

**PLAT RECORDING SHEET**

**PLAT NAME:** Harvest Green, Sec. 27

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

**ACREAGE:** 16.06

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

**ABSTRACT NUMBER:** 62

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 45

**NUMBER OF RESERVES:** 6

**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 16.06 acre tract described in the above and foregoing map of HARVEST GREEN SEC 27, 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 17<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  
*Michael J. Smith*  
By: Michael J. Smith  
Vice President

STATE OF TEXAS §  
COUNTY OF HARRIS §

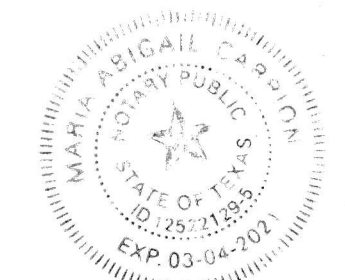
BEFORE ME, the undersigned authority, on this day personally appeared Michael J. Smith, Vice President of Johnson 1358 GP LLC, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that they executed the same for the purposes and considerations therein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 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



STATE OF TEXAS §  
COUNTY OF FORT BEND §

This plat of Harvest Green Sec 27, Subdivision approved by the City Manager of the City of Richmond, Texas

This the 16<sup>th</sup> day of September, 2018.

*Terri Vela*  
Terri Vela, City Manager

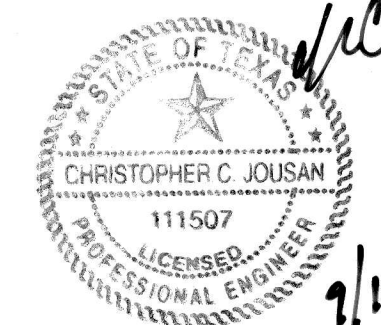
STATE OF TEXAS §  
COUNTY OF FORT BEND §

This plat of Harvest Green Sec 27, Subdivision approved on September 17, 2018 by the City of Richmond City Commission, and signed this the 16<sup>th</sup> day of September, 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 (1) year hereafter.

Signed *Evalyn W. Moore*  
Evalyn W. Moore, Mayor

Signed *Laura Scariato*  
Laura Scariato, City 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.

