

PLAT RECORDING SHEET

PLAT NAME: Harvest Corner Drive Street Dedication Sec 1 Partial Replat No. 1

PLAT NO: _____

ACREAGE: 1.29

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

ABSTRACT NUMBER: 62

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

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 Michael J. Smith, its Vice President, owner hereinafter referred to as Owners of the 1.29 acre tract described in the above and foregoing map of HARVEST CORNER DRIVE STREET DEDICATION SEC 1 PARTIAL REPLAT No 1, do hereby make and establish said subdivision and development plan of said property according to all laws, 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 on 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 on 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 obstructing 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 bays, creeks, gulches, 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 to 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 _____ day of _____, 2018.

Grand Parkway 1358 LP
a Texas Limited Partnership
By: Johnson 1358 GP LLC
a Texas Limited Liability Company

By: Michael J. Smith
Vice President

STATE OF TEXAS
COUNTY OF FORT BEND

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 _____ 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 CORNER DRIVE STREET DEDICATION SEC 1 PARTIAL REPLAT No 1 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 Clerk 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 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 on said boundary corners, angles, points, points of curvature and other points of reference have been marked with iron (or other durable) permanent monuments; that the plat or map is a true and correct copy of the original survey and that the plat or map is a true and correct copy of the original survey and that the plat or map is a true and correct copy of the original survey.

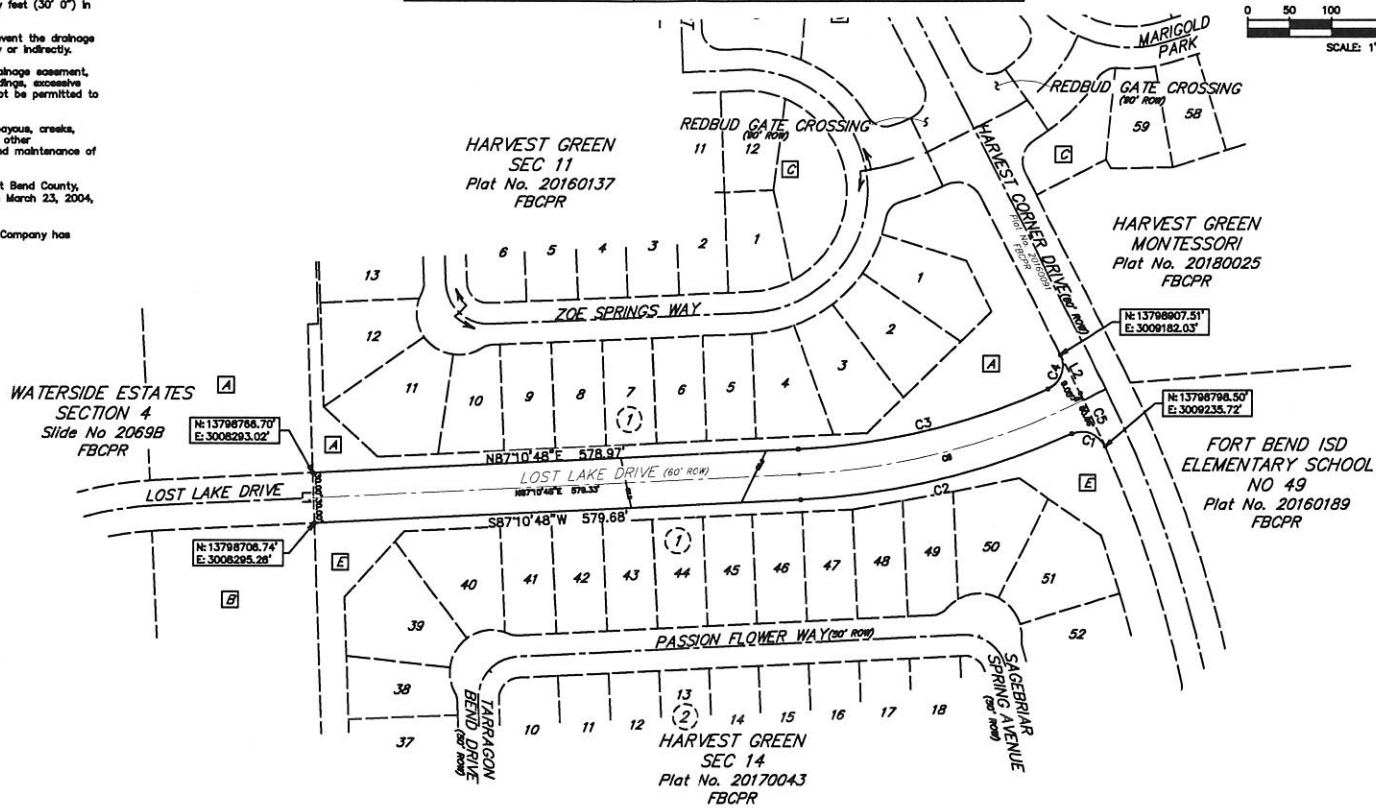
Kyle B. Duckett
Registered Professional Land Surveyor
Texas Registration No. 6340



