

**PLAT RECORDING SHEET**

**PLAT NAME:** Harvest Green Section 35

\_\_\_\_\_

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

**ACREAGE:** 21.220

\_\_\_\_\_

**LEAGUE:** Jane Wilkins One League Grant Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 96

\_\_\_\_\_

**NUMBER OF BLOCKS:** 3

\_\_\_\_\_

**NUMBER OF LOTS:** 76

\_\_\_\_\_

**NUMBER OF RESERVES:** 4

\_\_\_\_\_

**OWNERS:** Grand Parkway HG 2 LP

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**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JERRY ULKE, VICE PRESIDENT, BEING AN OFFICER OF GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, HEREINAFTER REFERRED TO AS OWNER OF THE 21.220 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HARVEST GREEN SECTION 35, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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 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, 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 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 AND ALL TIMES FOR THE PURPOSES 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 SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION 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 DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF HARVEST GREEN SECTION 35, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS 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 HG 2 LP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JERRY ULKE, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

GRAND PARKWAY HG 2 LP  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
JERRY ULKE, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY ULKE, VICE PRESIDENT OF GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 PARTNERSHIP.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

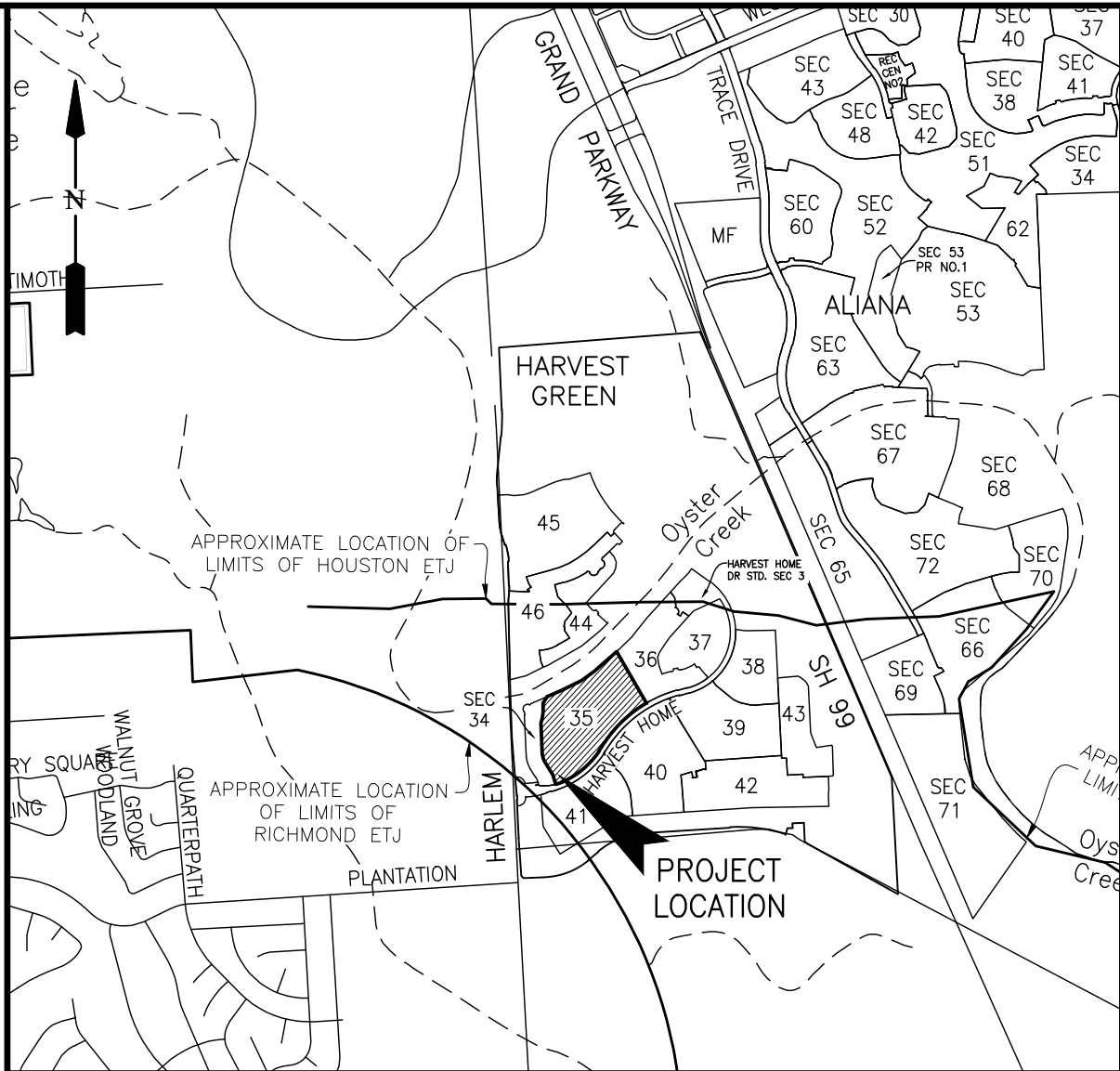
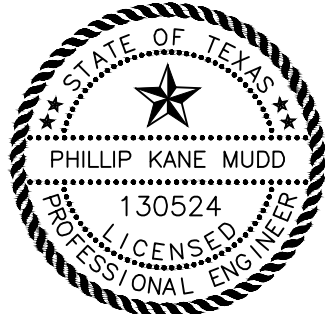
I, KYLE A. KACAL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS 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 A. KACAL, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6652



