

PLAT RECORDING SHEET

PLAT NAME: Harvest Green Sec 25B

PLAT NO: _____

ACREAGE: 26.58

LEAGUE: William Morton One and One-Half League Grant

ABSTRACT NUMBER: A-62

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 78

NUMBER OF RESERVES: 5

OWNERS: Grand Parkway 1358 LP

(DEPUTY CLERK)

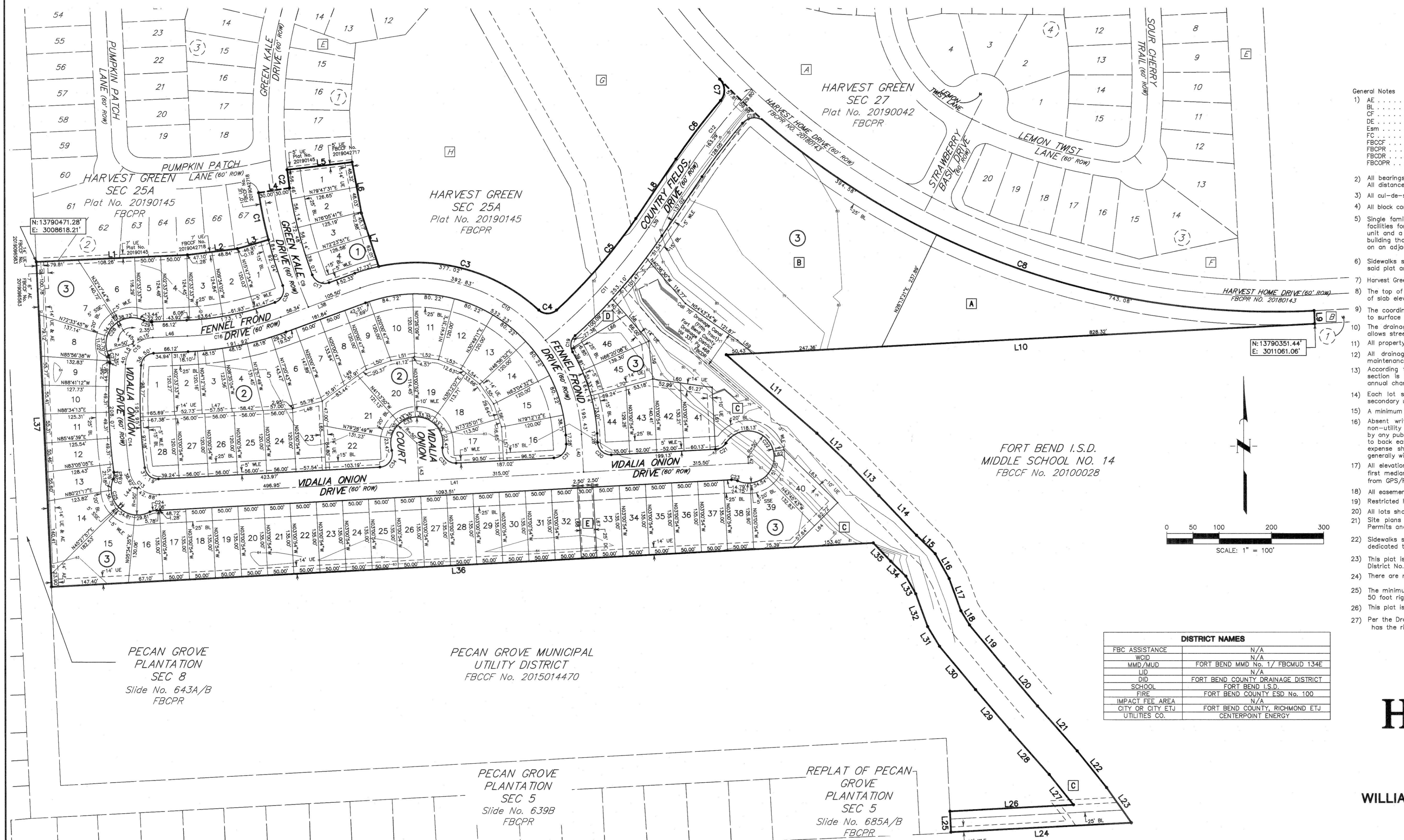
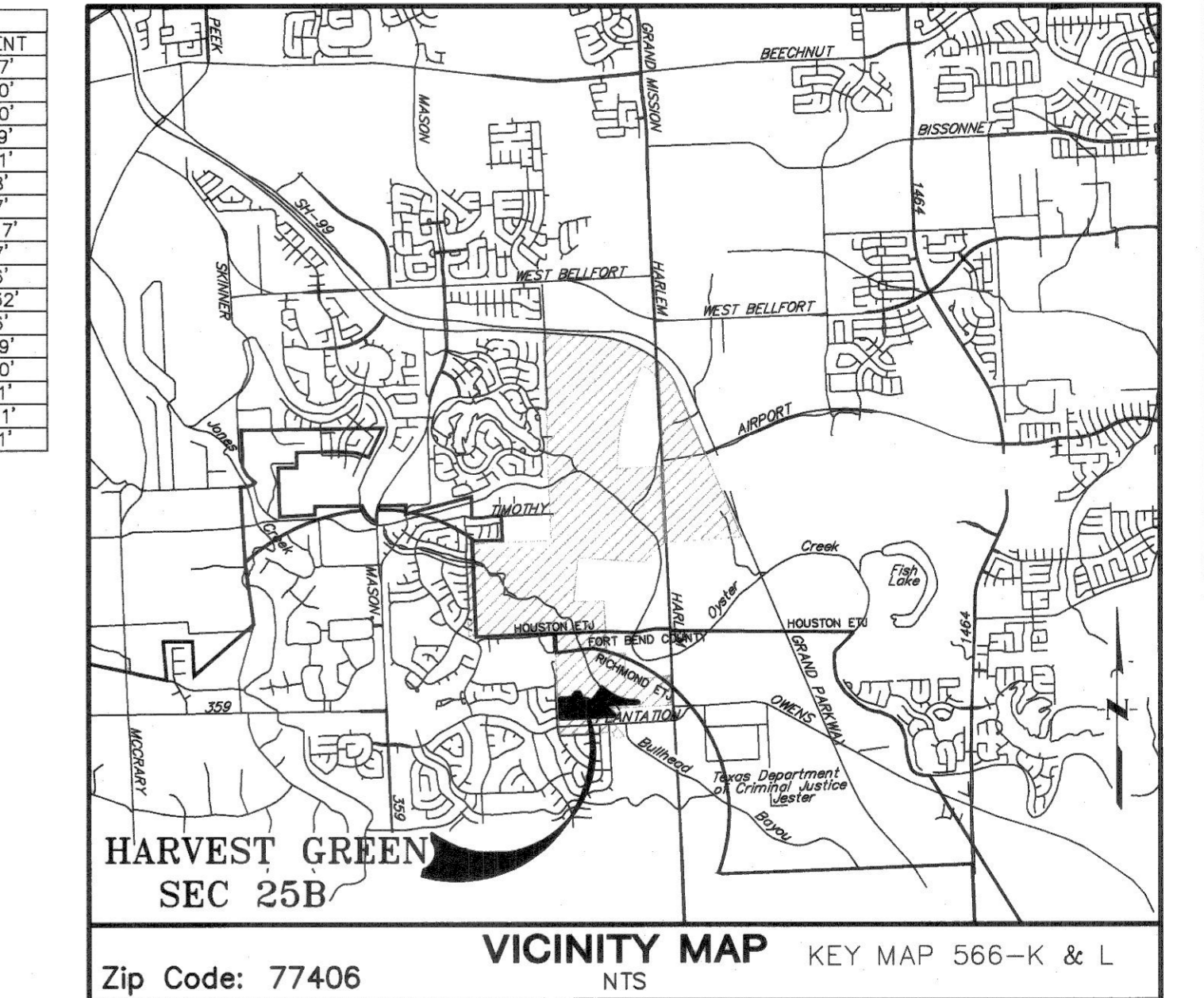
- A RESTRICTED RESERVE "A"**
Restricted to Linear Park
Purposes Only
1.655 AC
72,094 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Drill Site
Purposes Only
3.50 AC
152,525
- C RESTRICTED RESERVE "C"**
Restricted to Drainage
Purposes Only
2.97 AC
129,426 Sq Ft
- D RESTRICTED RESERVE "D"**
Restricted to Landscape/ Open Space
Purposes Only
0.0709 AC
3,088 Sq Ft
- E RESTRICTED RESERVE "E"**
Restricted to Open Space
Purposes Only
0.0930 AC
4,050 Sq Ft

