

# PLAT RECORDING SHEET

**PLAT NAME:** Harvest Green Sec 33

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

**ACREAGE:** 0.55

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

**ABSTRACT NUMBER:** A-62 and A-96

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 1

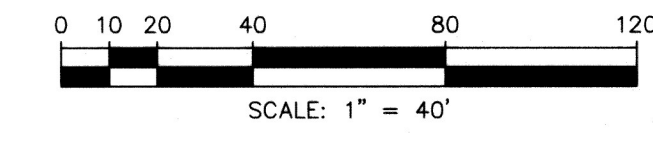
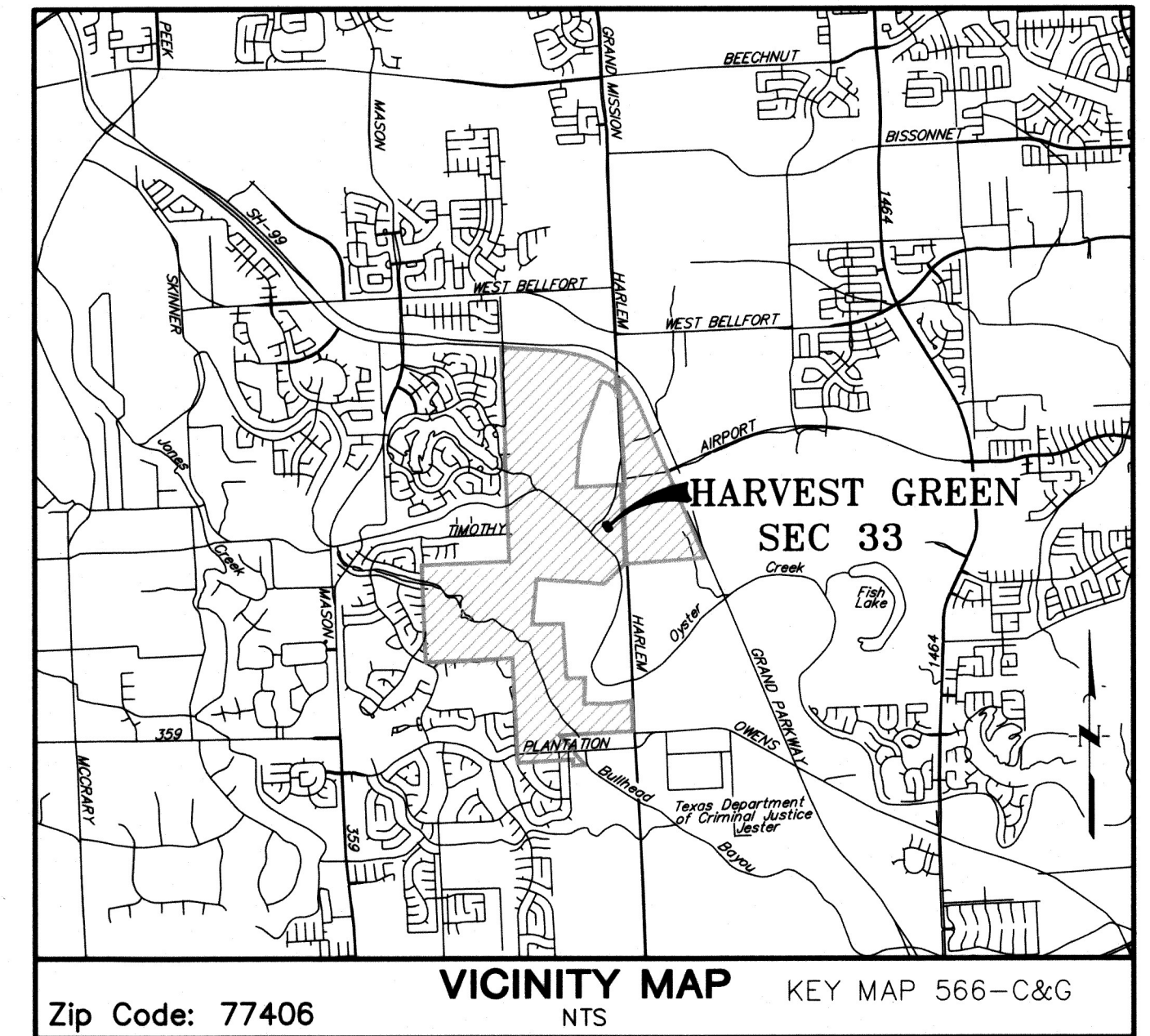
**NUMBER OF RESERVES:** 1