I, PHILLIP KANE MUDD, 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.

PHILLIP KANE MUDD, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 130524



VICINITY MAP  
SCALE: 1"= 2,000'

KEY MAP NO. 566L

I, J. STACY SLAWINSKI, 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. DEMERCHANT  
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. IN 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

## HARVEST GREEN SECTION 35

A SUBDIVISION OF 21.220 ACRES OF LAND SITUATED IN THE  
JANE WILKINS ONE LEAGUE GRANT SURVEY, ABSTRACT 96,  
FORT BEND COUNTY, TEXAS.

76 LOTS      4 RESERVES (1.708 ACRES)      3 BLOCKS

MAY 6, 2022      JOB NO. 2659-2135C.304

OWNER:  
**GRAND PARKWAY HG 2 LP**  
**A TEXAS LIMITED PARTNERSHIP**  
JERRY ULKE, VICE PRESIDENT  
5005 RIVERWAY, SUITE 500, HOUSTON, TEXAS 77056  
PH: (713) 960-9977



SURVEYOR:  
**GBI PARTNERS**  
LAND SURVEYING CONSULTANTS  
4804 VISTA ROAD - PASADENA, TX 77066  
PHONE: 981-698-4589 • CBIsurvey@GBISurvey.com  
TAPES & FIRM #10130000 • www.GBISurvey.com

ENGINEER:  
**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386





RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.491	21,405	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.345	15,017	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.240	10,454	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.632	27,541	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.708	74,417	

CALLLED 446.035 ACRES  
(TRACT 1)  
GRAND PARKWAY HG 2, LP  
F.N. 2021100669  
F.B.C.O.P.R.

