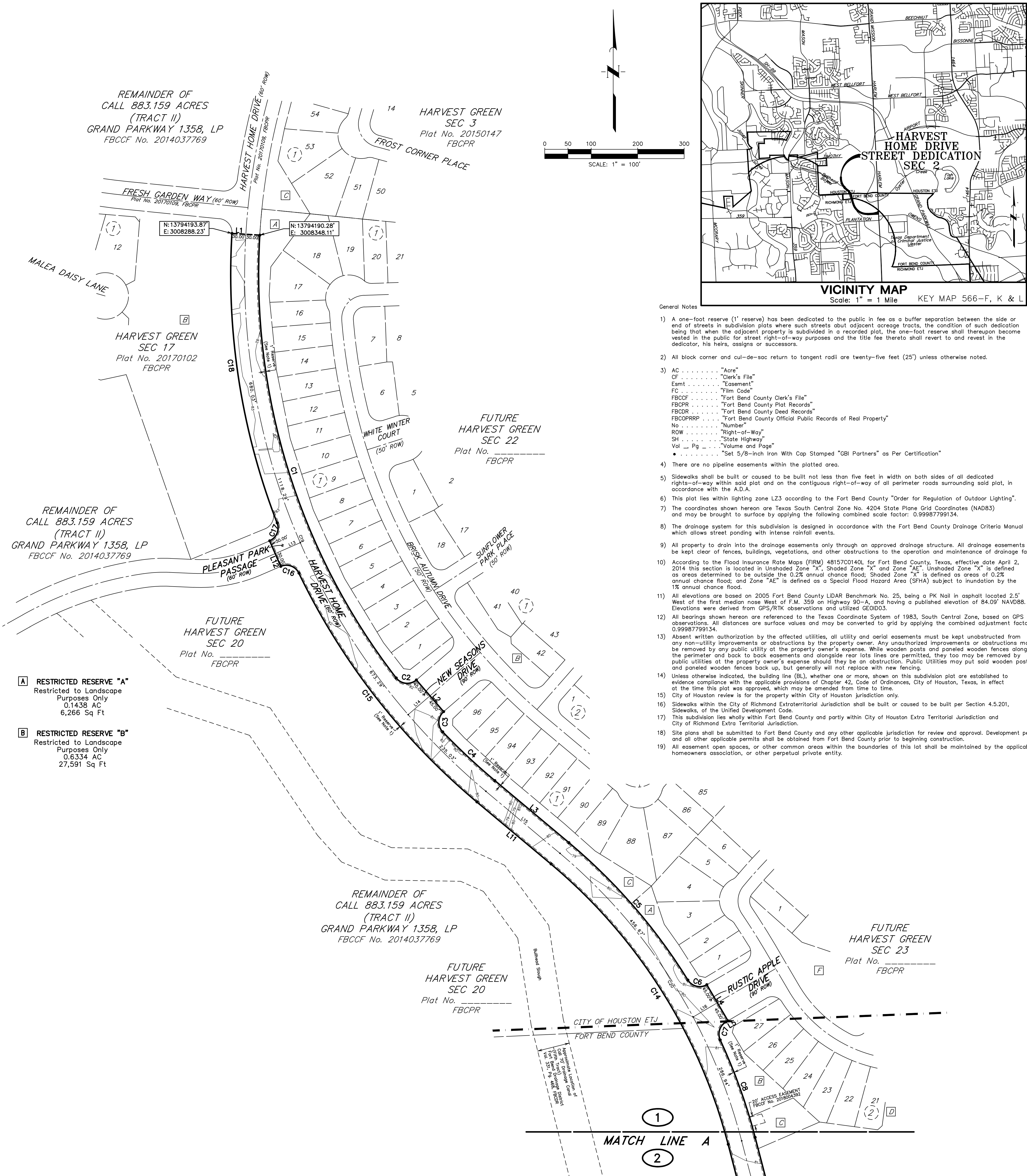


ENGINEER:

 JONES | CARTER

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

K:\3564\0564-0056-01 Harvest Home Drive Phase II (Paving) 12 (Paving) (CAD) (L) Harvest Home Dr Sec 2 1 and Paving Apr 13,2018 - 12:07pm JLD



- General Notes
- 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 re-vest in the dedicant, his heirs, assigns or successors.
 - All block corner and cut-de-sac return to tangent radii are twenty-five feet (25') unless otherwise noted.
 - AC "Acre"
CF "Clerk's File"
Easmt "Easement"
FC "Film Code"
FBCF "Fort Bend County Clerk's File"
FBCCR "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"
SH "State Highway"
Vol "Volume and Page"
• "Set 5/8-inch Iron With Cap Stamped "GBI Partners" as Per Certification"
 - 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.
 - This plat lies within lighting zone LZ3 according to the Fort Bend County "Order for Regulation of Outdoor Lighting".
 - 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 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 Maps (FIRM) 48157C0140L for Fort Bend County, Texas, effective date 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 flood; 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.
 - 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 80-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.
 - 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.
 - Unless otherwise indicated, the building line (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.
 - City of Houston review is for the property within City of Houston jurisdiction only.
 - Sidewalks within the City of Richmond Extraterritorial Jurisdiction shall be built or caused to be built per Section 4.5.201, Sidewalks, of the Unified Development Code.
 - This subdivision lies wholly within Fort Bend County and partly within City of Houston Extra Territorial Jurisdiction and City of Richmond Extra Territorial Jurisdiction.
 - 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.
 - All easement open spaces, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowners association, or other perpetual private entity.