**OWNERS:** Grand Parkway 1358 LP

\_\_\_\_\_  
**(DEPUTY CLERK)**

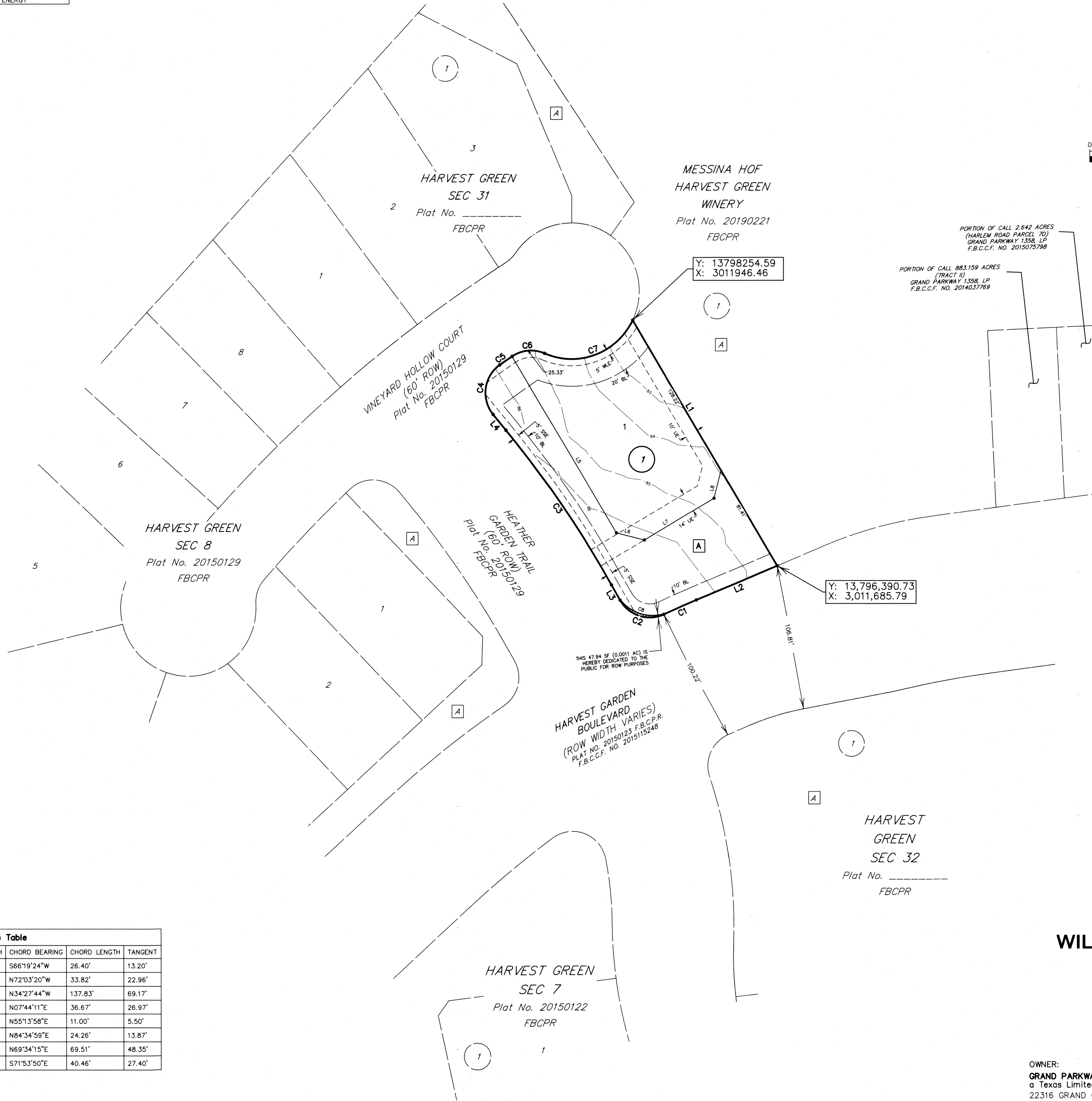
DISTRICT NAMES	
FBC ASSISTANCE	CAD No. 2
WCID	N/A
MMI/MUD	FORT BEND MMD No. 1/ FBCMUD 134D
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND J.S.D.
FIRE	FORT BEND COUNTY ESD No. 100
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FORT BEND COUNTY, HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