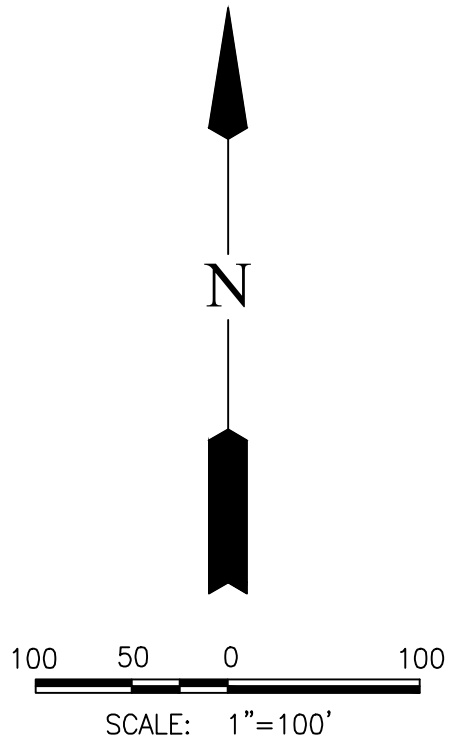
CALLLED 446.035 ACRES  
(TRACT 1)  
GRAND PARKWAY HG 2, LP  
F.N. 2021100669  
F.B.C.O.P.R.

CALLLED 446.035 ACRES  
(TRACT 1)  
GRAND PARKWAY HG 2, LP  
F.N. 2021100669  
F.B.C.O.P.R.

P.O.B.  
NAD83 GRID COORDINATES  
X= 13,012,766.03  
Y= 13,790,591.71

#### LEGEND

- B.L. INDICATES BUILDING LINE  
U.E. INDICATES UTILITY EASEMENT  
D.E. INDICATES DRAINAGE EASEMENT  
W.L.E. INDICATES WATER LINE EASEMENT  
S.S.E. INDICATES SANITARY SEWER EASEMENT  
S.T.M.S.E. INDICATES STORM SEWER EASEMENT  
F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS  
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS  
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS  
F.N. INDICATES FILE NUMBER  
INDICATES STREET NAME CHANGE  
R.O.W. INDICATES RIGHT-OF-WAY  
P.O.B. INDICATES POINT OF BEGINNING



DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	
WCID	
MUD	FBC MUD 134D
LID	
DID	FBC DRAINAGE DISTRICT
SCHOOL	FORT BEND ISD
FIRE	
IMPACT FEE AREA	
CITY OR CITY ETJ	FORT BEND COUNTY
UTILITIES CO.	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 18°03'47" W	104.94'
L2	N 26°04'39" W	41.77'
L3	N 09°22'16" W	45.43'
L4	N 16°02'46" E	48.47'
L5	N 09°48'06" E	79.03'
L6	N 02°26'08" W	99.80'
L7	N 35°15'46" E	81.99'
L8	S 34°00'01" W	118.84'
L9	N 66°19'37" E	107.49'
L10	S 50°38'12" E	36.63'
L11	N 66°19'37" E	92.42'
L12	N 48°36'03" E	119.21'
L13	S 34°00'01" W	118.84'
L14	S 11°01'34" W	2.50'
L15	S 78°27'28" E	7.00'
L16	N 45°02'08" W	105.50'
L17	N 66°19'37" E	92.42'
L18	N 48°36'03" E	124.47'
L19	S 34°00'01" W	51.00'
L20	S 45°02'08" E	106.95'
L21	N 66°19'37" E	92.42'
L22	N 48°36'03" E	119.21'
L23	S 66°19'37" W	107.49'
L24	N 66°19'37" E	81.55'
L25	S 34°00'01" W	26.23'
L26	N 67°13'39" E	159.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	N 58°47'51" E	66.99'
L28	N 54°40'32" E	68.23'
L29	N 50°30'58" E	68.23'
L30	N 46°21'24" E	68.23'
L31	N 42°11'50" E	58.23'
L32	N 03°50'33" W	13.88'
L33	N 79°00'01" E	14.14'
L34	N 34°00'34" E	50.93'
L35	N 35°22'17" E	60.17'
L36	N 37°43'58" E	60.17'
L37	N 40°05'40" E	60.17'
L38	N 42°27'22" E	60.17'
L39	N 44°49'03" E	60.17'
L40	N 47°10'45" E	60.17'
L41	N 49°32'27" E	60.17'
L42	N 51°54'09" E	60.17'
L43	N 54°57'56" E	95.91'
L44	N 26°27'24" E	93.65'
L45	N 33°23'18" E	54.71'
L46	N 01°47'41" W	59.95'
L47	N 10°10'50" W	55.58'
L48	S 13°03'35" W	54.71'
L49	S 53°43'01" W	54.71'
L50	S 44°46'22" E	69.59'
L51	S 46°48'55" W	86.99'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING CHORD
C1	1430.00'	25°54'54"	646.79'	S 46°57'28" W 641.29'
C2	970.00'	32°28'13"	549.71'	S 50°14'08" W 542.39'
C3	500.00'	8°04'12"	70.42'	S 70°30'21" W 70.37'
C4	300.00'	39°10'16"	205.10'	N 25°26'59" W 201.13'
C5	50.00'	72°11'28"	63.00'	N 30°13'53" E 58.91'
C6	50.00'	63°02'11"	55.01'	S 82°09'17" E 52.28'
C7	790.00'	22°47'27"	314.24'	S 45°23'45" W 312.17'
C8	50.00'	93°03'14"	81.20'	N 76°40'54" W 72.57'
C9	300.00'	27°43'09"	145.14'	N 16°17'43" W 143.73'
C10	300.00'	68°45'45"	360.04'	N 31°56'45" E 338.82'
C11	1000.00'	17°43'34"	309.38'	N 57°27'50" E 308.15'
C12	50.00'	101°18'53"	88.41'	N 80°44'31" W 77.34'
C13	50.00'	83°15'14"	72.65'	S 11°32'32" W 66.43'
C14	1610.00'	18°10'08"	538.64'	S 43°35'05" W 536.13'
C15	25.00'	84°45'23"	36.98'	N 02°39'26" W 33.70'
C16	25.00'	95°54'05"	41.84'	S 87°00'50" W 37.13'
C17	815.00'	17°33'14"	249.69'	S 47°50'24" W 248.72'
C18	25.00'	28°14'34"	12.32'	S 42°29'44" W 12.20'
C19	50.00'	145°09'45"	126.68'	N 79°02'40" W 95.41'
C20	25.00'	24°38'39"	10.74'	N 18°46'07" W 10.66'
C21	325.00'	28°38'18"	162.45'	N 16°45'17" W 160.76'
C22	325.00'	68°45'45"	390.04'	N 31°56'45" E 367.05'
C23	975.00'	17°43'34"	301.65'	N 57°27'50" E 300.45'
C24	25.00'	25°52'02"	11.29'	N 35°40'02" E 11.19'
C25	50.00'	149°59'42"	130.90'	S 82°16'09" E 96.59'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING CHORD
C26	25.00'	22°48'47"	9.95'	S 18°40'41" E 9.89'
C27	25.00'	25°12'25"	11.00'	S 42°41'17" E 10.91'
C28	50.00'	133°39'41"	116.64'	S 11°32'21" W 91.93'
C29	25.00'	25°19'27"	11.05'	S 65°42'28" W 10.96'
C30	1585.00'	19°02'42"	526.85'	S 43°31'23" W 524.43'
C31	25.00'	79°02'09"	34.49'	S 05°31'03" E 31.82'
C32	25.00'	100°57'50"	44.05'	N 84°28'57" E 38.57'
C33	25.00'	66°19'12"	28.94'	S 02°39'45" W 27.35'
C34	765.00'	20°58'07"	279.97'	S 46°18'25" W 278.41'
C35	25.00'	93°03'14"	40.60'	N 76°40'54" W 36.28'
C36	275.00'	27°43'09"	133.04'	N 16°17'43" W 131.75'
C37	275.00'	68°45'45"	330.04'	N 31°56'45" E 310.58'
C38	1025.00'	17°43'34"	317.12'	N 57°27'50" E 315.85'
C39	25.00'	101°18'53"	44.21'	S 80°44'31" E 38.67'
C40	25.00'	83°15'14"	36.33'	S 11°32'32" W 33.21'
C41	1635.00'	12°06'27"	345.50'	S 17°06'56" W 344.86'
C42	25.00'	81°02'16"	35.36'	S 81°34'50" W 32.48'
C43	75.00'	55°46'21"	73.01'	N 85°47'12" W 70.16'
C44	75.00'	72°11'28"	94.50'	S 30°13'53" W 88.37'
C45	325.00'	24°38'00"	139.73'	N 18°10'51" E 138.65'
C46	25.00'	72°11'28"	31.50'	N 30°13'53" E 29.46'
C47	25.00'	150°30'42"	65.67'	S 38°25'02" E 48.35'
C48	1635.00'	2°50'18"	81.00'	S 35°25'11" W 80.99'
C49	25.00'	126°57'38"	55.40'	N 82°31'09" W 44.74'
C50	275.00'	13°10'29"	63.23'	N 12°27'06" W 63.10'

