

**PLAT RECORDING SHEET**

**PLAT NAME:** Harvest Green Section 30

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

**ACREAGE:** 28.45

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

**ABSTRACT NUMBER:** A-62

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 139

**NUMBER OF RESERVES:** 5

**OWNERS:** Grand Parkway 1358 LP a Texas Limited Partnership

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**(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 Jerry Ulke, its Vice President, owner hereinafter referred to as Owners of the 28.45 acre tract described in the above and foregoing map of HARVEST GREEN SEC 30, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

By: \_\_\_\_\_  
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 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 \_\_\_\_\_, 2020.

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 GREEN SEC 30 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 \_\_\_\_\_, 2020.

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

By: \_\_\_\_\_  
Margaret Wallace Brown, AICP, CNU-A  
Secretary

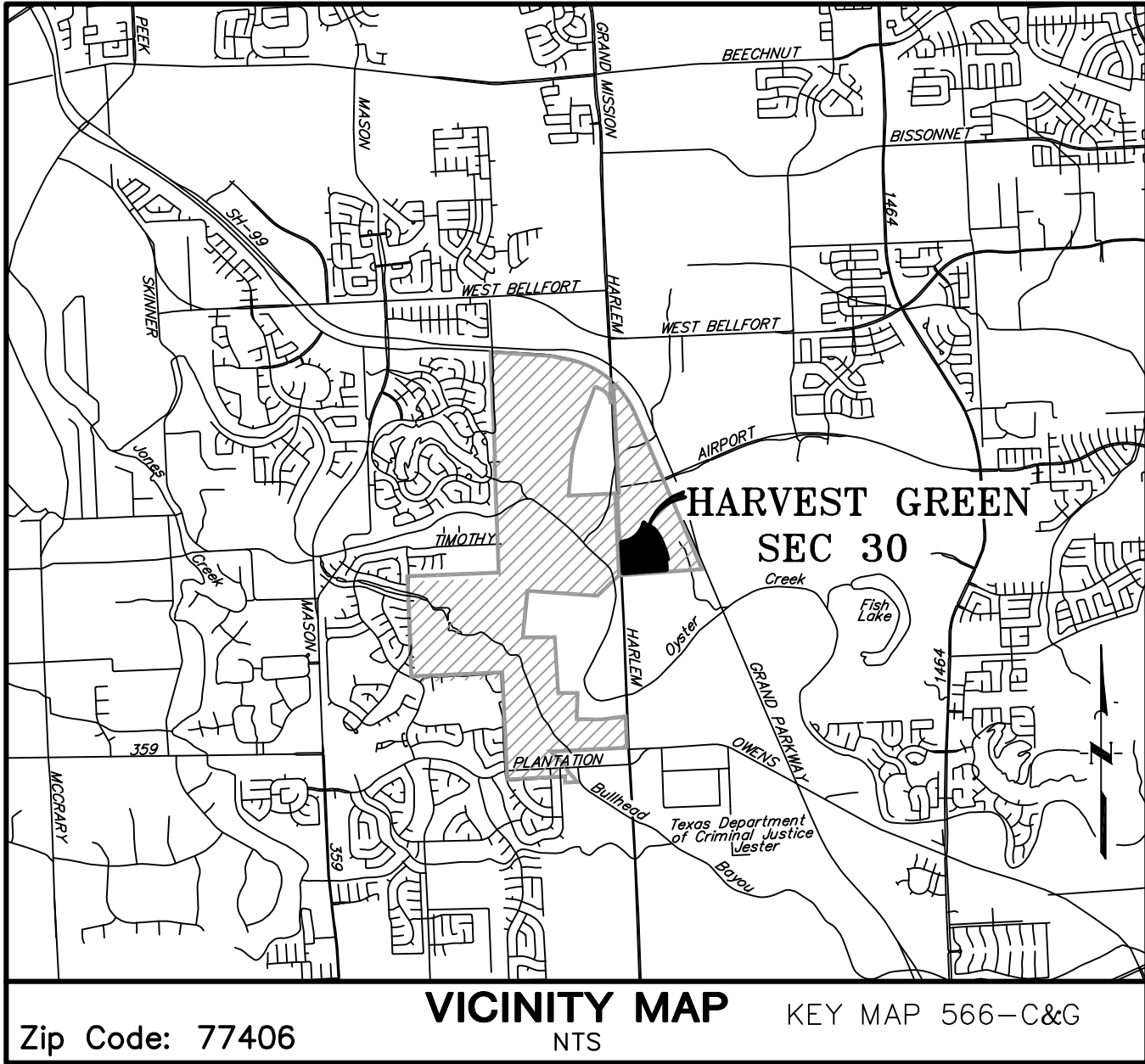
I, Cameron M. Miller, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