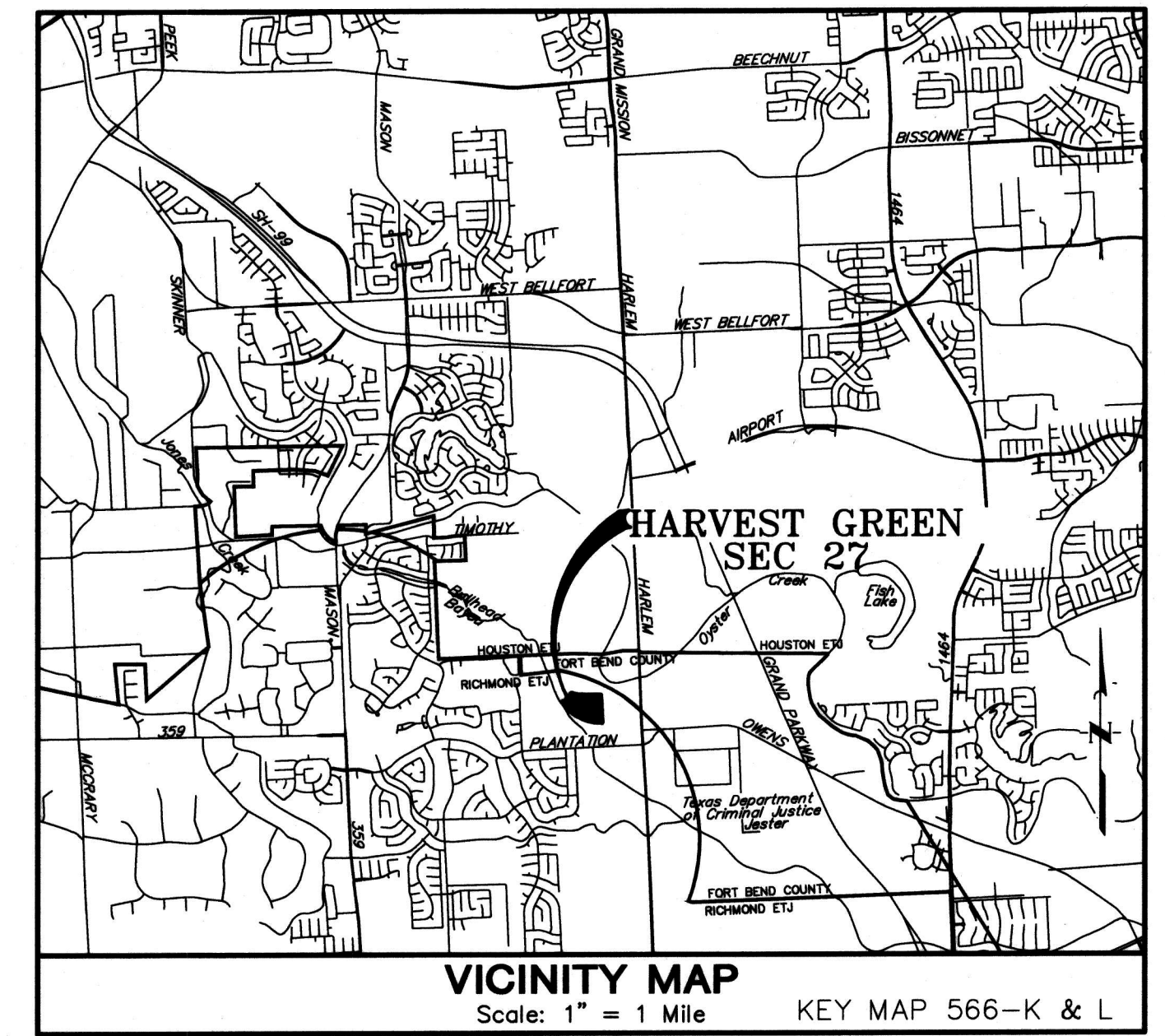


*Christopher C. Jousan*  
Christopher C. Jousan, P.E.  
Professional Engineer No. 111507

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



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*  
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.*  
Vincent M. Morales, Jr.  
Commissioner, Precinct 1

*Grady Prestage*  
Grady Prestage  
Commissioner, Precinct 2

*KP George*  
KP George  
County Judge

*W.A. Andy Meyers*  
W.A. Andy Meyers  
Commissioner, Precinct 3

*James Patterson*  
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*  
Laura Richard  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

# FINAL PLAT HARVEST GREEN SEC 27

A SUBDIVISION OF 16.06 ACRES OF LAND  
OUT OF THE  
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62  
FORT BEND COUNTY, TEXAS

45 LOTS      6 RESERVES      4 BLOCKS

SEPTEMBER 2018

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

PLANNER:  
**BGE** HENRY R. GILBERT  
& ASSOCIATES  
Land Planning Consultants  
23001 Cinco Ranch Blvd., Suite A-200  
Katy, Texas 77494  
Tel: 281-678-0240

