

PLAT RECORDING SHEET

PLAT NAME: Harvest Green, Section 28

PLAT NO: _____

ACREAGE: 42.493

LEAGUE: William Morton One and One-Half League Grant

ABSTRACT NUMBER: 62

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 41

NUMBER OF RESERVES: 5

OWNERS: Grand Parkway 1358 LP, a Texas Limited Partnership

(DEPUTY CLERK)

We, Grand Parkway 1358 LP, a Texas Limited Partnership, by Johnson 1358 GP LLC, a Texas Limited Liability Company, acting by and through Jerry Ulke, its Vice President, owner hereinafter referred to as Owners of the 42.493 acre tract described in the above and foregoing map of HARVEST GREEN SEC 28, 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 on 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 on 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 some 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 Area 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.

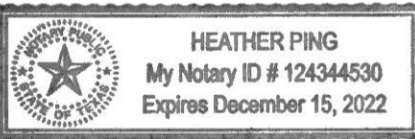
IN TESTIMONY WHEREOF, the Grand Parkway 1358 LP, a Texas Limited Partnership, by Johnson 1358 GP LLC, a Texas Limited Liability Company has caused these presents to be signed by Jerry Ulke, its Vice President, thereunto authorized, this 12th day of September, 2019.

Grand Parkway 1358 LP
a Texas Limited Partnership
By: Johnson 1358 GP LLC
a Texas Limited Liability Company
By: *Jerry Ulke*
Jerry Ulke
Vice President

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Ulke, 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 12th day of September, 2019.

Heather Ping
Heather Ping
Print Name



My commission expires: December 15, 2022

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HARVEST GREEN SEC 28 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 2nd day of October, 2019.

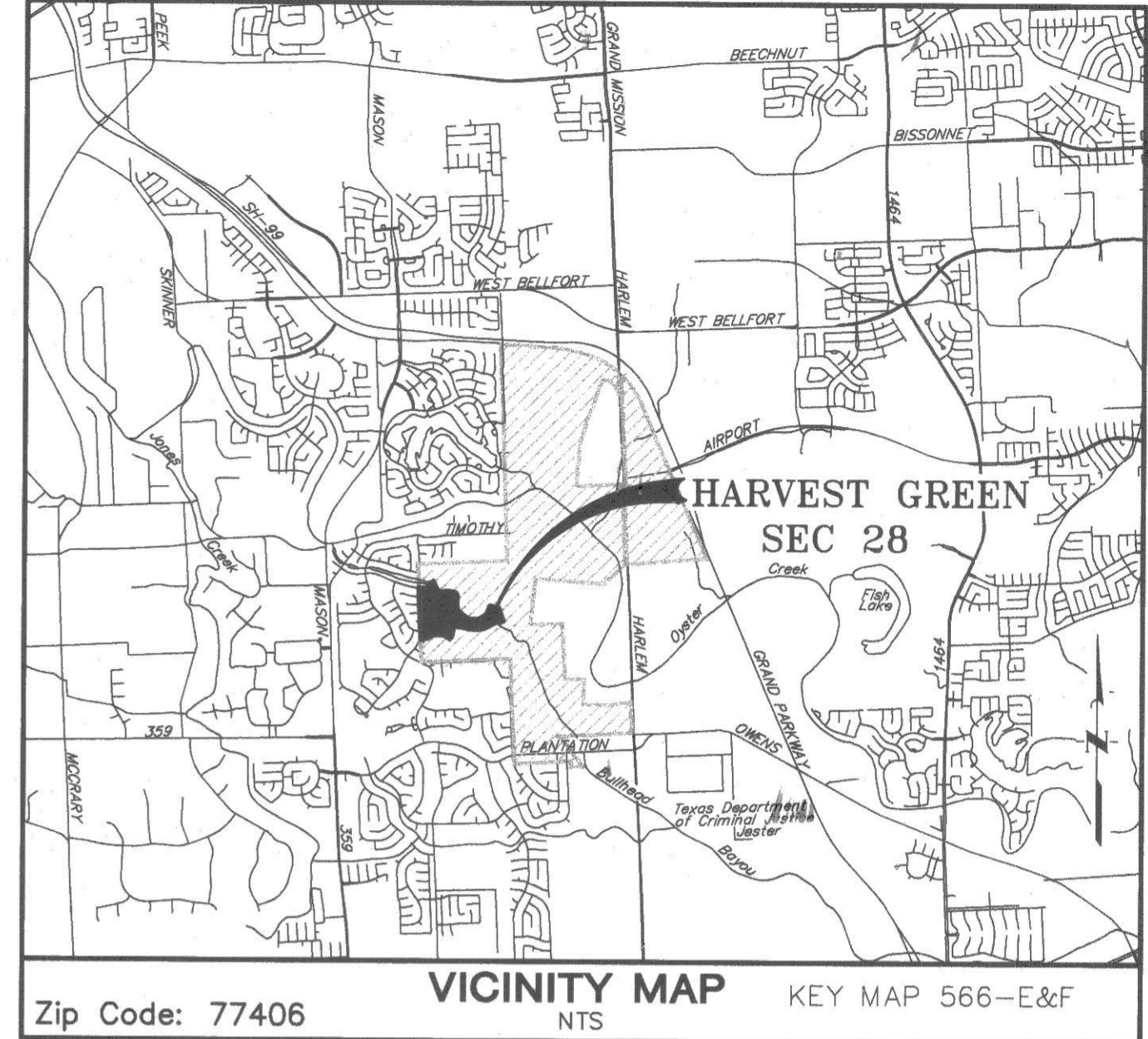
By: *Martha L. Stein* or *M. Sonny Garza*
Martha L. Stein Title Chair or M. Sonny Garza Vice Chairman