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

#### 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  
Registered Professional Land Surveyor  
Texas Registration No. 6340



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

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

**HARVEST GREEN**  
**SEC 30**  
**A SUBDIVISION OF 28.45 ACRES OF LAND**  
**OUT OF THE**  
**WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62**  
**FORT BEND COUNTY, TEXAS**  
**139 LOTS      5 RESERVES      4 BLOCKS**  
**FEBRUARY 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**  
4724 VISTA ROAD • PASADENA, TX 77666  
PHONE: 817-404-6538 • [GBISurvey@GBISurvey.com](mailto:GBISurvey@GBISurvey.com)  
TBP#LS FIRM #10130300    [www.GBISurvey.com](http://www.GBISurvey.com)

ENGINEER:  
**JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
6330 West Loop South, Suite 150 • Houston, TX 77062 • 713-771-9377

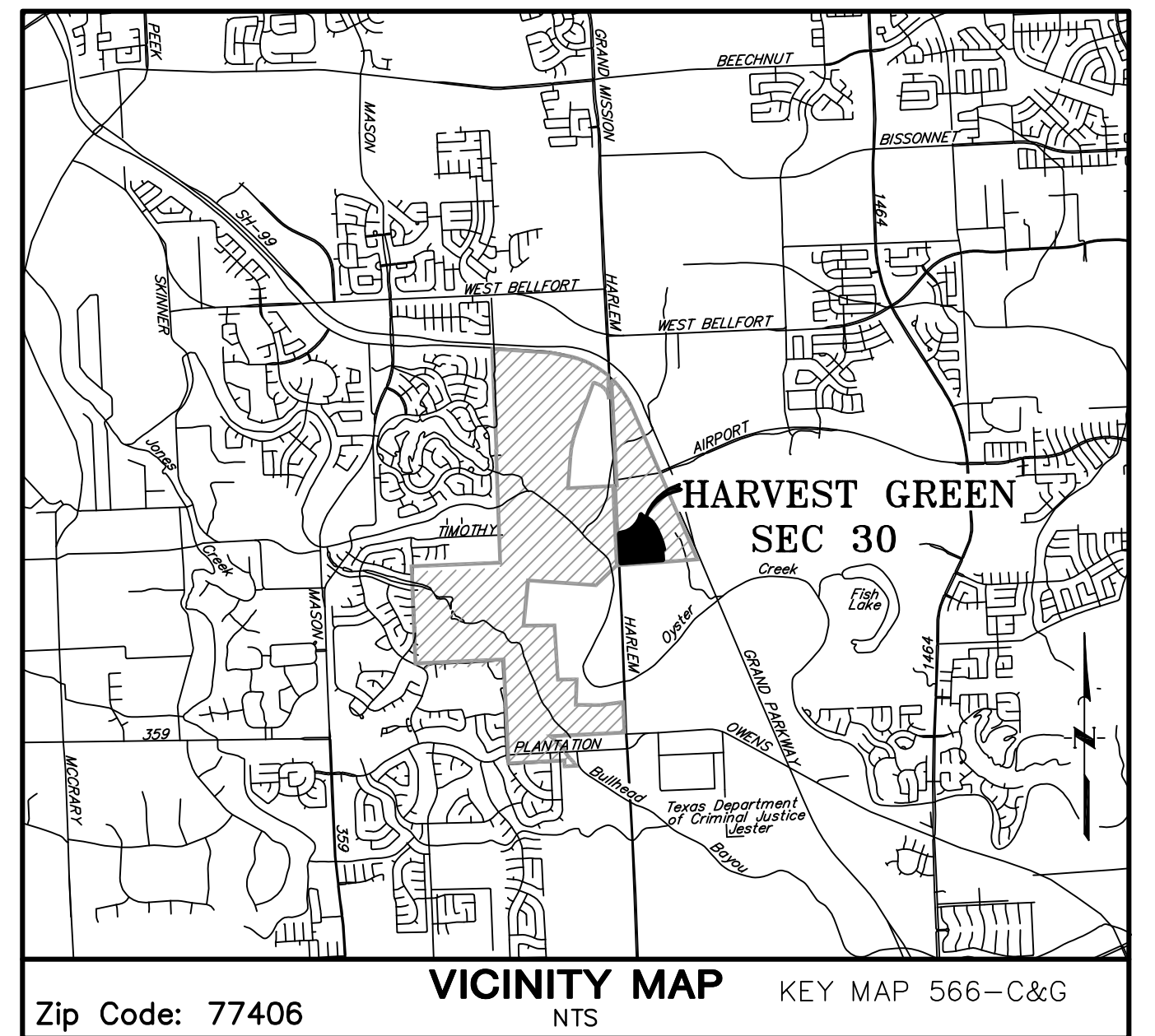
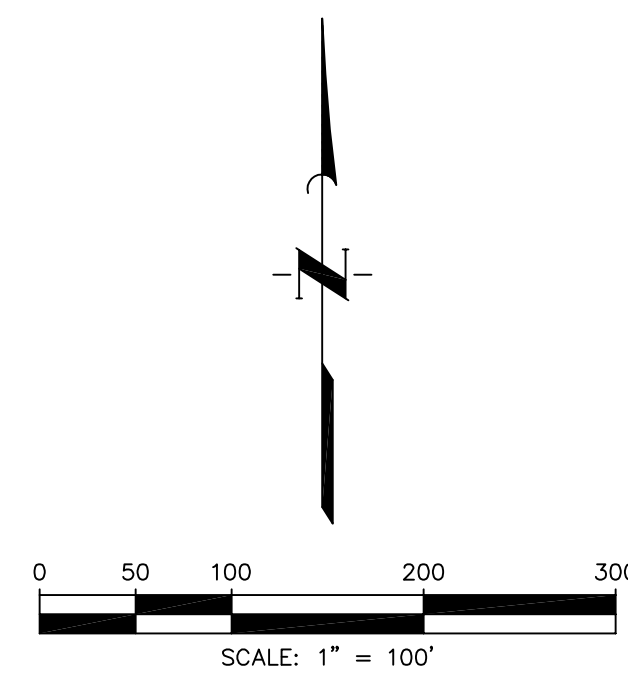