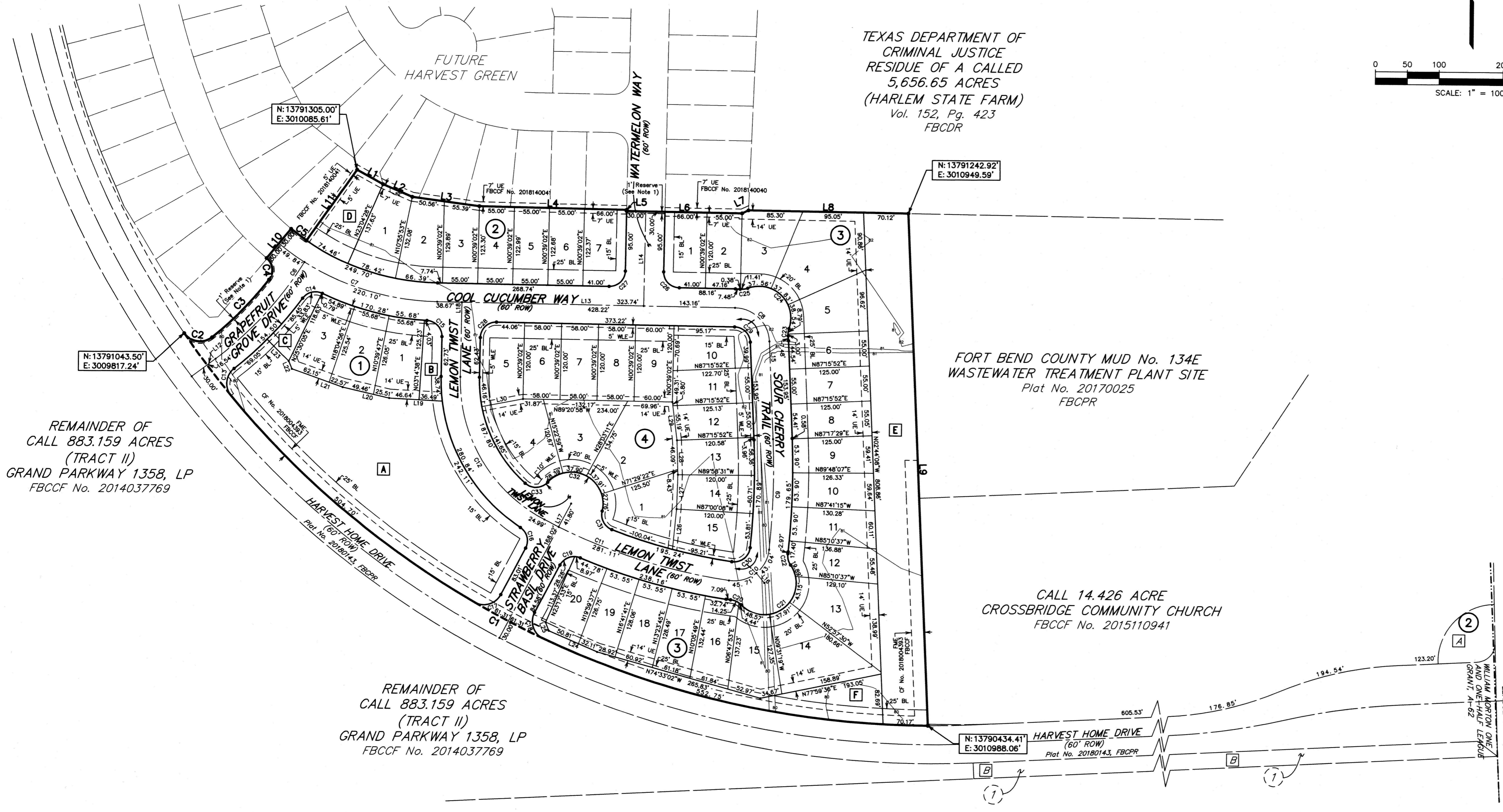
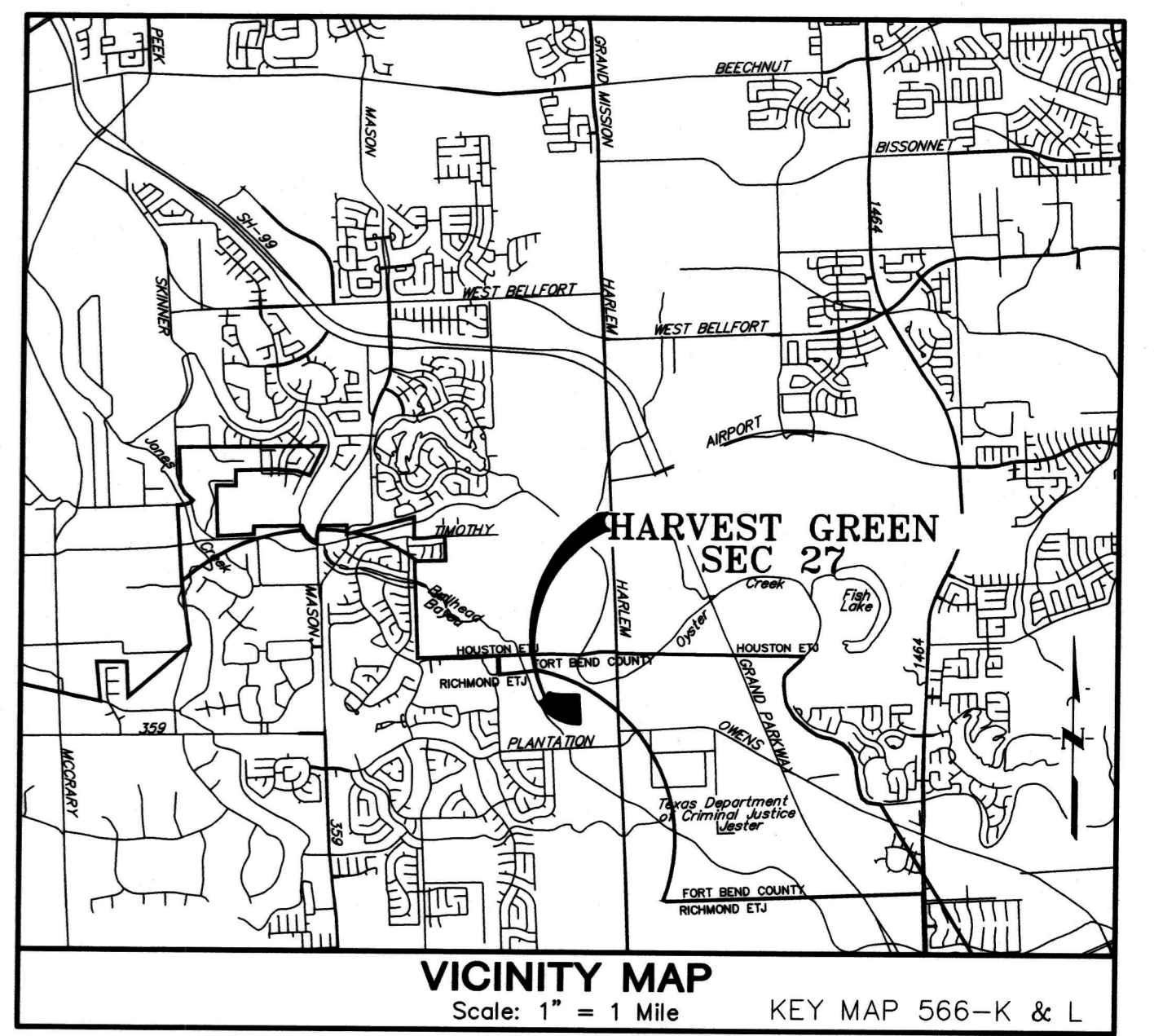
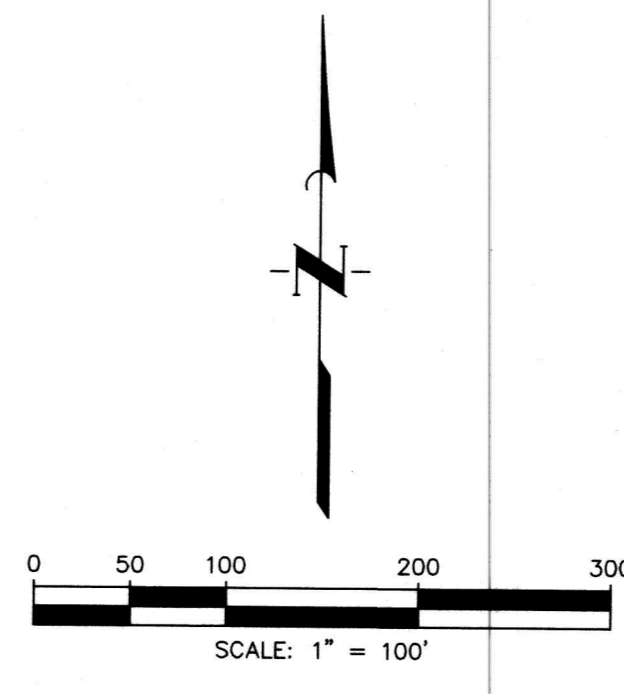
SURVEYOR:  
**GPI** PARTNERS, L.P.  
LAND SURVEYING CONSULTANTS  
13840 E. CRENSHAW RD., MISSOURI CITY, TX 77489  
PHONE: 281-669-4038    www.gipartners.com  
TXPLS FROM # 10130300