Line Table			Line Table		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N87°26'27"E	289.35'	L24	S87°01'14"W	344.96'
L2	N82°57'43"E	96.12'	L25	N02°44'27"W	40.00'
L3	N73°51'37"E	61.91'	L26	N87°01'14"W	236.40'
L4	N81°11'01"E	60.00'	L27	N38°40'12"W	73.99'
L5	N83°30'37"E	125.00'	L28	N41°23'08"W	113.52'
L6	S10°18'29"E	99.22'	L29	N40°21'38"W	101.06'
L7	S17°51'50"E	107.18'	L30	N39°33'52"W	107.72'
L8	N34°05'17"E	137.02'	L31	N31°10'21"W	44.11'
L9	S02°58'46"E	25.00'	L32	N19°47'23"W	66.52'
L10	S87°01'14"W	1126.11'	L33	N29°11'49"W	38.70'
L11	S49°01'59"E	228.92'	L34	N45°19'28"W	40.90'
L12	S46°02'37"E	88.42'	L35	N43°24'15"W	48.07'
L13	S43°13'50"E	79.87'	L36	S86°59'08"W	1573.29'
L14	S43°24'15"E	105.05'	L37	N02°33'33"W	621.76'
L15	S45°19'28"E	49.64'	L38	N69°50'13"E	161.84'
L16	S29°11'49"E	54.38'	L39	N34°05'17"E	137.02'
L17	S19°47'23"E	65.30'	L40	N03°00'54"W	72.28'
L18	S31°10'21"E	32.00'	L41	N86°59'08"E	1127.44'
L19	S39°33'52"E	102.10'	L42	N03°00'54"W	11.88'
L20	S40°21'38"E	99.95'	L43	N03°00'54"W	72.28'
L21	S41°23'08"E	114.55'	L44	N41°39'35"E	4.01'
L22	S38°40'12"E	89.56'	L45	N44°23'18"W	5.00'
L23	S34°57'47"E	81.98'	L46	N87°26'27"E	66.12'