DISTRICT NAMES		
FBC ASSISTANCE	N/A	
WCD	FORT BEND MMD No. 1/ FBCMUD 134E	
LID	N/A	
SCHOOL	FORT BEND COUNTY DRAINAGE DISTRICT	
FIRE	FORT BEND COUNTY FSD No. 100	
IMPACT FEE AREA	N/A	
CITY OR CITY ETJ	FORT BEND COUNTY, HOUSTON ETJ	
UTILITIES ETJ	CENTERPOINT ENERGY	

- A RESTRICTED RESERVE "A"**  
Restricted to Landscape/  
Open Space Purposes Only  
0.170 AC  
7,399 Sq Ft
- B RESTRICTED RESERVE "B"**  
Restricted to Landscape/  
Open Space Purposes Only  
1.185 AC  
51,622 Sq Ft
- C RESTRICTED RESERVE "C"**  
Restricted to Landscape/  
Open Space Purposes Only  
0.428 AC  
18,624 Sq Ft
- D RESTRICTED RESERVE "D"**  
Restricted to Landscape/  
Open Space Purposes Only  
0.343 AC  
14,954 Sq Ft
- E RESTRICTED RESERVE "E"**  
Restricted to Landscape/  
Open Space Purposes Only  
0.064 AC  
2,785 Sq Ft