By: *Margaret Wallace Brown*
Margaret Wallace Brown, AICP, CNU-A Secretary



LINE	BEARING	DISTANCE
L1	N87°27'55"E	19.74'
L2	S7°09'12"E	60.00'
L3	S24°50'47"E	259.60'
L4	S42°42'36"E	70.80'
L5	S78°25'44"E	87.71'
L6	N88°42'21"E	163.12'
L7	N87°26'01"E	61.43'
L8	S84°07'03"E	128.32'
L9	S69°02'08"E	58.32'
L10	S45°21'05"E	47.46'
L11	S27°02'19"E	55.88'
L12	S04°45'37"E	50.36'
L13	S04°01'08"W	183.91'
L14	S04°26'37"E	181.81'
L15	S46°30'08"E	216.19'
L16	S56°01'35"E	104.80'
L17	S55°46'21"E	114.47'
L18	N88°29'51"E	276.91'
L19	N57°18'47"E	268.45'
L20	N19°19'48"E	255.10'
L21	S72°07'13"E	209.08'
L22	N72°17'50"E	55.93'
L23	S19°18'19"E	421.19'
L24	N87°32'28"W	62.59'
L25	S55°19'39"W	116.75'
L26	S77°40'01"W	133.97'
L27	N75°00'47"W	144.09'
L28	S76°17'40"W	50.00'
L29	N48°14'33"W	62.78'
L30	N59°30'52"W	96.71'
L31	N70°47'11"W	96.71'
L32	N82°03'29"W	96.71'
L33	S86°40'12"W	96.71'
L34	S75°23'53"W	96.71'
L35	S64°07'34"W	123.51'
L36	S71°08'27"W	75.57'
L37	S75°09'16"W	158.23'
L38	N02°34'20"W	1494.26'
L39	N70°11'54"E	105.55'
L40	N40°48'44"E	101.63'
L41	N43°54'01"W	52.29'
L42	N89°30'50"W	23.81'
L43	N82°57'41"E	160.35'
L44	N07°02'19"W	5.00'
L45	N01°15'29"W	91.70'
L46	N16°42'13"E	65.39'
L47	N58°46'26"E	14.85'
L48	N79°09'21"W	128.98'
L49	N89°15'21"W	125.00'
L50	N52°09'55"W	15.95'
L51	N15°04'30"W	63.60'
L52	N41°28'01"W	98.07'
L53	N68°32'41"E	135.00'
L54	N21°09'01"W	173.49'
L55	N01°15'29"W	253.59'
L56	N05°11'25"W	62.59'
L57	N37°27'45"E	14.71'
L58	N80°06'55"E	122.98'
L59	N07°42'52"W	120.00'
L60	N37°17'08"E	14.14'
L61	N82°17'08"E	44.24'
L62	N84°57'05"W	155.96'
L63	N74°35'11"E	113.92'
L64	S89°43'21"W	86.10'
L65	N72°53'11"W	135.68'
L66	N02°34'20"W	352.34'
L67	N16°53'37"E	140.55'
L68	N64°40'52"E	176.32'
L69	N54°12'08"W	207.85'
L70	N71°13'27"E	113.57'
L71	N89°36'17"W	69.51'
L72	N66°41'42"W	69.51'
L73	N43°47'08"W	69.51'
L74	N20°52'33"W	69.51'
L75	N02°02'02"E	69.51'
L76	N24°56'37"E	69.51'
L77	N47°51'12"E	69.51'
L78	N70°45'47"E	69.51'
L79	S89°38'11"W	122.85'
L80	N02°04'26"E	110.05'
L81	N70°23'40"W	172.69'
L82	N41°17'13"W	98.82'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	320.00'	224°45'59"	127.06'	S81°10'15"E	126.23'	64.38'
C2	30.00'	86°38'34"	45.37'	S26°28'29"E	41.17'	28.29'