DISTRICT NAMES	
WCD	N/A
MWD/MUD	FORT BEND MUD No. 1 / FBC MUD No. 1340
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 COUNTY EIT	HOUSTON EIT
UTILITIES CO.	CENTERPOINT ENERGY

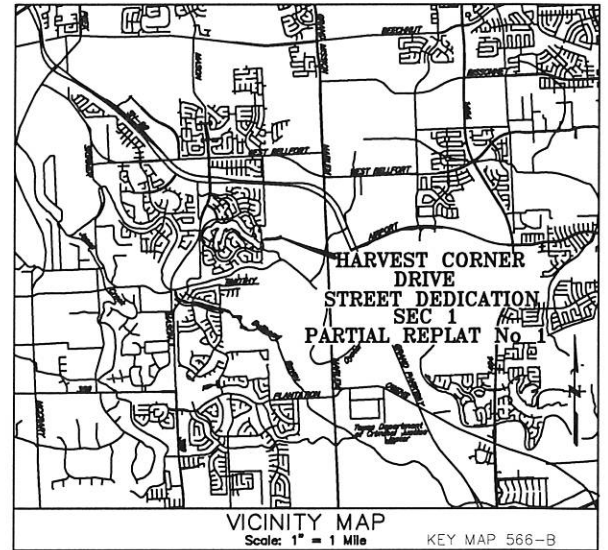
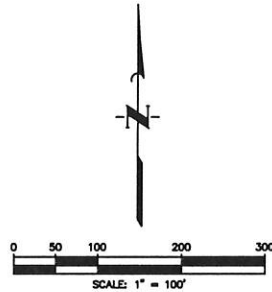
LINE	BEARING	DISTANCE
L1	N02°08'17"W	80.00'
L2	S27°01'48"E	51.84'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°17'57"	47.38'	N87°27'51"W	42.53'	30.15'
C2	860.00'	21°41'28"	333.15'	S78°20'04"W	331.18'	186.50'
C3	820.00'	21°25'47"	308.69'	N78°27'58"E	304.91'	155.16'
C4	30.00'	92°48'51"	48.56'	N19°21'36"E	43.44'	31.42'
C5	1420.00'	2°48'47"	69.72'	S25°37'28"E	69.71'	34.98'
C6	850.00'	23°58'50"	350.81'	N78°21'23"E	348.33'	177.94'



General Notes

- 1) 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.
- 2) All block corner and cut-to-slope return to tangent radii are twenty-five feet (25') unless otherwise noted.
- 3) AC "Acres"
CF "Clerk's File"
Eamt "Easement"
FC "Film Code"
FBOCF "Fort Bend County Clerk's File"
FBCPR "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 Pg "Volume and Page"
* "Set 5/8-inch Iron With Cap Stamped 'GBI Partners' as Per Certification"
- 4) There are no pipeline easements within the platted area.
- 5) Sidewalks shall be built or caused to be built not less than five feet in width on one side of Lost Lake Drive right-of-way within said plat, in accordance with the A.D.A.
- 6) This plat lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
- 7) 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.
- 8) 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.
- 9) 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.
- 10) According to the Flood Insurance Rate Map (FIRM) 48157C0140L for Fort Bend County, Texas, effective date April 2, 2014 this section is located in Unshaded Zone "X". Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance flood.
- 11) 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. 350 on Highway 90-A, and having a published elevation of 84.09' NAVD83. Elevations were derived from GPS/RTK observations and utilized GEODIG.
- 12) 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.
- 13) 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 lot 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 14) Fort Bend County LID No. 1 is responsible for the maintenance of any drainage and detention facilities located within the dedicated Fort Bend County right-of-way.



I, Richard W. Stallein, 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 intersecting drainage artery or parent stream or any other area or subdivision within the watershed.

Richard W. Stallein, 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 CORNER DRIVE
STREET DEDICATION SEC 1
PARTIAL REPLAT No 1
A SUBDIVISION OF 1.29 ACRES OF LAND
BEING A PARTIAL REPLAT OF HARVEST CORNER DRIVE STREET DEDICATION SEC 1
AS RECORDED IN PLAT No 20160091
OF THE FORT BEND COUNTY PLAT RECORDS
OUT OF THE
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62
FORT BEND COUNTY, TEXAS
AUGUST 2018
REASON FOR REPLAT: TO REVISE SIDEWALK RESTRICTION NOTE

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

PLANNER:
KERRY R. OLBERT
& ASSOCIATES

SURVEYOR:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13141 - 13221819 - 13221819 - 13221819
2201 Concession Road, Suite A-202
Katy, Texas 77494
Tel: 281-494-0200

J.C. JONES | CARTER
Texas Board of Professional Engineers Registration No. 5439
6300 West Loop South, Suite 150 - Houston, TX 77057 - 772.777.5337