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	85°34'25"	44.81'	S29°09'50"E	40.76'	27.77'
C2	630.00'	48°39'00"	534.93'	S47°37'32"E	519.01'	284.79'
C3	1630.00'	18°56'40"	538.95'	S13°49'43"E	536.49'	271.95'
C4	25.00'	85°04'45"	37.12'	N39°53'06"E	33.80'	22.94'
C5	600.00'	4°15'05"	44.52'	N80°17'56"E	44.51'	22.26'
C6	700.00'	64°33'03"	788.64'	N45°53'54"E	747.58'	442.12'
C7	600.00'	48°39'00"	509.46'	N47°37'33"W	494.29'	271.23'
C8	1600.00'	18°56'40"	529.03'	N13°49'43"W	526.62'	266.95'
C9	1400.00'	15°59'35"	390.78'	N15°18'15"W	389.51'	196.67'
C10	50.00'	92°57'05"	81.12'	N39°10'04"E	72.51'	52.64'
C11	50.00'	90°00'00"	78.54'	N49°21'23"W	70.71'	50.00'
C12	1000.00'	01°42'07"	29.70'	N86°29'41"E	29.70'	14.85'
C13	300.00'	13°45'55"	72.07'	N76°35'32"E	71.90'	36.21'
C14	50.00'	75°59'02"	66.31'	N33°38'08"E	61.56'	39.05'
C15	871.50'	36°28'40"	554.85'	N53°23'19"E	545.52'	287.19'
C16	600.00'	17°21'00"	181.69'	N31°58'33"W	180.99'	91.94'
C17	1110.00'	17°56'14"	347.50'	N14°19'56"W	346.08'	175.18'
C18	50.00'	90°59'30"	79.41'	S80°38'44"W	71.32'	50.87'
C19	400.00'	30°33'28"	213.33'	N38°34'47"W	210.81'	109.27'
C20	30.00'	84°59'50"	44.50'	N65°33'03"E	40.53'	27.49'
C21	30.00'	90°00'00"	47.12'	S21°41'57"W	42.43'	30.00'
C22	25.00'	90°00'00"	39.27'	N68°18'03"W	35.36'	25.00'
C23	25.00'	24°57'05"	10.89'	N42°12'15"W	10.80'	5.53'
C24	50.00'	139°15'07"	121.52'	S80°38'44"W	93.74'	134.63'
C25	25.00'	24°57'05"	10.89'	N23°29'43"E	10.80'	5.53'
C26	25.00'	24°26'52"	10.67'	S83°26'17"W	9.49'	5.42'
C27	50.00'	124°05'35"	108.29'	N33°36'56"E	88.33'	94.22'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C28	25.00'	24°04'29"	10.50'	N16°23'37"W	10.43'	5.33'
C29	25.00'	90°00'00"	39.27'	N40°38'37"E	35.36'	25.00'
C30	30.00'	90°00'00"	47.12'	N47°39'16"W	42.43'	30.00'
C31	30.00'	90°00'00"	47.12'	N42°20'44"E	42.43'	30.00'
C32	25.00'	90°00'00"	39.27'	N49°21'23"W	35.36'	25.00'
C33	25.00'	24°37'23"	10.74'	N07°57'18"E	10.66'	5.46'
C34	50.00'	139°14'45"	121.51'	N49°21'23"W	93.74'	134.61'
C35	25.00'	24°37'23"	10.74'	N73°19'56"E	10.66'	5.46'
C36	25.00'	24°57'05"	10.89'	N83°40'55"W	10.80'	5.53'
C37	50.00'	139°15'07"	121.52'	N39°10'04"E	93.74'	134.63'
C38	25.00'	24°57'05"	10.89'	N17°58'56"W	10.80'	5.53'
C39	25.00'	88°21'29"	38.55'	N22°31'13"E	34.85'	24.29'
C40	30.00'	91°43'50"	48.03'	N67°26'08"W	43.06'	30.92'
C41	30.00'	85°04'45"	44.55'	N39°53'06"E	40.57'	27.53'
C42	25.00'	90°37'28"	38.54'	N82°09'08"W	35.55'	25.27'
C43	25.00'	49°38'30"	21.66'	N46°26'02"E	20.99'	11.56'
C44	25.00'	90°00'00"	39.27'	N49°21'23"W	35.36'	25.00'
C45	25.00'	87°49'53"	38.32'	N39°33'33"E	34.68'	24.07'
C46	25.00'	47°07'56"	20.57'	S85°35'51"W	19.99'	10.90'
C47	50.00'	276°21'20"	241.17'	N2012°33'W	66.88'	44.74'
C48	25.00'	90°00'00"	39.27'	N49°21'23"W	35.36'	25.00'
C49	25.00'	92°10'07"	40.22'	N50°26'27"W	36.02'	25.96'
C50	25.00'	75°59'02"	33.15'	N33°38'08"E	30.78'	19.53'
C51	25.00'	90°59'30"	79.41'	N80°38'44"E	71.32'	50.87'
C52	25.00'	86°33'53"	37.77'	N51°04'27"W	34.28'	25.54'
C53	25.00'	83°43'11"	36.53'	N04°26'37"E	33.37'	22.40'