C3	470.00'	40°53'07"	335.38'	N37°17'22"E	328.31'	175.19'
C4	430.00'	37°07'53"	278.67'	S73°53'36"W	273.82'	144.42'
C5	370.00'	22°20'22"	144.26'	S66°29'50"W	143.35'	73.06'
C6	570.00'	27°19'11"	163.12'	N88°40'23"W	269.22'	138.53'
C7	880.00'	19°05'51"	271.79'	N84°33'43"W	291.96'	148.03'
C8	25.00'	80°24'19"	35.08'	N53°54'29"W	32.27'	21.13'
C9	475.00'	46°57'03"	389.24'	S09°46'12"W	378.44'	206.29'
C10	500.00'	33°1'18"	30.73'	N15°27'59"W	30.73'	15.37'
C11	200.00'	92°34'28"	323.15'	N63°30'52"W	289.13'	209.19'
C12	330.00'	200°17'16"	1153.57'	N09°59'28"W	649.68'	1844.43'
C13	300.00'	50°58'35"	286.91'	N18°24'44"W	258.19'	143.02'
C14	500.00'	9°46'15"	85.27'	N11°57'41"E	85.16'	42.74'
C15	50.00'	61°25'06"	53.60'	N58°48'17"W	51.07'	29.70'
C16	800.00'	26°50'15"	374.72'	N14°40'36"W	371.31'	190.86'
C17	600.00'	131°12'22"	138.12'	N07°51'09"W	137.81'	69.37'
C18	25.00'	94°04'10"	41.05'	N55°54'54"W	36.59'	26.84'
C19	25.00'	80°11'28"	34.99'	N85°28'13"W	32.20'	21.05'
C20	25.00'	82°42'02"	36.08'	N03°33'51"W	33.03'	22.00'
C21	25.00'	129°31'43"	56.52'	N23°16'43"E	46.23'	53.04'
C22	50.00'	274°27'41"	239.51'	N49°11'16"W	67.90'	46.25'
C23	25.00'	129°31'43"	56.52'	N58°20'45"E	45.23'	53.04'
C24	25.00'	80°36'55"	35.18'	N29°53'26"E	32.34'	21.21'
C25	25.00'	93°49'21"	40.94'	N50°07'38"W	36.51'	26.73'
C26	25.00'	53°07'48"	23.18'	N56°23'47"E	22.36'	12.50'
C27	50.00'	275°57'49"	240.82'	N12°11'12"W	66.94'	45.05'
C28	25.00'	42°50'01"	18.69'	N75°37'18"W	18.26'	9.81'
C29	25.00'	93°49'21"	40.94'	N36°03'01"E	36.51'	26.73'



Zip Code: 77406 VICINITY MAP KEY MAP 566-E&F

I, J. Stacy Slawinski, 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.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer Date

APPROVED BY the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2019.

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

KP George
County Judge

W.A. "Andy" Meyers Commissioner, Precinct 3
Ken R. DeMerchant Commissioner, Precinct 4

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2019 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.

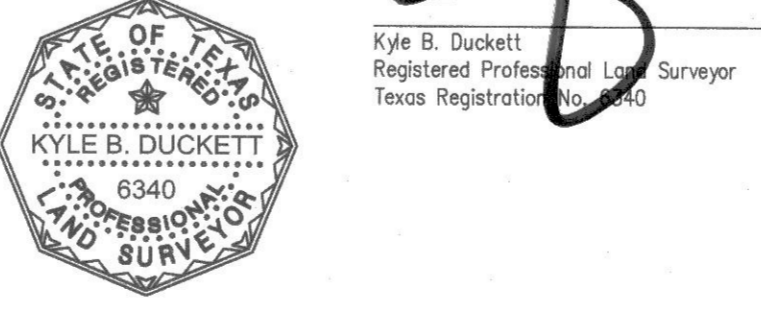
Laura Richard
Fort Bend County, Texas

By: _____
Deputy

I, Cameron M. Miller, 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.



