

PLAT RECORDING SHEET

PLAT NAME: Marcel Town Center At Harvest Green

PLAT NO: _____

ACREAGE: 8.021

LEAGUE: Jane Wilkins One League

ABSTRACT NUMBER: 96

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Marcel Town Center Harvest Green

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, MARCEL TOWN CENTER HARVEST GREEN, LLC, ACTING BY AND THROUGH XXXXX, XXXXX, OWNERS HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 8.021 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MARCEL TOWN CENTER AT HARVEST GREEN, 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 HEREIN EXPRESSED, AND DO HEREBY BEND 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 UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN-FOOT (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET SIX INCHES (7' 6") FOR FOURTEEN-FOOT (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN-FOOT (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 UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN-FOOT (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN-FOOT (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN-FOOT (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL 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 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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR OTHER NATURAL DRAINAGE WAY, SHALL, HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF BUILDINGS, FENCES, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY ACKNOWLEDGE 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, MARCEL TOWN CENTER HARVEST GREEN, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY XXXXX, XXXXX, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2022.

MARCEL TOWN CENTER HARVEST GREEN, LLC

BY: _____
XXXXXX, XXXXX

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED XXXXX, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTING THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND AS ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

REMAINDER OF
CALLED 883.159 ACRES
TRACT II
GRAND PARKWAY 1358, LP
F.B.C.C.F. NO. 2014037769

- ALL BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES, 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 APPLIED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204) GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.9998783623.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PROPERTY LIES WITHIN THE CITY OF HOUSTON EXTRATERRITORIAL JURISDICTION, FORT BEND COUNTY, FORT BEND ISO, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY MUD 134E, CAD 2 FORT BEND COUNTY, AND THE FORT BEND COUNTY MANAGEMENT DISTRICT NO. 1.
- THIS PLAT LIES ENTIRELY WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHTS-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
- THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AS PER THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48157C0140L, MAP REVISED APRIL 2, 2014.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 87.17 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 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 RESTRAIN, WHICHEVER IS HIGHER.
- ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 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.
- MAINTENANCE RESPONSIBILITY OF ANY DRAINAGE AND DETENTION AREAS, AND ANY RELATED DRAINAGE AND DETENTION EASEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- SUBJECT TO SECTION 7 (GREEN SPACE REGULATIONS) OF THE FORT BEND COUNTY REGULATION OF SUBDIVISIONS.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNRESTRICTED 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.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE DRILL SITE OF RECORD IN F.B.C.C.F. No. 2014038105 DOES NOT AFFECT THE SURVEYED PROPERTY.
- THE SURVEYED PROPERTY IS SUBJECT TO BLANKET EASEMENTS OF RECORD IN F.B.C.C.F. Nos. 2014134321 AND 2004060101.

CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6532



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	850.00'	8°44'50"	129.77'	S 40°13'47" W	129.64'
C2	850.00'	24°46'51"	367.63'	S 23°27'57" W	364.77'
C3	1940.00'	2°29'42"	84.48'	N 04°00'17" W	84.47'

DISTRICTS	
SCHOOL	FT. BEND ISD
ELEC./GAS	CENTERPOINT
PHONE	AT&T
CABLE	COMCAST
MUD	FBC MUD 134E
MGMT.	FBC MGMT. 1
CAD 2	FORT BEND COUNTY

ABBREVIATIONS

B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
ESMT. = EASEMENT
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
F.B.C.R.R. = FORT BEND COUNTY MAP RECORDS
L.E. = LANDSCAPE EASEMENT
No. = NUMBER
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
R.O.W. = RIGHT OF WAY
SAN. SWR. = SANITARY SEWER
STM. SWR. = STORM SEWER
FND. = FOUND
C.I.R. = CAPPED IRON ROD
T.B.M. = TEMPORARY BENCHMARK
FL = FLOWLINE

WE, WOODFOREST NATIONAL BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MARCEL TOWN CENTER AT HARVEST GREEN, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN FORT BEND COUNTY CLERK'S FILE No.(4) 2022007372 AND 2022007375, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY AND THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

WOODFOREST NATIONAL BANK

BY: _____
PRINTED NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

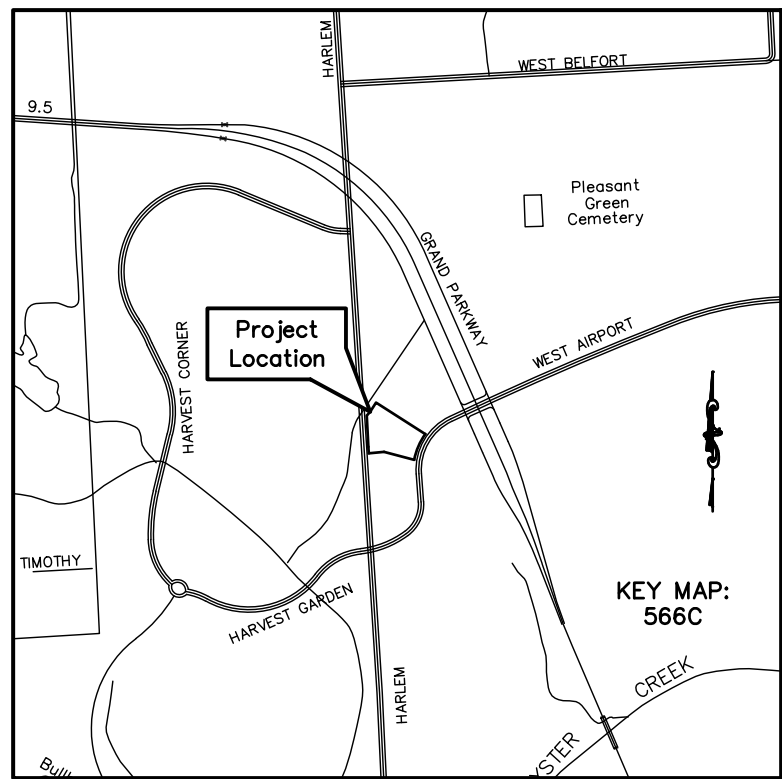
_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____



VICINITY MAP
SCALE: 1" = 1/2 MI.

60 0 60 120 180 Feet
SCALE: 1" = 60'

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 ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ____ DAY OF _____, 2022.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP. GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DAMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2022, AT ____ O'CLOCK ____ M., AND DULY RECORDED ON _____, 2022, AT ____ O'CLOCK ____ M., AT PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD
COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: DEPUTY

MARCEL TOWN CENTER AT HARVEST GREEN

A SUBDIVISION OF 8.021 ACRES OF LAND, LOCATED IN THE JANE WILKINS ONE LEAGUE, ABSTRACT-96, CITY OF HOUSTON ETJ, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE 0 LOTS

APRIL, 2022

SURVEYOR:
CHRIS RHODES, R.P.L.S.
CIVIL-SURV LAND SURVEYING, L.C.
10590 WESTOFFICE DR., SUITE 100
HOUSTON, TEXAS 77042
(713) 839-9181
CHRIS@CIVIL-SURV.NET
TBPES#10143800

NAWAL KAKAKHEL, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 142364

OWNER:
MARCEL TOWN CENTER HARVEST GREEN, LLC
P.O. BOX 9556
WOODLANDS, TX 77387
281-363-1336
LEASING@MARCELGROUP.COM

ENGINEER:
NAWAL KAKAKHEL, P.E.
WCA CONSULTING ENGINEERS
2500 TANGLEWILDE ST SUITE 120
HOUSTON, TEXAS
713-789-1900