

## PLAT RECORDING SHEET

**PLAT NAME:** Harvest Green, Sec. 20

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 24.28

**LEAGUE:** William Morton One and One-Half League Grant

**ABSTRACT NUMBER:** 62

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 43

**NUMBER OF RESERVES:** 1

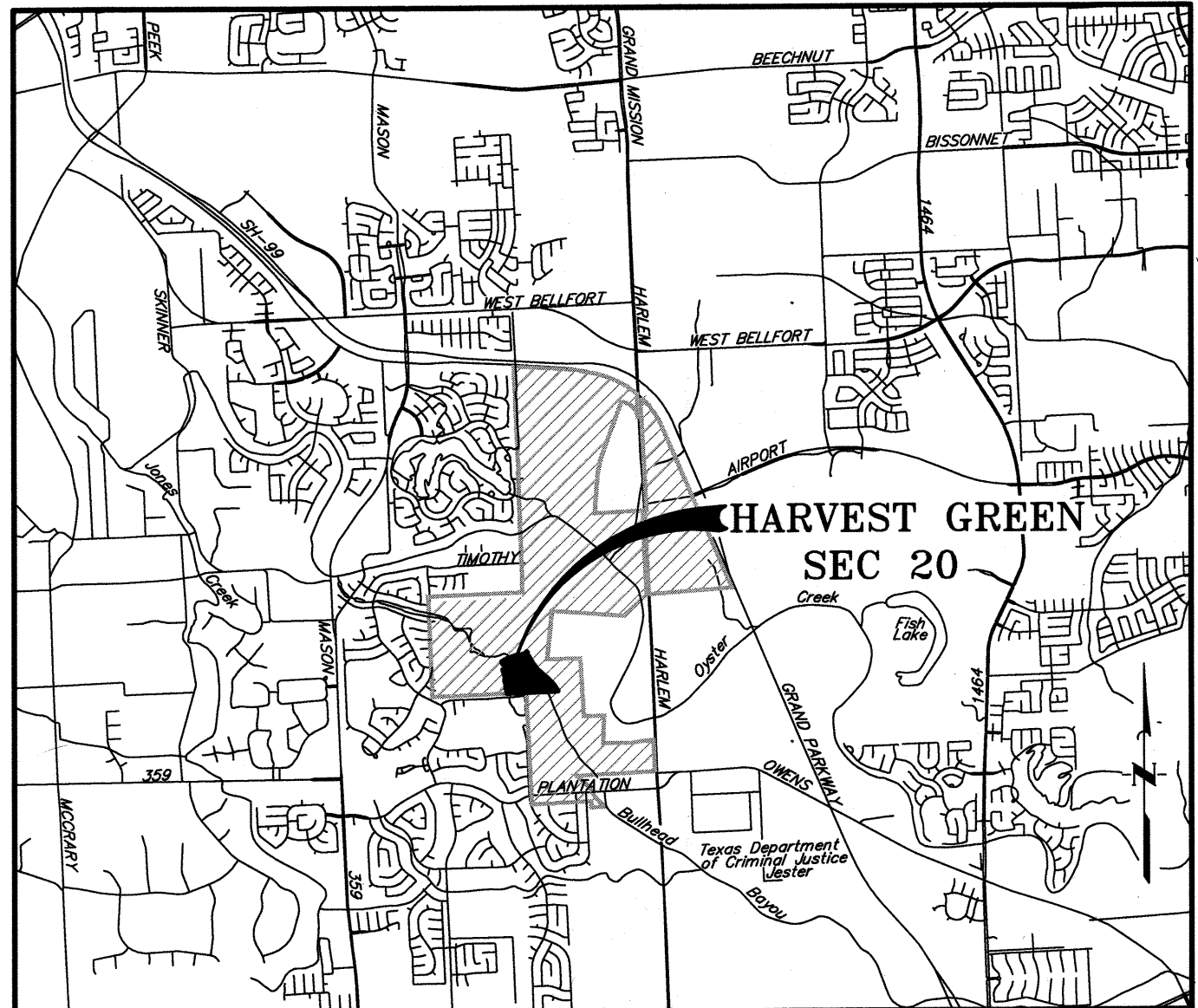
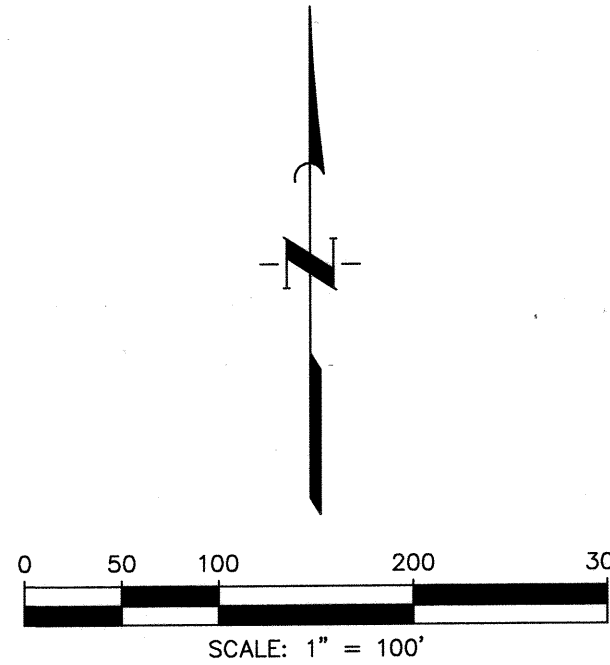
**OWNERS:** Grand Parkway 1358 LP