**A RESTRICTED RESERVE "A"**  
Landscape & Open Space  
Purposes Only  
0.255 AC  
11,127 SQ FT



- General Notes
- AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - CF ..... "Clerk's File"
  - DE ..... "Drainage Easement"
  - Esm ..... "Easement"
  - FC ..... "Film Code"
  - FBCCF ..... "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"
  - No ..... "Number"
  - ROW ..... "Right-of-Way"
  - SSE ..... "Sanitary Sewer Easement"
  - Sq Ft ..... "Square Feet"
  - Stm SE ..... "Storm Sewer Easement"
  - Temp ..... "Temporary"
  - UE ..... "Utility Easement"
  - Vol. Pg ..... "Volume and Page"
  - WLE ..... "Waterline Easement"
  - ..... "Set 5/8-inch Iron With Cap Stamped "GBI Partners" as Per Certification"

1. All building lines along street rights-of-way as shown on the plat.
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 cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
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. 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.
6. There are no pipeline easements within the platted area.
7. 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.
8. Harvest Green Sec 33 lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting".
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 Map (FIRM) No. 48157C0140L for Fort Bend County, Texas effective April 2, 2014 this section is located in Unshaded Zone "X", Shaded Zone "X" and Zone "AE". Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance flood plain; Shaded Zone "X" is defined as areas of 0.2% annual chance flood; 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. 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.
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. The top of all floor slabs shall be a minimum of 87.00 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.



Line	Bearing	Distance
L1	S30°38'06"E	209.63'
L2	S67°16'08"W	64.91'
L3	N29°29'22"W	13.03'
L4	N39°26'06"W	14.89'
L5	S30°46'19"E	150.88'
L6	S75°38'06"E	21.21'
L7	N59°21'54"E	60.00'
L8	N14°21'54"E	21.21'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	800.00'	1°53'27"	26.40'	S66°19'24"W	26.40'	13.20'
C2	25.00'	85°07'58"	37.15'	N72°03'20"W	33.82'	22.96'
C3	795.00'	9°56'45"	138.00'	N34°27'44"W	137.83'	69.17'
C4	25.00'	94°20'35"	41.16'	N07°44'11"E	36.67'	26.97'
C5	970.00'	0°38'59"	11.00'	N55°13'58"E	11.00'	5.50'
C6	25.00'	58°03'03"	25.33'	N84°34'59"E	24.26'	13.87'
C7	50.00'	88°04'31"	76.86'	N69°34'15"E	69.51'	48.35'
C8	30.00'	84°48'56"	44.41'	S71°53'50"E	40.46'	27.40'

# HARVEST GREEN

## SEC 33

**A SUBDIVISION OF 0.55 ACRES OF LAND  
OUT OF THE  
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62  
AND THE JANE WILKINS ONE LEAGUE GRANT, A-96  
FORT BEND COUNTY, TEXAS**

**1 LOT      1 RESERVE      1 BLOCK**

**SEPTEMBER 2021**

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

SURVEYOR:  
**GBI PARTNERS**  
LAND SURVEYING CONSULTANTS  
4724 VISTA ROAD • PASADENA, TX 77005  
PHONE: 281-494-0200 • GBIpartners@gbipartners.com  
TYPICAL FORM #10130000 • www.GBISurvey.com

ENGINEER/PLANNER:  
**JC JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 35861-04  
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 281.777.5337

STATE OF TEXAS 5  
COUNTY OF FORT BEND 5

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 3.25 acre tract described in the above and foregoing map of HARVEST GREEN SEC 33 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 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 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, thereto authorized, this 7<sup>th</sup> day of September, 2021.

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

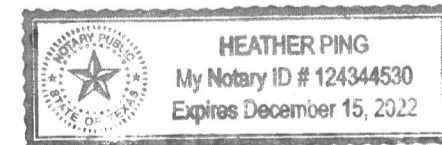
By: Jerry Ulke  
Jerry Ulke  
Vice President

STATE OF TEXAS 5  
COUNTY OF FORT BEND 5

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 7<sup>th</sup> day of September, 2021.

Notary Public in and for the State of Texas  
Heather Ping  
Print Name



My commission expires: December 15, 2022

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  
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 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.