- A RESTRICTED RESERVE "A"**
Restricted to Landscape
Purposes Only
0.1438 AC
6,266 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Landscape
Purposes Only
0.6334 AC
27,591 Sq Ft

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1420.00'	41°05'43"	1018.49'	S17°06'51"E	996.80'	532.26'
C2	30.00'	93°05'35"	48.74'	S84°12'30"E	43.56'	31.66'
C3	30.00'	93°05'35"	48.74'	S02°41'55"W	43.56'	31.66'
C4	1420.00'	61°11'39"	153.51'	S46°56'41"E	153.44'	76.83'
C5	1230.00'	181°17'27"	392.66'	S40°53'47"E	391.00'	198.01'
C6	30.00'	88°38'08"	46.41'	S76°04'08"E	41.92'	29.29'
C7	30.00'	84°32'06"	44.26'	S17°20'45"W	40.36'	27.27'
C8	1230.00'	102°3'03"	222.93'	S19°43'46"E	222.62'	111.77'
C9	1420.00'	78°26'31"	194.40'	S53°45'30"E	1795.77'	1158.99'
C10	500.00'	201°5'57"	176.85'	N76°53'19"E	175.93'	89.36'
C11	550.00'	201°5'57"	194.54'	N76°53'19"E	193.53'	98.30'
C12	90.00'	91°14'52"	143.33'	N42°38'40"E	128.66'	91.98'
C13	1480.00'	78°26'31"	2026.23'	N53°45'30"W	1871.65'	1207.96'
C14	1170.00'	35°30'16"	725.01'	N32°17'23"W	713.47'	374.57'
C15	1480.00'	24°19'39"	628.40'	N37°52'41"W	623.69'	319.01'
C16	30.00'	87°43'22"	45.93'	N69°34'33"W	41.57'	28.83'
C17	30.00'	87°43'22"	45.93'	N22°42'05"E	41.57'	28.83'
C18	1480.00'	24°35'37"	635.27'	N08°51'47"W	630.41'	322.60'
C19	1450.00'	53°28'32"	1353.32'	N23°18'15"W	1304.73'	730.47'
C20	1200.00'	35°30'16"	743.61'	N32°17'23"W	731.76'	384.18'
C21	1450.00'	78°26'31"	1985.15'	N53°45'30"W	1833.71'	1183.48'
C22	1025.62'	101°2'46"	182.81'	N81°54'51"E	182.57'	91.65'
C23	1025.62'	101°2'46"	182.81'	N81°54'51"E	182.57'	91.65'
C24	30.00'	88°45'08"	46.47'	N42°38'40"E	41.96'	29.35'

LINE	BEARING	DISTANCE
L1	S86°33'59"E	60.00'
L2	S40°45'17"E	90.00'
L3	S50°02'31"E	208.00'
L4	S30°23'12"E	90.00'
L5	S59°36'48"W	5.37'
L6	S14°32'15"E	776.49'
L7	N87°01'14"E	62.55'
L8	S02°11'35"E	18.81'
L9	N02°58'46"W	25.00'
L10	N14°32'15"W	776.49'
L11	N50°02'31"W	208.00'
L12	N23°26'14"W	60.00'
L13	N66°33'46"E	58.81'
L14	N49°14'43"E	62.02'
L15	N50°02'31"W	208.00'
L16	N59°36'48"E	60.49'
L17	N14°32'15"W	776.49'
L18	N87°01'14"E	605.53'
L19	N87°01'14"E	151.19'
L20	N53°12'03"W	39.07'

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FORT BEND MMD 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, RICHMOND ETJ
UTILITIES CO.	CENTERPOINT ENERGY

HARVEST HOME DRIVE STREET DEDICATION SEC 2
A SUBDIVISION OF 10.01 ACRES OF LAND OUT OF THE WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62 AND THE JANE WILKINS ONE LEAGUE GRANT, A-96 FORT BEND COUNTY, TEXAS

2 RESERVES 2 BLOCKS

MARCH 2018

OWNER:
GRAND PARKWAY 1358 LP
a Texas Limited Partnership
22316 GRAND CORNER DRIVE, STE 270
KATY, TEXAS 77494
281-494-0200

PLANNER:
BCE KERRY R. GILBERT & ASSOCIATES
Land Planning Consultants
2501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0348

SURVEYOR:
CBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13046 S. CRESSKOPF RD., MISSOURI CITY, TX 77459
PHONE: 281-498-4824 FAX: 281-498-4825
WWW.GLOUSEY.COM
TBPAS FIRM # 10130300

ENGINEER:
JC JONES CARTER
Texas Board of Professional Engineers Registration No. F-419
6330 West Loop South, Suite 100-North, TX 77061-7131-771317