\_\_\_\_\_  
(DEPUTY CLERK)

DISTRICT NAMES		
WCD	N/A	
MMD/MUD	FORT BEND MMD No. 17 FBCMUD 134E	
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	

REMAINDER OF  
CALL 883.159 ACRES  
(TRACT II)  
GRAND PARKWAY 1358, LP  
FBCCF No. 2014037769

**A** RESTRICTED RESERVE "A"  
Restricted to Drainage/Detention  
Purposes Only  
1.923 AC  
519,385 Sq Ft



**VICINITY MAP**  
Zip Code: 77406  
NTS  
KEY MAP 566-F

- General Notes
- 1) 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 into 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 revest in the dedicant, his heirs, assigns or successors.
  - 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
  - 3) AE . . . . . "Aerial Easement"  
BL . . . . . "Building Line"  
CF . . . . . "Clerk's File"  
ROW . . . . . "Right-of-Way"  
SSE . . . . . "Sanitary Sewer Easement"  
Sq Ft . . . . . "Square Feet"  
UE . . . . . "Utility Easement"  
Vol . . . . . "Volume and Page"  
WLE . . . . . "Waterline Easement"  
FBCCR . . . . . "Fort Bend County Dead Records"  
FBCCRPR . . . . . "Fort Bend County Official Public Records of Real Property"
  - 4) All building lines along street rights-of-way as shown on the plat.
  - 5) 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.
  - 6) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
  - 7) 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.
  - 8) 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 800 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.
  - 9) There are no pipeline easements within the platted area.
  - 10) 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.
  - 11) Harvest Green Sec 20 lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
  - 12) The top of all floor slabs shall be a minimum of 85.0 feet (NAVD 85). 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.
  - 13) 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.
  - 14) 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.
  - 15) All property to drain into the drainage easements only through an approved drainage structure.
  - 16) All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
  - 17) 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", Shaded Zone "X", and Zone "AE"; Unshaded Zone "X" is defined as areas determined to be outside the 0.2% chance annual floodplain; 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.
  - 18) 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.
  - 19) A minimum distance of 10' shall be maintained between residential dwellings.
  - 20) 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.
  - 21) 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.
  - 22) All easements are centered on lot lines unless shown otherwise.
  - 23) Restricted Reserve "A" will be maintained by Fort Bend County Municipal Utility District No 134E.
  - 24) The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.
  - 25) All lots shall have adequate wastewater collection service.
  - 26) 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.