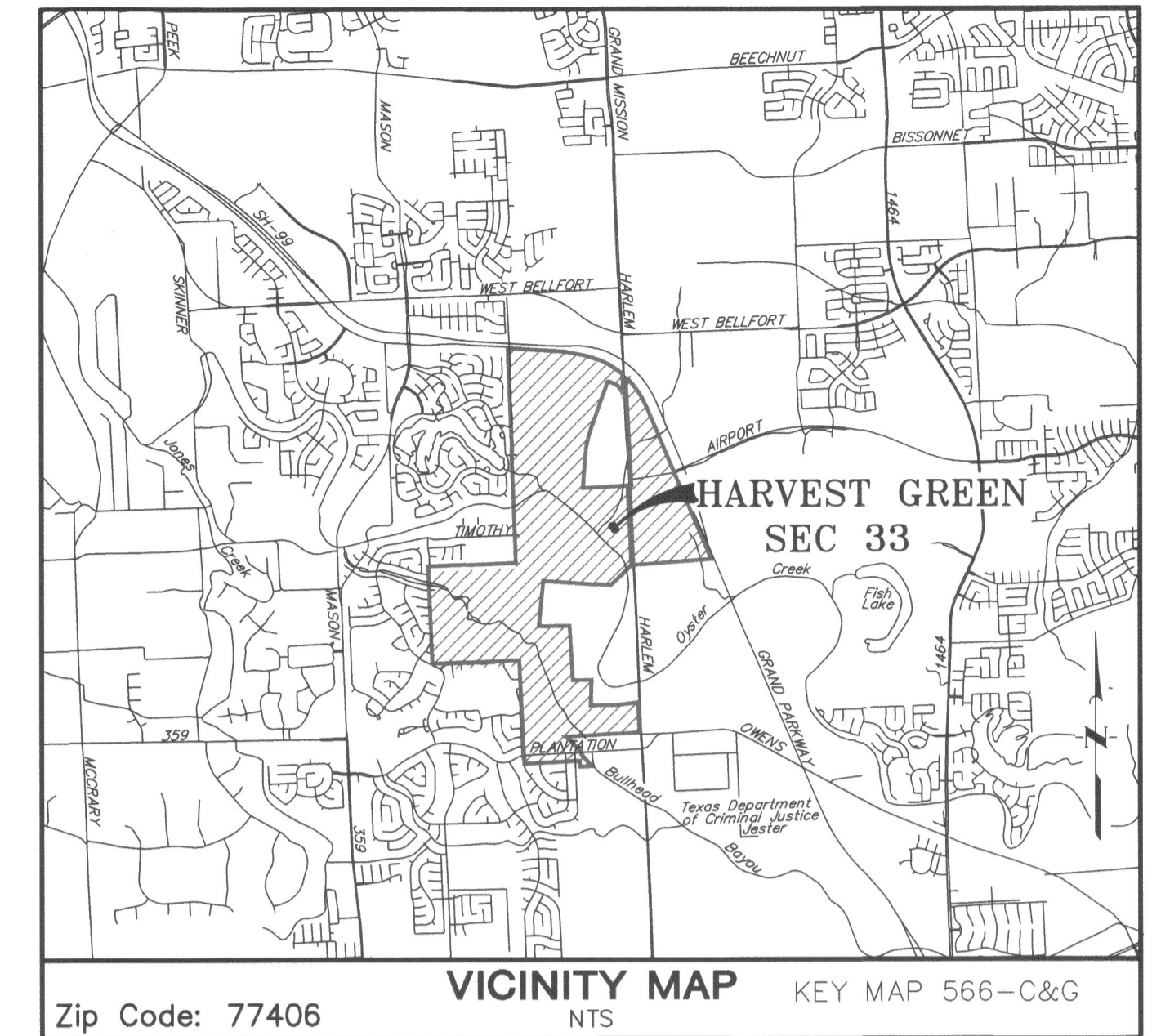
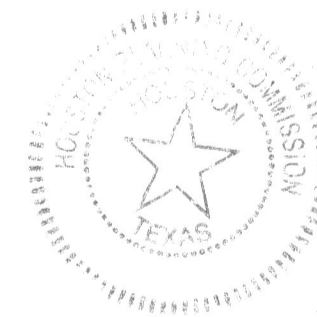


Kyle B. Duckett  
Registered Professional Land Surveyor  
Texas Registration No. 6340

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HARVEST GREEN SEC 33 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 12 day of Oct, 2021.

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

By: Margaret Wallace Brown  
Margaret Wallace Brown, CPA, CNU-A  
Secretary



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 \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021 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 33

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4214 WITTE ROAD • HOUSTON, TX 77056  
PHONE: 281-499-4334 • [GPIsurvey@GPIsurvey.com](mailto:GPIsurvey@GPIsurvey.com)  
726128 P204 #10130300 • [www.GPIsurvey.com](http://www.GPIsurvey.com)

ENGINEER/PLANNER:  
**JONES CARTER**  
Texas Board of Professional Engineers Registration No. 1-438  
Texas Board of Professional Land Surveying Registration No. 120463-04  
6300 West Loop South, Suite 150 • Dallas, TX 75240 • 713.777.5357