

# PLAT RECORDING SHEET

**PLAT NAME:** Parkway Reserve At Harvest Green

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

**ACREAGE:** 2.191

**LEAGUE:** Jane Wilkins One League Grant

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**ABSTRACT NUMBER:** A-96

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**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Fort Bend County Toll Road Authority and Grand Parkway HG LLC

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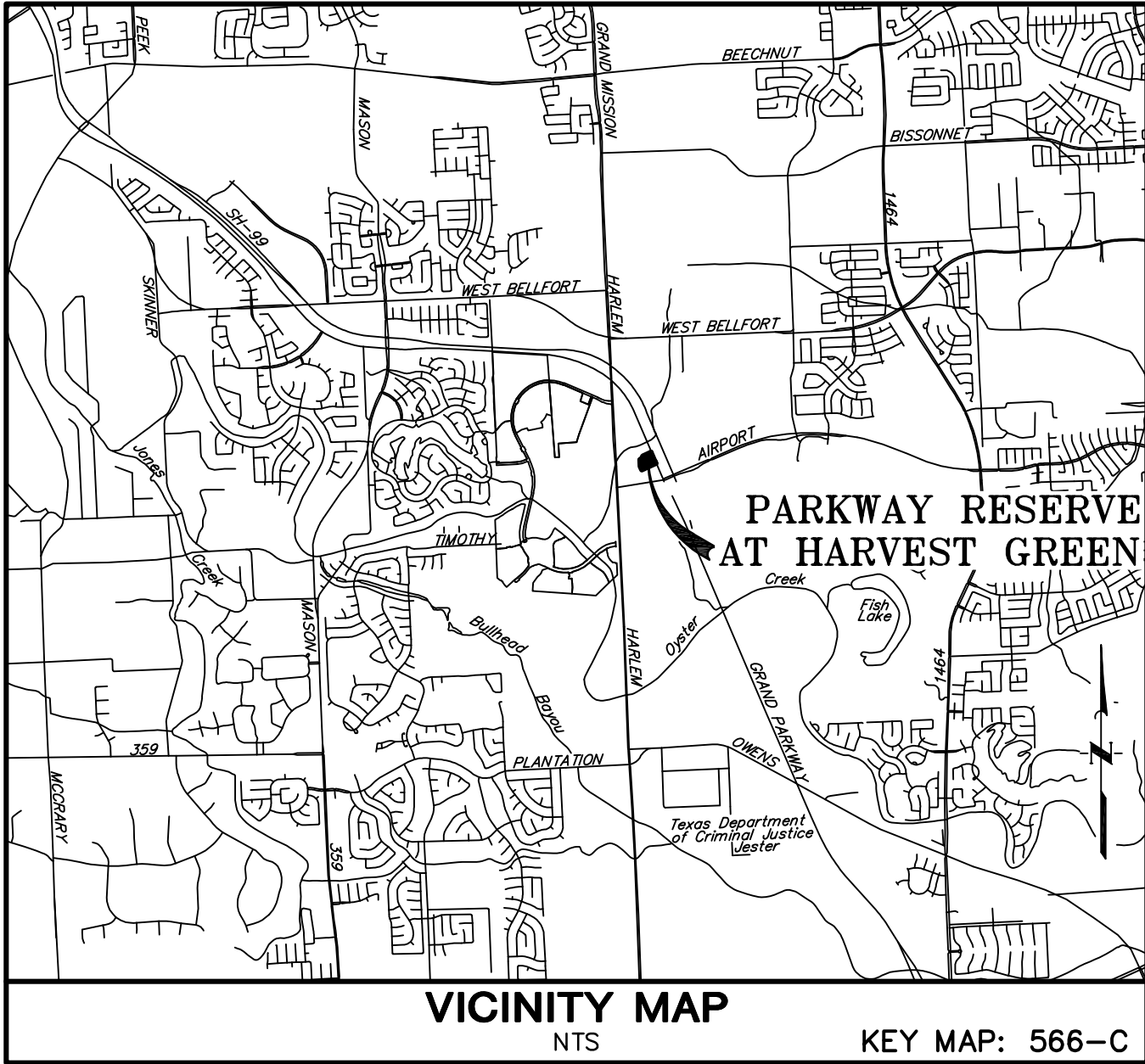
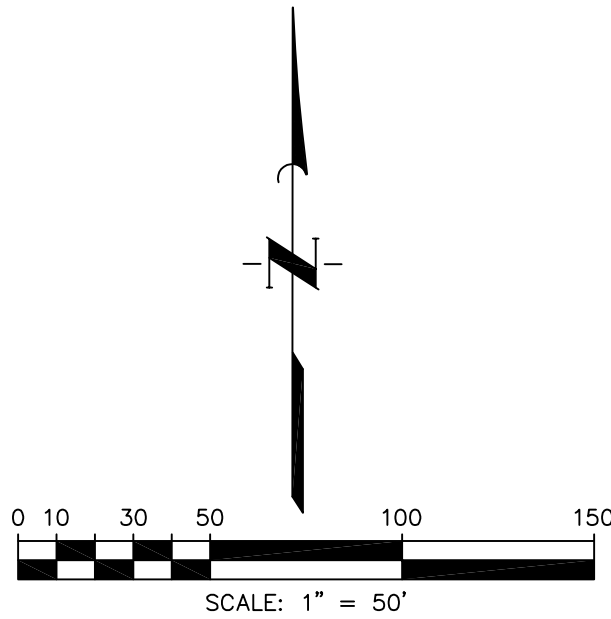
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**(DEPUTY CLERK)**