REMAINDER OF  
CALL 883.159 ACRES  
(TRACT II)  
GRAND PARKWAY 1358, LP  
FBCCF No. 2014037769

HARVEST GREEN  
SEC 23  
Plat No. 20180181  
FBCCR

REMAINDER OF  
CALL 883.159 ACRES  
(TRACT II)  
GRAND PARKWAY 1358, LP  
FBCCF No. 2014037769

PECAN GROVE PLANTATION  
SEC 22  
Slide No. 1247B  
FBCCR

LINE	BEARING	DISTANCE
L1	N68°23'26"E	60.00'
L2	N55°19'39"E	116.77'
L3	S87°32'28"E	70.96'
L4	N66°33'46"E	45.73'
L5	S50°02'31"E	208.00'
L6	N02°36'08"W	130.00'
L7	S87°23'52"W	24.43'
L8	N02°36'08"W	125.00'
L9	N16°52'02"W	108.32'
L10	N02°36'08"W	113.89'
L11	N18°09'31"W	163.30'
L12	N12°23'07"W	50.00'
L13	N77°36'53"E	46.19'
L14	N12°23'07"W	19.25'
L15	N77°36'53"E	173.38'
L16	N02°36'08"W	234.40'
L17	N02°36'08"W	212.72'
L18	N87°23'52"E	986.24'
L19	N02°36'08"W	20.00'
L20	N38°14'58"W	15.72'
L21	N34°05'05"W	79.53'
L22	N79°28'22"W	70.02'
L23	N02°36'08"W	119.10'
L24	N83°22'31"W	36.25'
L25	N28°07'59"W	40.81'
L26	N04°43'30"W	124.74'
L27	N51°16'38"E	73.20'
L28	N02°36'08"W	65.00'
L29	N06°08'38"E	65.76'
L30	N02°36'08"W	75.00'
L31	N12°36'48"W	60.41'
L32	N35°17'37"W	57.98'
L33	N57°34'45"W	57.98'
L34	N79°51'54"W	57.98'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	580.00'	0°47'36"	8.03'	N22°00'22"W	8.03'	4.02'
C2	30.00'	79°13'31"E	41.50'	N17°13'31"E	38.27'	24.84'
C3	430.00'	1°31'22"	11.43'	N56°05'29"E	11.43'	5.71'
C4	370.00'	37°07'53"	239.78'	N73°53'36"E	235.61'	124.27'
C5	330.00'	25°53'46"	149.15'	N79°30'39"E	147.88'	75.87'
C6	30.00'	87°43'22"	45.93'	S69°34'33"E	41.57'	28.83'
C7	1480.00'	24°19'39"	628.40'	S37°52'41"E	623.89'	319.01'
C8	1170.00'	22°22'37"	458.06'	S38°51'12"E	454.05'	231.42'
C9	25.00'	90°00'00"	39.27'	N32°36'53"E	35.36'	25.00'
C10	520.00'	91°3'27"	83.72'	N16°59'50"W	83.63'	41.95'
C11	550.00'	91°3'27"	88.55'	N16°59'50"W	88.45'	44.37'
C12	300.00'	99°46'59"	522.46'	N52°29'37"W	458.90'	356.15'
C13	25.00'	90°00'00"	39.27'	N57°37'07"W	35.36'	25.00'
C14	25.00'	90°00'00"	39.27'	N47°36'08"W	35.36'	25.00'
C15	25.00'	66°25'19"	28.98'	N54°11'13"E	27.39'	16.37'
C16	50.00'	26°7'27"41"	233.40'	N25°17'36"W	72.26'	52.27'
C17	25.00'	21°02'22"	9.18'	N82°04'57"W	9.15'	4.84'
C18	25.00'	90°00'00"	39.27'	N42°23'52"E	35.36'	25.00'
C19	25.00'	48°11'23"	21.03'	N28°41'49"W	20.41'	11.18'
C20	50.00'	276°22'46"	241.19'	N87°23'52"E	66.67'	44.72'
C21	25.00'	48°11'23"	21.03'	N21°29'33"E	20.41'	11.18'
C22	25.00'	90°00'00"	39.27'	N47°36'08"W	35.36'	25.00'
C23	25.00'	90°00'00"	39.27'	N42°23'52"E	35.36'	25.00'

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

PLANNER:  
**BCE** HERRY R. GILBERT  
& ASSOCIATES  
Land Planning Consultants  
22001 Grand Parkway South, Suite A-250  
Katy, Texas 77494  
Tel: 281-470-0200

SURVEYOR:  
**GPI** **GPI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
15400 S. GESSNER RD., SUITE 100, DALLAS, TEXAS 75248  
PHONE: 972-431-4311  
FAX: 972-431-4311  
www.gpipartners.com

ENGINEER:  
**JIC** **JONES CARTER**  
Texas Board of Professional Engineers Registration No. 1-439  
6300 West Loop South, Suite 150, Houston, TX 77056-1337  
713-777-5337



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 Michael J. Smith, its Vice President, owner hereinafter referred to as Owners of the 24.28 acre tract described in the above and foregoing map of HARVEST GREEN SEC 20, 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.