ENGINEER:  
**J|C** JONES | CARTER  
Texas Board of Professional Engineers Registration No. P-439  
4310 West Loop South, Suite 210 • Houston, TX 77027

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FORT BEND MMD No. 1/ 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	RICHMOND ETJ
UTILITIES CO.	CENTERPOINT ENERGY

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

TEXAS DEPARTMENT OF  
CRIMINAL JUSTICE  
RESIDUE OF A CALLED  
5,656.65 ACRES  
(HARLEM STATE FARM)  
Vol. 152, Pg. 423  
FBCDR



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

FORT BEND COUNTY MUD No. 134E  
WASTEWATER TREATMENT PLANT SITE  
Plat No. 20170025  
FBCPR

CALL 14.426 ACRE  
CROSSBRIDGE COMMUNITY CHURCH  
FBCCF No. 201510941

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

FORT BEND I.S.D.  
MIDDLE SCHOOL No. 14  
Plat No. 20100028  
FBCPR

**A** RESTRICTED RESERVE "A"  
Restricted to Lake/Detention/  
Utility Purposes Only  
1,9157 AC  
83,449 Sq Ft

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1420.00'	55°23'48"	1372.93'	N62°31'07"W	1320.08'	745.46'
C2	30.00'	94°12'34"	49.33'	S81°55'30"E	43.96'	32.29'
C3	520.00'	14°05'57"	127.96'	N43°55'14"E	127.64'	64.31'
C4	25.00'	87°33'12"	38.20'	N06°54'21"W	34.59'	23.95'
C5	370.00'	4°42'45"	30.43'	S53°02'20"E	206.70'	108.23'
C6	550.00'	21°39'42"	207.94'	N41°51'56"E	206.70'	108.23'
C7	400.00'	38°40'01"	269.95'	N70°00'58"W	264.85'	140.34'
C8	55.00'	86°36'50"	83.14'	N46°02'33"W	75.45'	51.84'
C9	1200.00'	8°22'07"	175.27'	N01°26'56"E	175.12'	87.79'
C10	55.00'	92°28'48"	68.74'	N51°51'23"E	79.42'	57.40'
C11	900.00'	19°29'13"	306.10'	N72°03'37"W	304.63'	154.54'
C12	250.00'	63°05'02"	275.26'	N30°53'29"W	261.56'	153.45'
C13	30.00'	91°04'54"	47.69'	N05°46'14"E	42.82'	30.57'
C14	25.00'	79°20'51"	34.62'	N75°43'21"E	31.92'	20.74'
C15	25.00'	87°56'37"	38.37'	N43°19'16"W	34.72'	24.12'
C16	25.00'	84°12'33"	35.74'	N14°42'47"W	33.52'	22.59'
C17	30.00'	92°28'26"	48.42'	N73°37'43"E	43.33'	31.32'
C18	30.00'	92°28'26"	48.42'	N18°50'44"W	43.33'	31.32'
C19	25.00'	85°21'40"	37.25'	N70°04'19"E	33.90'	23.05'
C20	25.00'	42°49'54"	18.69'	N65°17'07"W	18.26'	9.81'
C21	25.00'	171°19'48"	149.51'	N50°27'56"E	99.71'	659.60'
C22	25.00'	42°49'54"	18.69'	N13°47'01"W	18.26'	9.81'
C23	25.00'	27°00'44"	11.79'	N05°43'53"E	11.68'	6.00'
C24	50.00'	130°33'37"	113.94'	N46°02'33"W	90.84'	108.61'
C25	25.00'	27°00'44"	11.79'	N82°11'01"E	11.68'	6.00'
C26	25.00'	90°00'00"	39.27'	N44°20'58"W	35.36'	25.00'
C27	25.00'	90°00'00"	39.27'	N45°39'02"E	35.36'	25.00'
C28	25.00'	90°00'00"	39.27'	N45°39'02"E	35.36'	25.00'
C29	25.00'	86°36'50"	37.79'	N46°02'33"W	34.30'	23.96'
C30	25.00'	92°28'48"	40.34'	N51°51'23"E	36.10'	26.09'
C31	25.00'	82°20'42"	35.91'	N21°53'22"W	32.92'	21.86'
C32	50.00'	151°12'22"	131.95'	N62°19'13"W	96.86'	194.78'
C33	25.00'	89°39'47"	39.12'	N86°54'30"E	35.25'	24.85'

LINE	BEARING	DISTANCE
L1	S61°07'17"E	46.68'
L2	S66°40'21"E	50.05'
L3	S82°31'11"E	105.95'
L4	S89°01'35"E	231.00'
L5	S00°39'02"W	2.00'
L6	S89°20'58"E	181.00'
L7	N63°30'51"E	10.96'
L8	S89°20'58"E	250.47'
L9	S02°44'08"E	809.53'
L10	N39°19'03"E	60.00'
L11	N34°36'18"E	137.66'
L12	N52°41'47"E	46.54'
L13	N89°20'58"W	466.89'
L14	N00°39'02"E	150.00'
L15	N02°44'08"W	153.95'
L16	N39°32'04"W	20.00'
L17	N27°23'20"E	239.82'
L18	N00°39'02"E	117.43'
L19	N87°10'54"W	83.13'
L20	N77°18'19"W	74.97'
L21	N70°39'50"W	84.72'
L22	N22°34'52"W	13.36'
L23	N45°30'34"W	48.33'
L24	N66°42'27"W	82.92'
L25	N21°42'27"W	14.14'
L26	N05°19'56"E	64.00'
L27	N01°30'40"E	54.48'
L28	N02°03'56"W	54.52'
L29	N07°28'02"W	60.99'
L30	N78°59'27"E	65.58'