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 _____ 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. 6510

HARVEST GREEN

SEC 28

A SUBDIVISION OF 42.493 ACRES OF LAND
OUT OF THE
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62
FORT BEND COUNTY, TEXAS
41 LOTS 5 RESERVES 3 BLOCKS
MAY 2019

OWNER:
GRAND PARKWAY 1358 LP
a Texas Limited Partnership
2316 GRAND CORNER DRIVE, STE 270
KATY, TEXAS 77494
281-494-0200

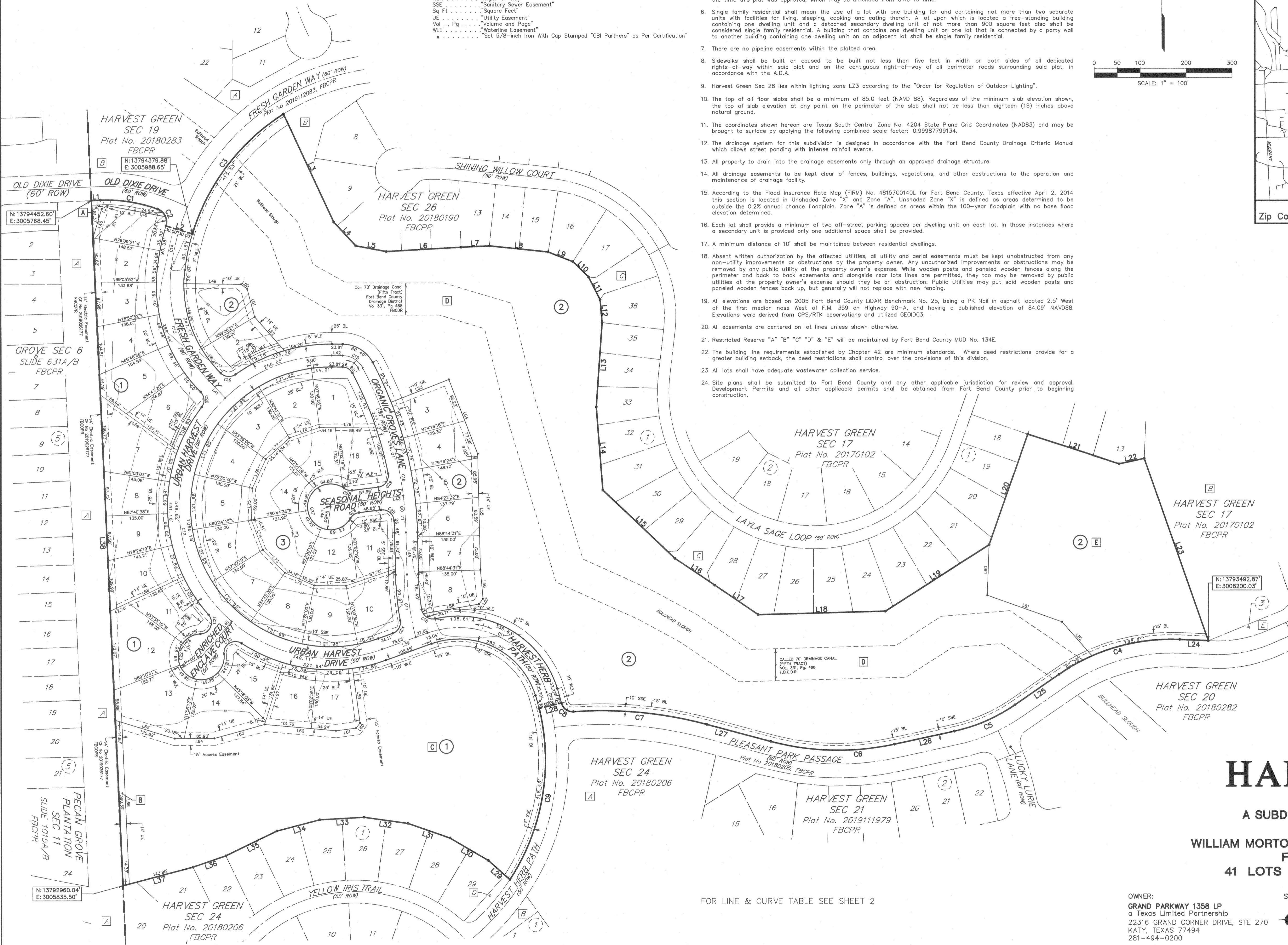
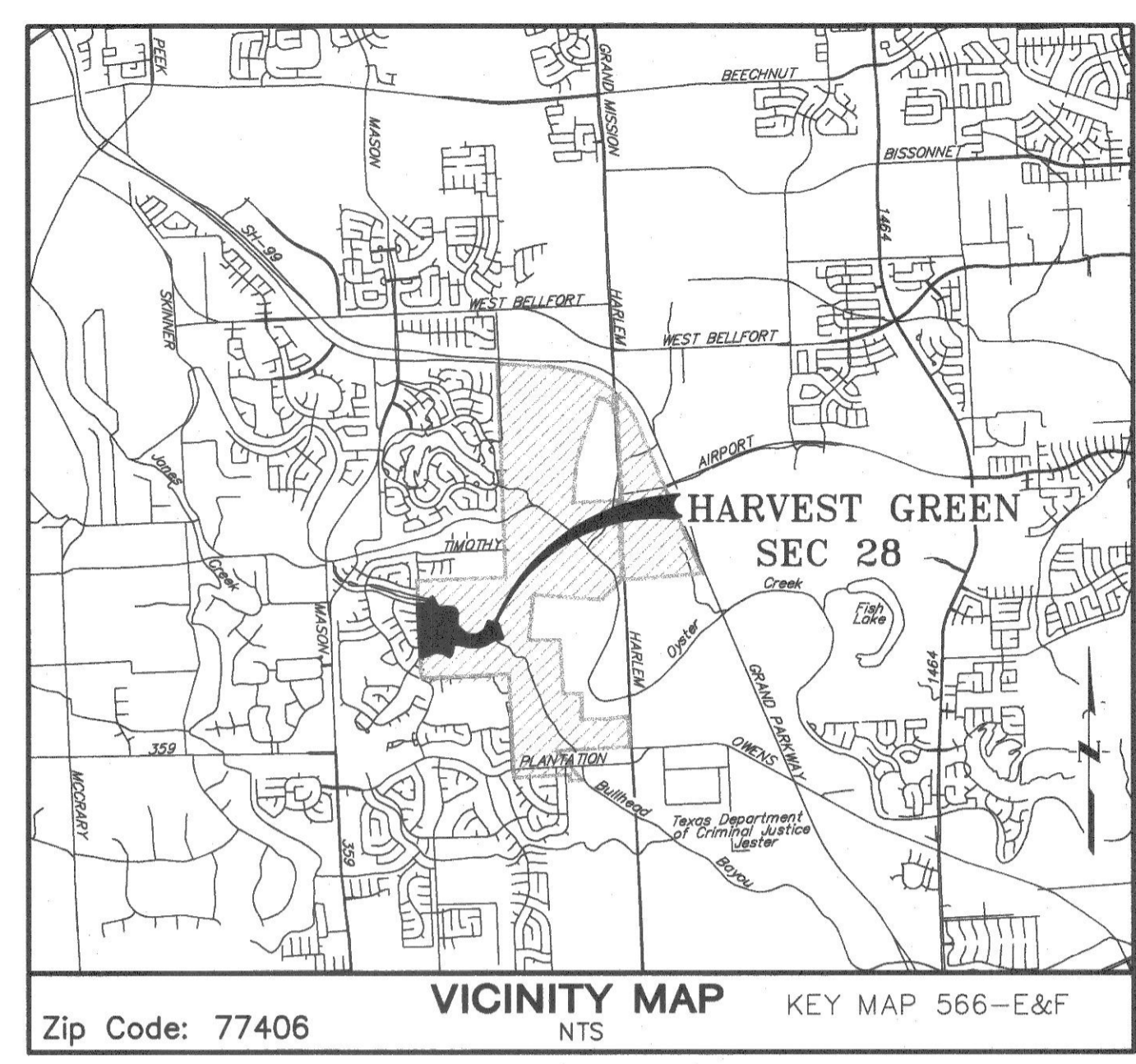
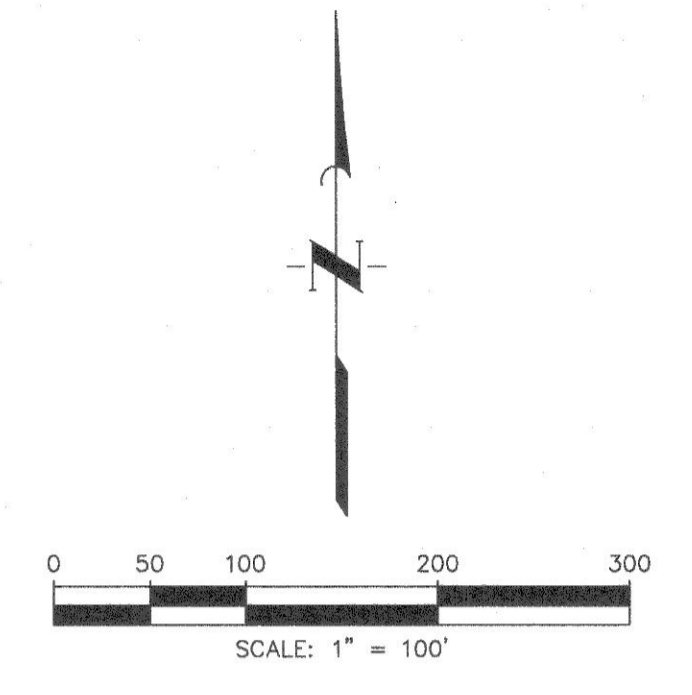
SURVEYOR:
 GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VESTA ROAD • PASADENA, TX 77006
PHONE: 817-669-6500 • CBISurveying@gbipartners.com
TYPICAL FORM #10130300 • www.gbi-survey.com