Line Table		
LINE	BEARING	DISTANCE
L47	N86°59'08"E	291.38'
L48	N75°23'22"E	58.74'
L49	N54°24'17"E	103.82'
L50	N69°59'13"E	50.00'
L51	N80°45'58"E	45.69'
L52	N83°22'19"W	46.29'
L53	N67°14'39"W	46.29'
L54	N51°06'59"W	46.29'
L55	N34°59'18"W	46.29'
L56	N18°51'38"W	46.29'
L57	N03°00'54"W	64.63'
L58	N40°36'30"W	106.76'
L59	N06°01'23"W	72.76'
L60	N81°54'38"W	114.27'
L61	N03°00'54"W	118.40'
L62	N81°51'32"E	20.04'
L63	N45°18'51"W	143.97'
L64	N45°01'23"E	120.36'
L65	N03°00'54"W	131.81'
L66	N58°38'16"E	123.33'
L67	N03°00'54"W	135.00'
L68	N03°00'54"W	135.00'
L69	N49°01'59"W	38.05'
L70	N74°53'00"E	122.42'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	930.00'	5°40'13"	92.04'	N11°39'06"W	92.00'
C2	870.00'	2°19'37"	35.33'	N07°39'11"W	35.33'
C3	345.00'	5°41'17"	329.30'	S74°44'34"E	316.94'
C4	25.00'	84°46'59"	36.99'	S89°47'26"E	33.71'
C5	970.00'	1°34'47"	232.44'	N40°57'11"E	231.89'
C6	1230.00'	6°33'19"	140.73'	N37°21'57"E	140.65'
C7	30.00'	85°01'22"	44.52'	N01°52'00"W	40.94'
C8	1480.00'	49°36'10"	1255.45'	S88°40'41"E	1218.15'
C9	900.00'	14°51'11"	233.31'	S16°14'35"E	232.66'
C10	315.00'	106°59'53"	588.25'	S56°30'51"E	506.42'
C11	1000.00'	16°49'51"	293.75'	N42°30'13"E	292.70'
C12	1200.00'	9°13'10"	193.09'	N38°41'52"E	192.88'
C13	55.00'	85°13'22"	81.81'	N50°24'13"W	74.47'
C14	1000.00'	11°34'28"	202.01'	N02°00'18"W	201.67'
C15	55.00'	83°39'31"	80.31'	N45°36'42"E	73.36'
C16	600.00'	17°27'14"	182.78'	N78°42'50"E	182.07'
C17	25.00'	89°50'15"	39.20'	S65°05'40"E	35.31'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C18	30.00'	90°42'15"	47.49'	S85°42'40"W	42.69'
C19	25.00'	78°26'33"	34.23'	S08°56'45"W	31.62'
C20	25.00'	90°00'00"	39.27'	S48°00'54"E	35.36'
C21	25.00'	54°54'33"	23.96'	N59°31'50"E	22.82'
C22	50.00'	26°14'36"	228.47'	N17°01'09"W	75.58'
C23	25.00'	26°54'03"	11.74'	N78°33'53"W	11.63'
C24	25.00'	30°19'20"	13.23'	S78°34'57"W	13.08'
C25	50.00'	140°28'36"	122.59'	N48°20'25"W	94.11'
C26	25.00'	233°31'0"	13.23'	N06°44'13"E	13.08'
C27	25.00'	310°7'22"	13.58'	N10°11'52"W	13.41'
C28	50.00'	142°44'29"	124.57'	N45°36'42"E	94.76'
C29	25.00'	310°7'22"	13.58'	S78°34'57"E	13.41'
C30	25.00'	90°11'43"	39.36'	N24°56'27"E	35.42'
C31	25.00'	90°00'00"	39.27'	S41°59'06"W	35.36'
C32	25.00'	103°19'28"	45.08'	N41°21'10"W	39.22'
C33	50.00'	206°38'55"	180.34'	S86°59'06"W	97.31'
C34	25.00'	103°19'28"	45.08'	S35°19'22"W	39.22'



- General Notes
- 1) AE "Aerial Easement"
 - 2) 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.
 - 3) All cut-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - 4) All block corner and cut-de-sac return to tangent radii are twenty-five feet (25'), unless otherwise noted.
 - 5) Single family residential shall mean the use of a lot with one building 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.
 - 6) 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.
 - 7) Harvest Green Sec 25B lies within lighting zone L23 according to the Fort Bend County "Order for Regulation of Outdoor Lighting".
 - 8) The top of all floor slabs shall be a minimum of 84.70 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.
 - 9) 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.
 - 10) 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.
 - 11) All property to drain into the drainage easements only through an approved drainage structure.
 - 12) All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
 - 13) According to the Flood Insurance Rate Maps (FIRM) 48157C0140L for Fort Bend County, Texas, effective date April 2, 2014 this section is located in Zone "AE", Zone "AE" is defined as a Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood.
 - 14) 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.
 - 15) A minimum distance of 10' shall be maintained between residential dwellings.
 - 16) 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.
 - 17) 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.
 - 18) All easements are centered on lot lines unless shown otherwise.
 - 19) Restricted Reserve "A", "B", "C", "D", and "E" will be maintained by Fort Bend County Municipal Utility District No. 134E.
 - 20) All lots shall have adequate wastewater collection service.
 - 21) 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.
 - 22) 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.
 - 23) 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.
 - 24) There are no pipelines within the platted area.
 - 25) 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.
 - 26) This plat is subject to a Surface Use Waiver and Drill Site Agreement recorded in FBCCF No. 2014038105.
 - 27) Per the Drainage Swale agreement between Pecan Grove MUD and FBCMUD No. 134E dated October 31, 2018, Pecan Grove MUD has the right to access Reserve "E" to Maintain the Drainage Swale.