**B** RESTRICTED RESERVE "B"  
Restricted to Landscape/Open Space/  
Utility Purposes Only  
0.0870 AC  
3,791 Sq Ft

**C** RESTRICTED RESERVE "C"  
Restricted to Landscape/Open Space/  
Utility Purposes Only  
0.0800 AC  
3,485 Sq Ft

**D** RESTRICTED RESERVE "D"  
Restricted to Landscape/Open Space/  
Utility Purposes Only  
0.1924 AC  
8,379 Sq Ft

**E** RESTRICTED RESERVE "E"  
Restricted to Drainage/  
Utility Purposes Only  
1.3008 AC  
56,664 Sq Ft

**F** RESTRICTED RESERVE "F"  
Restricted to Landscape/Open Space/  
Utility Purposes Only  
0.4332 AC  
18,870 Sq Ft

- 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 rest in the dedicator, his heirs, assigns or successors.
  - AE ..... "Aerial Easement"  
BL ..... "Building Line"  
CF ..... "Clerk's File"  
Esm ..... "Easement"  
FC ..... "Firm Code"  
FBCCF ..... "Fort Bend County Clerk's File"  
FBCPR ..... "Fort Bend County Plat Records"  
FBCDR ..... "Fort Bend County Deed Records"  
FBCCP ..... "Fort Bend County Official Public Records of Real Property"
  - FME ..... "Force Main Easement"  
GBL ..... "Garage Building Line"  
No ..... "Number"  
ROW ..... "Right-of-Way"  
SS ..... "Sanitary Sewer Easement"  
Sq Ft ..... "Square Feet"  
UE ..... "Utility Easement"  
Vol. Pg ..... "Volume and Page"  
WLE ..... "Waterline Easement"  
..... "Set 5/8-inch Iron With Cap Stamped GBI Partners as Per Certification"
  - 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.
  - All cut-de-sac radii are fifty feet (50'), unless otherwise indicated.
  - All block corner and cut-de-sac return to tangent radii are twenty-five feet (25'), unless otherwise noted.
  - 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 900 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.
  - 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 plot and on the contiguous right-of-way of all public roads surrounding said plot, in accordance with the A.D.A.
  - Harvest Green Sec 27 lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
  - The top of all floor slabs shall be a minimum of 84.50 feet (NAVD 88). 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.
  - 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 Shaded Zone "X" and Zone "AE", annual chance flood; Shaded Zone "X" is defined as areas of 0.2% Zone "AE" is defined as a Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood.
  - 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.
  - A minimum distance of 10' shall be maintained between residential dwellings.
  - 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.
  - 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 GEOD03.
  - All easements are centered on lot lines unless shown otherwise.
  - Restricted Reserve "A", "B", "C", "D", "E" and "F" will be maintained by Fort Bend County Municipal Utility District No. 134E.
  - All lots shall have adequate wastewater collection service.
  - 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.
  - Sidewalks shall be built per Section 4.5.201 of the City of Richmond Unified Development Code (UDC) within all road rights-of-way dedicated to the public.
  - This plat is located within The City of Richmond's Extra Territorial Jurisdiction, Fort Bend County, Fort Bend County Municipal Utility District No. 134E, and Fort Bend Independent School District.
  - There are no pipelines within the platted area.
  - The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk at 50 foot right-of-ways.

# FINAL PLAT HARVEST GREEN SEC 27

A SUBDIVISION OF 16.06 ACRES OF LAND  
OUT OF THE  
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62  
FORT BEND COUNTY, TEXAS

45 LOTS      6 RESERVES      4 BLOCKS

SEPTEMBER 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  
2501 Clear Fork Road, Suite A-200  
Katy, Texas 77454  
Tel: 281-979-0340

SURVEYOR:  
GBI PARTNERS, L.P.  
LAND SURVEYING CONSULTANTS  
13840 E. CROSSBOW RD., MISSOURI CITY, TX 77459  
PHONE: 281-494-0200      www.gbiplanning.com  
TXPLS FIRM # 101300000

ENGINEER:  
JONES CARTER  
Texas Board of Professional Engineers Registration No. 4439  
4302 West Loop South, Suite 150 - 94646, TX 77410-1537-9887  
Tel: 281-979-0340