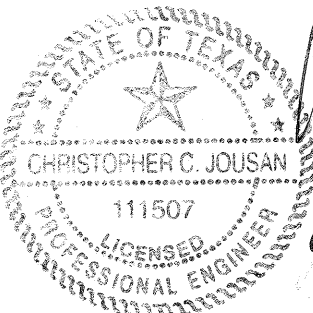
FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency 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.

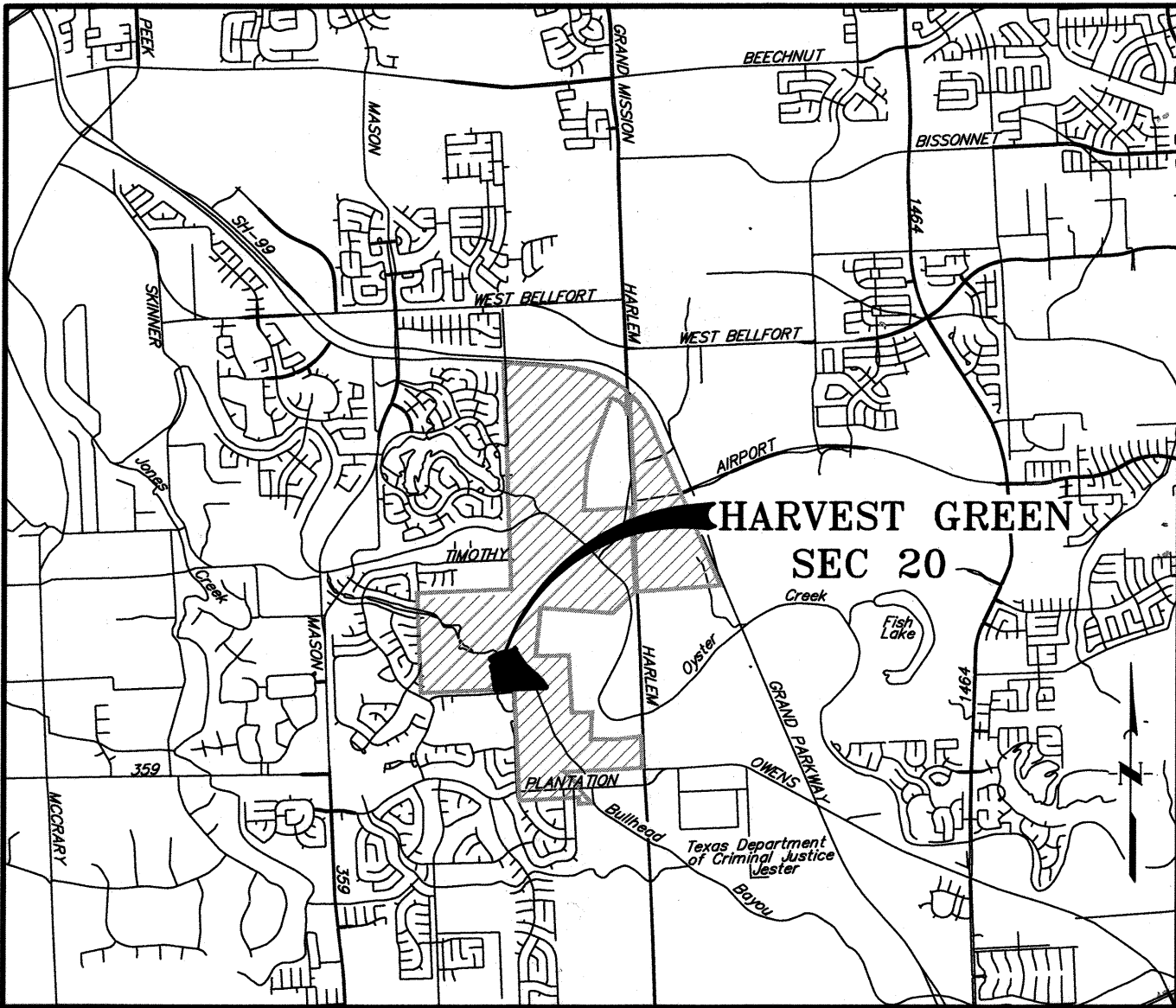
IN TESTIMONY WHEREOF, the Grand Parkway 1358 LP, a Texas Limited Partnership, by Johnson 1358 GP LLC, a Texas Limited Liability Company has caused these presents to be signed by Michael J. Smith, its Vice President, thereunto authorized, this 5<sup>th</sup> day of SEPTEMBER, 2018.