DISTRICT NAMES		
FBC ASSISTANCE		N/A
WCD		N/A
MMD/MUD		FORT BEND MMD No. 1/ FBCMUD 134E
LID		N/A
SCHOOL		FORT BEND I.S.D.
FIRE		FORT BEND COUNTY ESD No. 100
IMPACT FEE AREA		N/A
CITY OR CITY ETJ		FORT BEND COUNTY, RICHMOND ETJ
UTILITIES CO.		CENTERPOINT ENERGY

FINAL PLAT

HARVEST GREEN

SEC 25B

A SUBDIVISION OF 26.58 ACRES OF LAND
OUT OF THE
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62
FORT BEND COUNTY, TEXAS

78 LOTS 5 RESERVES 3 BLOCKS

JANUARY 2020

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
4224 13th Street, Houston, TX 77006
PHONE: 281-491-4831, www.gbienergy.com
770022 FIRM # 01000000

ENGINEER:
JC JONES CARTER
Texas Board of Professional Engineers Registration No. F-018
6300 West Loop South, Suite 1000, Houston, TX 77027

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 Jerry Ulke, its Vice President, owner hereinafter referred to as Owners of the 26.58 acre tract described in the above and foregoing map of HARVEST GREEN SEC 25B, 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 Jerry Ulke, its Vice President, thereunto authorized, this 4th day of February, 2020.

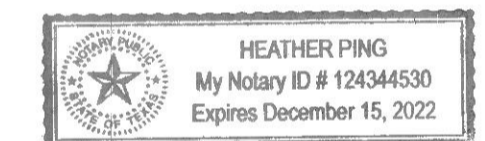
Grand Parkway 1358 LP
a Texas Limited Partnership
By: Johnson 1358 GP LLC
a Texas Limited Liability Company
By: Jerry Ulke
Jerry Ulke
Vice President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Ulke, Vice President of Johnson 1358 LP 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 4th day of February, 2020.

Heather Ping
Notary Public in and for the State of Texas
Print Name
My commission expires: December 15, 2022



STATE OF TEXAS §
COUNTY OF FORT BEND §

This plat of Harvest Green Sec 25B, Subdivision approved by the City Manager of the City of Richmond, Texas

This the 13th day of March, 2020.