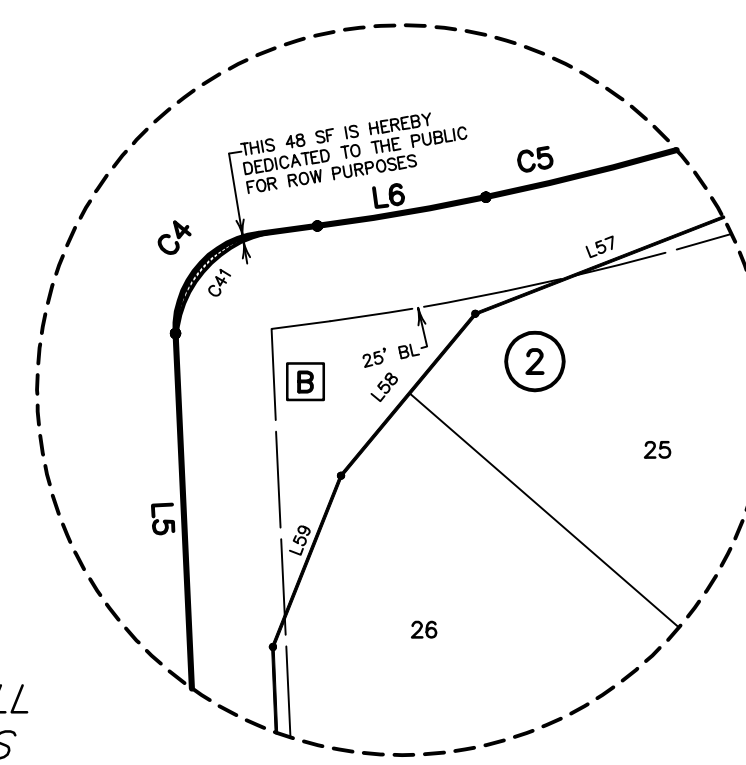


PORTION OF CALL 168.253 ACRES  
("TRACT I")  
GRAND PARKWAY 1358, LP  
F.B.C.C.F. No. 2014037769

PORTION OF CALL 168.253 ACRES  
("TRACT I")  
GRAND PARKWAY 1358, LP  
F.B.C.C.F. No. 2014037769

HARVEST GREEN  
RESERVE AT  
HARVEST BOUNTY  
Plat No. 2020\_\_\_\_  
FBCPR

- General Notes
- AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - CL ..... "Clerk's File"
  - Em ..... "Easement"
  - FC ..... "Film Code"
  - FBCFC ..... "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"
  - GBL ..... "Garage Building Line"
  - Nb ..... "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 Cap Stamped "GBI Partners" as Per Certification"
  - ..... "Street Name Break"



INSET DETAIL "A"  
SCALE: 1"=50'