Grand Parkway 1358 LP  
a Texas Limited Partnership  
By: Johnson 1358 GP LLC  
a Texas Limited Liability Company  
By: Michael J. Smith  
Michael J. Smith  
Vice President

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



Zip Code: 77406 VICINITY MAP NTS KEY MAP 566-F

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. Date  
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Vincent M. Morales, Jr. Grady Prestage  
Commissioner, Precinct 1 Commissioner, Precinct 2

Robert E. Hebert  
County Judge

W.A. "Andy" Meyers James Patterson  
Commissioner, Precinct 3 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 Plot 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

STATE OF TEXAS §  
COUNTY OF FORT BEND HARRIS §

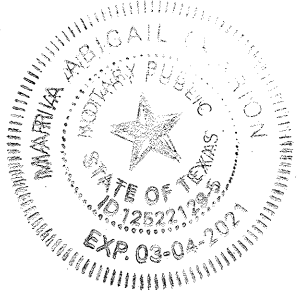
BEFORE ME, the undersigned authority, on this day personally appeared Michael J. Smith, Vice President of Johnson 1358 GP LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5 day of September, 2018.

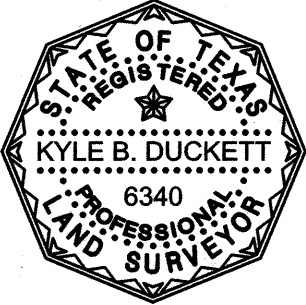
Maria Abigail Carrion  
Notary Public in and for the State of Texas

Maria Abigail Carrion  
Print Name

My commission expires: 3-4-2021



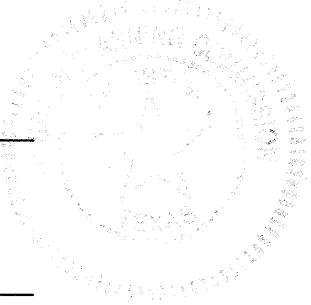
CERTIFICATE FOR SURVEYOR  
I, Kyle B. Duckett, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, 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 20 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 18 day of September, 2018.

By: M. Sonny Garza  
Martha L. Stein Title Chair M. Sonny Garza Vice Chairman  
By: Patrick Walsh  
Patrick Walsh, P.E. Secretary



# HARVEST GREEN

## SEC 20

A SUBDIVISION OF 24.28 ACRES OF LAND

OUT OF THE

WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62

FORT BEND COUNTY, TEXAS

43 LOTS

1 RESERVE

2 BLOCKS

AUGUST 2018

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

PLANNER:  
KERRY R. GILBERT  
& ASSOCIATES  
Land Planning Consultants -  
23001 Cocoa Ranch Blvd., Suite A-200  
Katy, Texas 77494  
Tel. 281-578-0260

SURVEYOR:  
GBI PARTNERS, L.P.  
LAND SURVEYING CONSULTANTS  
13041 S. GESSNER RD. - HOUSTON CITY, TX 77060  
PHONE: 281-489-4238 - www.gbisurvey.com  
TXLSC #2004 # 10100300

ENGINEER:  
JONES CARTER  
Texas Board of Professional Engineers Registration No. E-433  
6330 West Loop South, Suite 150 - Houston, TX 77057 - 713-777-5337