DISTRICT NAMES	
ASSISTANCE DIST	CAD 2
WCD	N/A
MMD/MUD	FORT BEND MMD No. 1 / FBC MUD No. 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	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2664.79'	5°05'46"	237.01'	S25°50'56"E	236.94'
C2	2664.79'	2°29'36"	115.09'	N24°32'51"W	115.09'

LINE	BEARING	DISTANCE
L1	S87°20'44"E	34.11'
L2	N21°41'57"E	93.69'
L3	S23°18'03"E	53.35'
L4	N23°18'03"W	90.48'
L5	N64°12'21"E	20.00'
L6	N23°18'03"W	53.35'



- General Notes
- 1) BL ..... "Building Line"  
ESMT ..... "Easement"  
FBCF ..... "Fort Bend County Clerk's File"  
FBCP ..... "Fort Bend County Plat Records"  
FBCD ..... "Fort Bend County Deed Records"  
HL&P ..... "Houston Lighting and Power Company"  
No ..... "Number"  
ROW ..... "Right-of-Way"  
Sq Ft ..... "Square Feet"  
..... "Set 5/8-inch Iron Rod With Cap Stamped "GBI Partners" as Per Certification"
  - 2) All building lines along street rights-of-way as shown on the plat.
  - 3) 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.
  - 4) 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.
  - 5) All pipeline easements within the platted area are shown hereon.
  - 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) Parkway Reserve At Harvest Green lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting".
  - 8) The top of all floor slabs shall be a minimum of 87.17 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, vegetation, and other obstructions to the operation and maintenance of drainage facility.
  - 13) 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". Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
  - 14) 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.
  - 15) 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.
  - 16) 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.
  - 17) The reciprocal Access Easement is shown based on existing driveway location.
  - 18) All future development should verify that the minimum slab elevation is at least 12" above the maximum extreme event ponding elevation within the site.

# PARKWAY RESERVE AT HARVEST GREEN

A SUBDIVISION OF 2.191 ACRES OF LAND  
OUT OF THE  
JANE WILKINS ONE LEAGUE GRANT, A-96  
FORT BEND COUNTY, TEXAS  
1 RESERVE 1 BLOCK

AUGUST 2020

OWNER:  
FORT BEND COUNTY TOLL ROAD AUTHORITY  
c/o The Muller Law Group PLLC  
202 Century Square Boulevard  
Sugar Land, Texas 77478  
713-337-3100

OWNER:  
GRAND PARKWAY HG LLC  
8803 SW Freeway, Suite 755  
Houston, Texas 77074  
713-337-3100

SURVEYOR:  
 **GBI PARTNERS**  
LAND SURVEYING CONSULTANTS  
4124 VISTA ROAD • PASADENA, TX 77660  
PHONE: 817-459-6331 • [GBISurvey@GBISurvey.com](mailto:GBISurvey@GBISurvey.com)  
TXPELS FIRM #10130300 • [www.GBISurvey.com](http://www.GBISurvey.com)

ENGINEER:  
 **JONES CARTER**  
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6339 West Loop South, Suite 300, Houston, TX 77021 • 713-773-1330