RESIDUE OF CALL  
5,656.65 ACRES  
HARLEM STATE FARM  
PVOL. 152, PG 423  
FBCDR

HARVEST GREEN  
MULTIFAMILY SOUTH  
Plat No. 2020\_\_\_\_  
FBCPR

RESIDUE OF CALL  
5,656.65 ACRES  
HARLEM STATE FARM  
(STATE OF TEXAS)  
PVOL. 152, PG 423  
FBCDR

LINE	BEARING	DISTANCE
L1	S71°57'02"E	44.23'
L2	S23°18'03"E	264.73'
L3	S04°21'23"E	130.45'
L4	S85°38'37"W	1270.86'
L5	N02°39'16"W	834.93'
L6	N82°29'29"E	15.41'
L7	N71°57'02"W	72.06'
L8	N23°18'03"W	264.73'
L9	N04°21'23"W	130.45'
L10	N23°18'03"W	264.68'
L11	N50°49'56"W	5.00'
L12	N85°38'37"E	744.45'
L13	N40°38'37"E	5.00'
L14	N04°21'23"W	463.79'
L15	N87°20'44"E	48.59'
L16	N83°28'30"E	221.79'
L17	N69°42'35"E	49.08'
L18	N56°21'52"W	10.00'
L19	N40°39'02"W	12.02'
L20	N85°38'37"E	103.10'
L21	N09°21'16"W	5.00'
L22	N40°38'37"E	14.16'
L23	N00°27'49"W	100.12'
L24	N09°44'42"E	57.80'
L25	N06°03'55"W	49.47'
L26	N05°57'16"W	48.10'
L27	N08°43'56"W	48.10'
L28	N10°30'37"W	48.10'
L29	N12°17'18"W	48.10'
L30	N14°03'59"W	48.10'
L31	N15°50'40"W	48.10'
L32	N17°37'20"W	48.10'
L33	N19°24'01"W	48.10'
L34	N21°10'42"W	38.10'
L35	N66°37'22"W	14.03'
L36	N21°41'40"E	14.14'
L37	N26°41'05"W	54.93'
L38	N32°24'34"W	54.93'
L39	N38°08'03"W	54.93'
L40	N43°51'33"W	54.93'
L41	N49°35'02"W	54.93'
L42	N55°17'29"W	48.46'
L43	N86°55'15"E	55.42'
L44	N45°08'10"E	68.51'
L45	N34°01'09"E	71.66'
L46	N36°34'42"E	43.79'
L47	N40°03'22"E	43.79'
L48	N43°32'02"E	43.79'
L49	N47°00'41"E	43.79'
L50	N50°29'21"E	43.79'
L51	N53°58'01"E	43.79'
L52	N58°25'53"E	43.77'
L53	N59°56'08"E	43.77'
L54	N64°24'00"E	43.79'
L55	N67°52'39"E	43.79'
L56	N73°18'48"E	45.09'
L57	N68°45'04"E	72.33'
L58	N39°40'20"E	54.76'
L59	N21°40'05"E	47.99'
L60	N49°21'23"W	15.42'
L61	N24°39'21"W	103.57'
L62	N23°18'03"W	48.51'
L63	N44°53'08"E	17.88'
L64	N89°10'16"W	11.01'
L65	N74°17'16"E	13.57'
L66	N22°01'08"E	14.22'
L67	N23°17'54"W	38.34'
L68	N21°49'12"W	44.54'
L69	N19°10'31"W	44.54'
L70	N16°31'50"W	44.54'
L71	N07°43'46"W	17.20'
L72	N45°10'27"W	76.11'
L73	N32°43'32"W	90.39'
L74	N23°18'03"W	191.40'
L75	N53°45'01"W	12.35'
L76	N04°07'05"E	13.65'
L77	N23°08'19"W	49.26'
L78	N21°15'10"W	48.68'
L79	N19°01'50"W	48.68'
L80	N16°48'29"W	48.68'
L81	N14°35'09"W	48.68'
L82	N12°21'48"W	48.68'
L83	N10°08'27"W	48.68'
L84	N07°42'33"W	57.84'
L85	N61°26'34"E	96.58'
L86	N67°28'48"E	109.20'
L87	N85°38'37"E	72.30'
L88	N85°38'37"E	116.19'
L89	N85°38'37"E	117.08'
L90	N04°21'23"W	34.99'

MESSINA HOF  
HARVEST GREEN  
WINERY  
PLAT No. 20150121  
FBCPR

HARVEST GREEN  
SEC 7  
PLAT No. 20150122  
FBCPR

N:13795487.99  
E:3012127.81'


N:13795584.51'  
E:3013394.85'

# HARVEST GREEN SEC 30

A SUBDIVISION OF 28.45 ACRES OF LAND  
OUT OF THE  
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62  
FORT BEND COUNTY, TEXAS  
139 LOTS 5 RESERVES 4 BLOCKS  
FEBRUARY 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  
4124 VISTA ROAD • PASADENA, TX 77666  
PHONE: 281-494-0200 • OFFICE: 281-494-0200 • FAX: 281-494-0200  
TBP#S: FIRM #10130300 www.GBIsurvey.com

ENGINEER:  
 **JONES CARTER**  
Texas Board of Professional Engineers Registration No. 4450  
6330 West Loop South, Suite 200 Houston, Texas 77057-1313