Terri Veila
Terri Veila, City Manager

STATE OF TEXAS §
COUNTY OF FORT BEND §

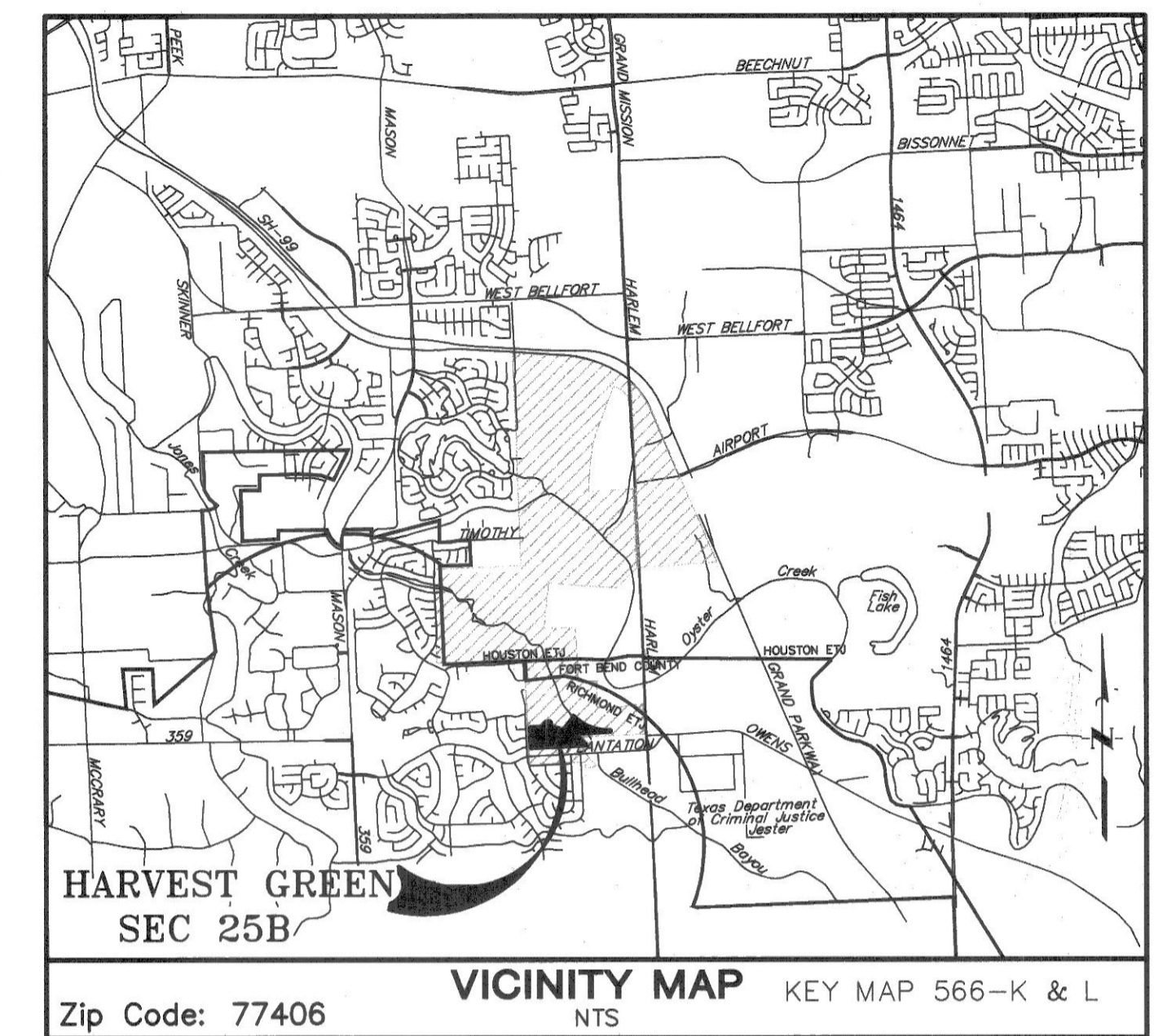
This plat of Harvest Green Sec 25B, Subdivision approved on November 18, 2019 by the City of Richmond Texas Commission, and signed this the 13th day of March, 2020, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas within (1) year hereafter.

Signed Evilyn W. Moore
Evilyn W. Moore, Mayor
Signed Laura Scariato
Laura Scariato, City Secretary

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.



C.M. Miller
Cameron M. Miller, P.E.
Professional Engineer No. 131004



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 _____, 2020.

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

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

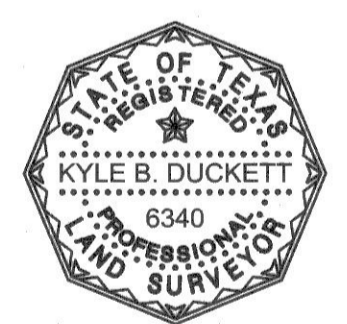
I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2020 at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

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

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

FINAL PLAT HARVEST GREEN SEC 25B

A SUBDIVISION OF 26.58 ACRES OF LAND
OUT OF THE
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62
FORT BEND COUNTY, TEXAS
78 LOTS 5 RESERVES 3 BLOCKS
JANUARY 2020

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