#### NOTES:

- 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
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS. ALL DISTANCE ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR: 0.99987799134
- BENCHMARK: ALL ELEVATIONS ARE BASED ON 2014 FORT BEND COUNTY LIDAR BENCHMARK NO. 470. THIS IS A BOD NAIL SET SOUTH OF GRAVEL DRIVE LOCATED ON THE EAST SIDE OF HARLEM ROAD, BEING ±2,160' SOUTH OF THE INTERSECTION OF HARLEM ROAD AND WEST AIRPORT BOULEVARD AND HAVING A PUBLISHED ELEVATION OF 85.12' (NAVD88). ELEVATIONS WERE DERIVED FROM GPS/RTK OBSERVATIONS AND UTILIZED GEOID 12A.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 85.34 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM) (2001 ADJ.) (GEOID 12A). 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.
- THIS PLAT WAS PREPARED TO MEET FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134D, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND ISD, AND FORT BEND COUNTY.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0140L, MAP REVISED APRIL 2, 2014, AND LETTER OF MAP REVISION BASED ON FILL (LOMR-F), CASE NO. 22-08-2202A, DATED JULY 21, 2022, THE SURVEYED TRACT LIES IN ZONES X (UNSHADED) AND X (SHADED). FLOODPLAIN BOUNDARY LINES SHOWN HEREON WERE SCALED AND GRAPHICALLY DEPICTED BASED ON SAID FIRMS AND SHOULD BE CONSIDERED APPROXIMATE.
- THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134D.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 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 ADA REQUIREMENTS.
- CONTOUR LINES SHOWN HEREON REPRESENT PRE-DEVELOPMENT CONDITIONS AND REFERENCED TO BENCHMARK DESCRIBED HEREON.
- THIS PLAT LIES WITHIN LIGHTING ZONE 3.
- 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.
- 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.

## HARVEST GREEN SECTION 35

A SUBDIVISION OF 21.220 ACRES OF LAND SITUATED IN THE  
JANE WILKINS ONE LEAGUE GRANT SURVEY, ABSTRACT 96,  
FORT BEND COUNTY, TEXAS.

76 LOTS    4 RESERVES (1.708 ACRES)    3 BLOCKS

MAY 6, 2022

JOB NO. 2659-2135C.304

OWNER:

**GRAND PARKWAY HG 2 LP**  
**A TEXAS LIMITED PARTNERSHIP**

JERRY ULKE, VICE PRESIDENT

5005 RIVERWAY, SUITE 500, HOUSTON, TEXAS 77056

PH: (713) 960-9977

SURVEYOR:



**GBI PARTNERS**  
**LAND SURVEYING CONSULTANTS**  
4800 VISTA ROAD - PASADENA, TX 77660  
PHONE: 817-438-4329 • CBIsurvey@CBIsurvey.com  
TAPES FILED #10130000 • www.CBIsurvey.com

ENGINEER:

**LJA Engineering, Inc.**

3600 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042

**LJA**  
Phone 713.953.5200  
Fax 713.953.5028  
FRN - F-1386