ENGINEER:
 JONES CARTER
Texas Board of Professional Engineers Registration No. 11111
6900 West Loop South, Suite 150 • Dallas, TX 75240 • 214-751-7111

DISTRICT NAMES	
FBC ASSISTANCE	N/A
HCID	N/A
MMD/MUD	FORT BEND MMD No. 1/ FBCMUD 134E
LID	N/A
SCHOOL	FORT BEND COUNTY DRAINAGE DISTRICT
FIRE	FORT BEND COUNTY ESP No. 100
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FORT BEND COUNTY, HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

- General Notes
- AE "Aerial Easement"
 - BL "Building Line"
 - CF "Clerk's File"
 - Em "Easement"
 - FC "Film Code"
 - FBCF "Fort Bend County Clerk's File"
 - FBCPR "Fort Bend County Plat Records"
 - FBCDR "Fort Bend County Deed Records"
 - FBCPRRP "Fort Bend County Official Public Records of Real Property"
 - GBL "Garage Building Line"
 - No "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - UE "Utility Easement"
 - Vol - Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Set 5/8-inch Iron With Cop Stamped "GBI Partners" as Per Certification"

- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- All building lines along street rights-of-way as shown on the plat.
- All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are measured to and may be converted to grid by applying the combined adjustment factor 0.99987799134.
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 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.
- 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.
- 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.
- Harvest Green Sec 28 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 85.0 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, vegetations, and other obstructions to the operation and maintenance of drainage facility.
- 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" and Zone "A", Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. Zone "A" is defined as areas within the 100-year floodplain with no base flood elevation determined.
- 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 GEOID03.
- All easements are centered on lot lines unless shown otherwise.
- Restricted Reserve "A" "B" "C" "D" & "E" will be maintained by Fort Bend County MUD No. 134E.
- 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.
- 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.



- A RESTRICTED RESERVE "A"**
Restricted to Landscape/
Open Space Purposes Only
0.074 AC
3,215 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Landscape/
Open Space Purposes Only
0.114 AC
4,989 Sq Ft
- C RESTRICTED RESERVE "C"**
Restricted to Lake/
Detention Purposes Only
6.676 AC
290,826 Sq Ft
- D RESTRICTED RESERVE "D"**
Restricted to Drainage
Purposes Only
17,221 AC
750,157 Sq Ft
- E RESTRICTED RESERVE "E"**
Restricted to Drill Site
Purposes Only
3.451 AC
150,334 Sq Ft

HARVEST GREEN SEC 28

A SUBDIVISION OF 42.493 ACRES OF LAND
OUT OF THE
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62
FORT BEND COUNTY, TEXAS
41 LOTS 5 RESERVES 3 BLOCKS
MAY 2019

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

SURVEYOR: **GBI PARTNERS, L.P.**
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • HOUSTON, TX 77056
PHONE: 281-494-0200 • GBIpartners@gbipartners.com
TYPED FROM #10130000 www.GBIpartners.com

ENGINEER: **JONES CARTER**
Texas Board of Professional Engineers Registration No. F-4875
6100 West Loop South, Suite 210 Houston, TX 77037
936-261-1111 www.jonescarter.com

FOR LINE & CURVE TABLE SEE SHEET 2