

PLAT RECORDING SHEET

PLAT NAME: Harvest Green Sec 37

PLAT NO: _____

ACREAGE: 10.185

LEAGUE: Jane Wilkins One League Grant

ABSTRACT NUMBER: 96

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 24

NUMBER OF RESERVES: 2

OWNERS: Grand Parkway HG 2 LP

(DEPUTY CLERK)

WE, GRAND PARKWAY HO 2 LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JERRY ULKE, VICE PRESIDENT, BEING AN OFFICER OF GRAND PARKWAY HO 2 LP, A TEXAS LIMITED PARTNERSHIP, AND CENTER ENTERPRISES, INC., BEING AN OFFICER OF CENTER ENTERPRISES, INC., HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP OF HARVEST GREEN SECTION 37, DO HEREBY ESTABLISH, REEVALUATE, SUBDIVIDE OR RECONVEY THE LAND DESCRIBED BY THE MAP, DEDICATIONS, RELATIONS AND ASSIGNMENTS SAID MAPS, PLATS AND RECORDS, HEREBY DOING THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, AND OTHER FEATURES THEREON, TO THE PUBLIC FOREVER. FOR THE FOREGOING PURPOSES, WE 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 TEN FEET (10' 0") FOR TEN FEET (10' 0") OF THE AERIAL EASEMENTS' WIDTH. THE AERIAL EASEMENTS' WIDTH SHALL BE TEN FEET (10' 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 RIGHT-OF-WAY. THE AERIAL EASEMENTS ARE DESIGNATED WITH AERIAL EASEMENTS 'A' THROUGH 'I' IN THE ATTACHED MAP, AND ARE IDENTIFIED BY THE LETTERS 'A' THROUGH 'I' 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 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, 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.

GRAND PARKWAY HG 2 LP
A TEXAS LIMITED PARTNERSHIP

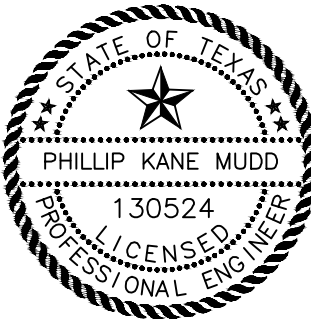
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY ULKE, VICE PRESIDENT OF GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KYLE A. KACAL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6652



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



BY: MARTHA L. STEIN, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: MARGARET WALLACE BROWN, AICP, CNU-A
SECRETARY

KEY MAP NO. 566L

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

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

A SUBDIVISION OF 10.185 ACRES OF LAND SITUATED IN THE
JANE WILKINS ONE LEAGUE GRANT, ABSTRACT 96,
FORT BEND COUNTY, TEXAS.

24 LOTS 2 RESERVES (1.755 ACRES) 3 BLOCKS

JUNE 17, 2022 JOB NO. 2659-2137C.304

OWNER:

GRAND PARKWAY HG 2 LP

A TEXAS LIMITED PARTNERSHIP

JERRY ULKE, VICE PRESIDENT

5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056
PH: (713) 960-9977

SURVEYOR:

ENGINEER:



GBI PARTNERS
LAND SURVEYING CONSULTANTS
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LJA Engineering, Inc.

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



Phone 713.953.5200
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FRN - F-1386

NOTES:

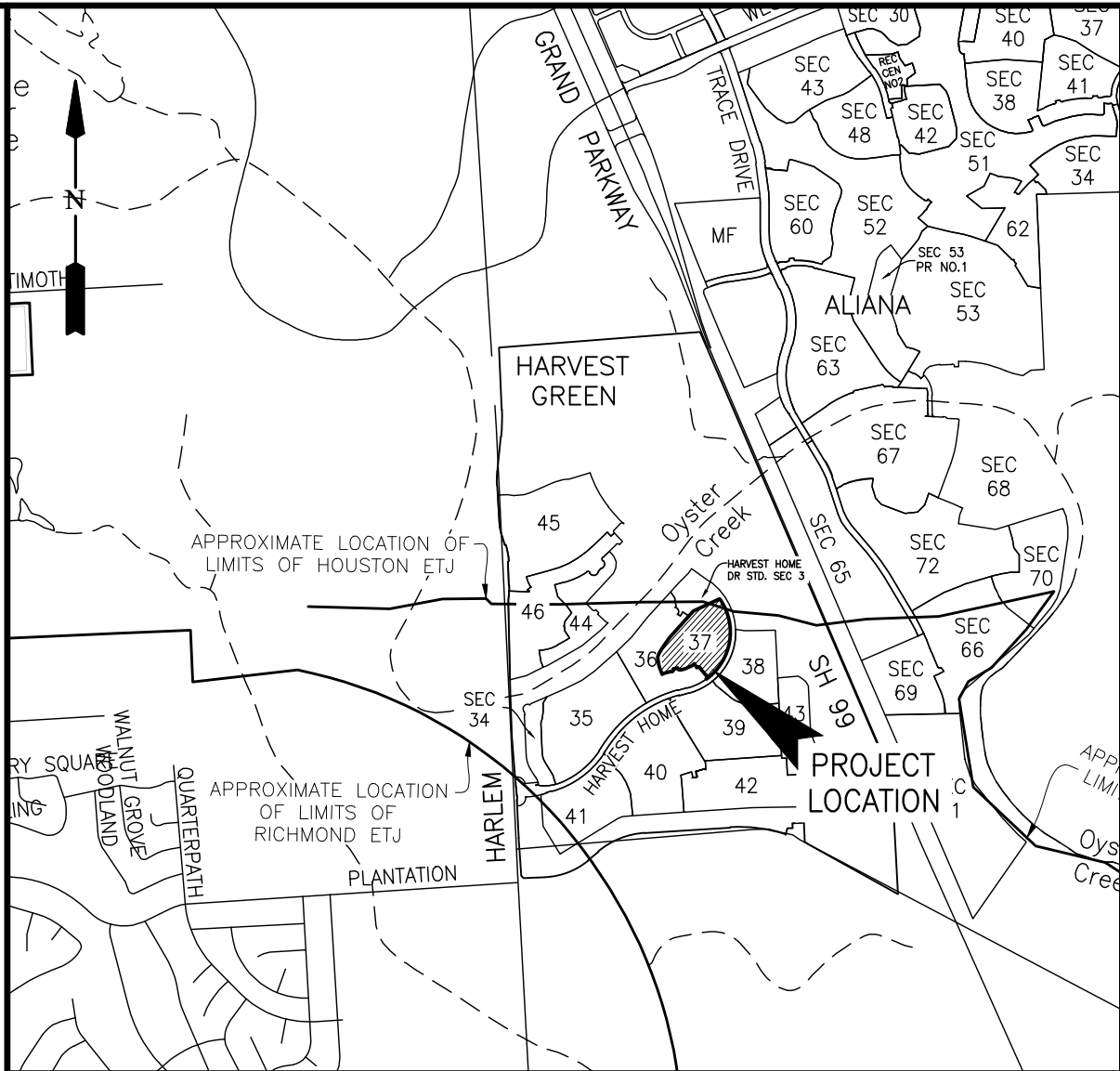
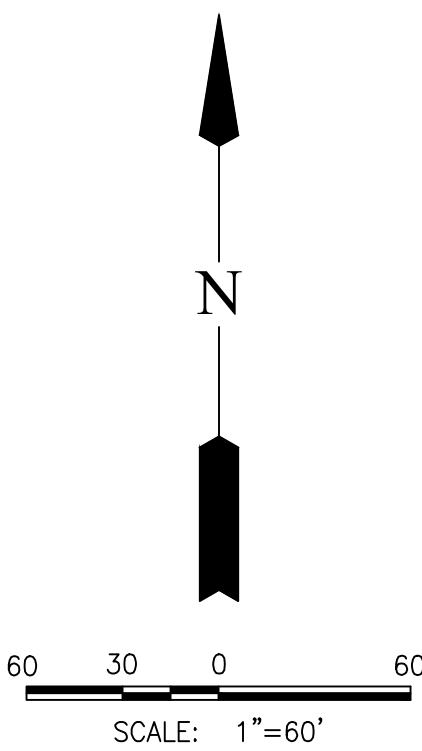
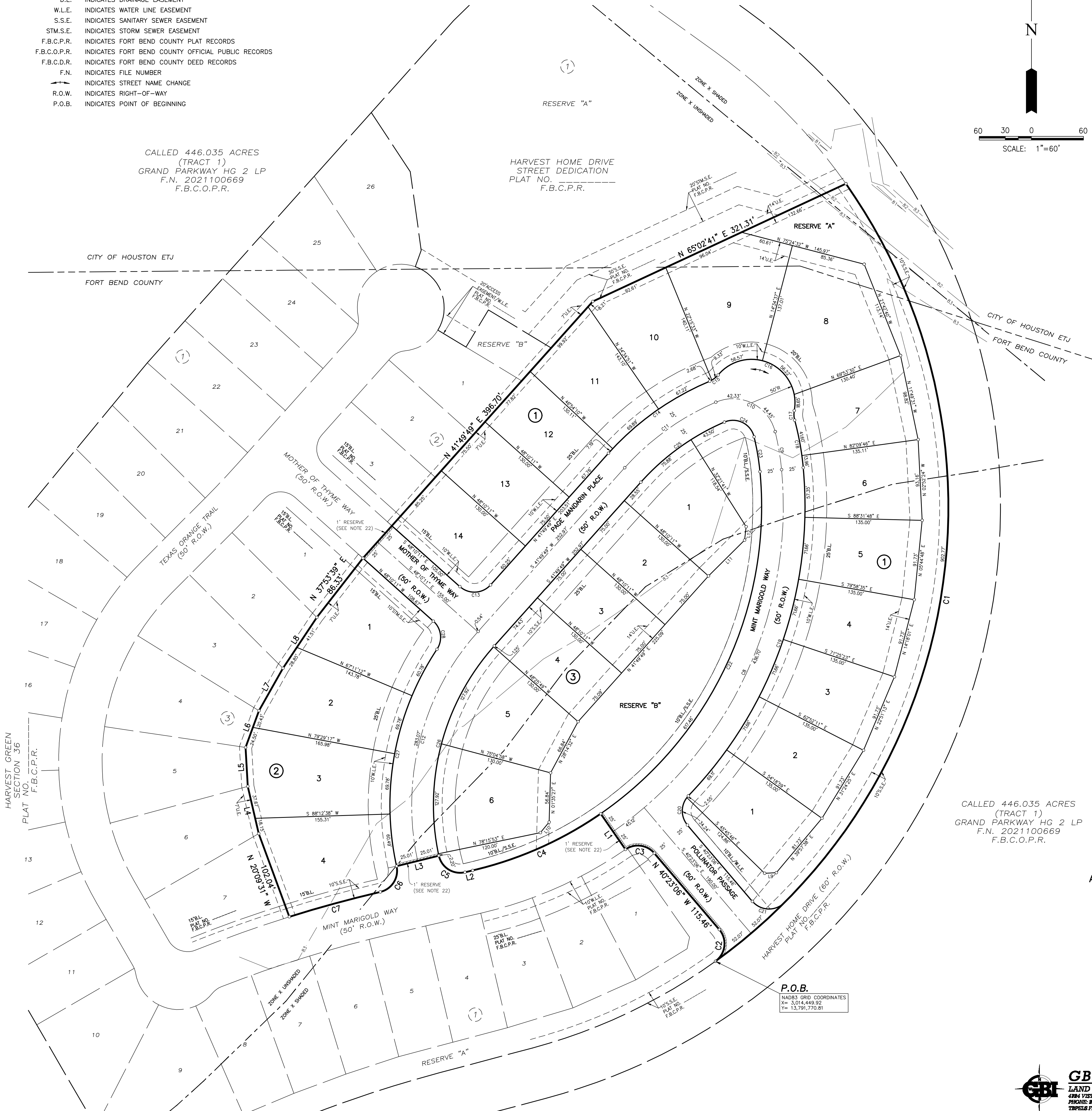
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99987799134.
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, 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 470 THIRIS GCP 08 BEING A 500' NAL 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 GEIOD 12A.
- CONTOUR LINES SHOWN HEREON REPRESENT PRE-DEVELOPMENT CONDITIONS AND REFERENCED TO BENCHMARK DESCRIBED HEREON.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 85.00 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM) (2001 ADJ.) (GEIOD 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 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 THE CITY OF HOUSTON AND 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, FORT BEND COUNTY, AND PARTIALLY WITHIN THE ETJ OF THE CITY OF HOUSTON.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0140L, MAP REVISED APRIL 2, 2014, 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.
- 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.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), 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.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED 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.
- 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.
- 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 ALONGS 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.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	645.00'	89°26'42"	1006.92'	S 09°31'05" W	907.74'
C2	25.00'	94°37'32"	41.29'	N 06°55'40" E	36.75'
C3	25.00'	84°19'04"	36.79'	N 82°32'38" W	33.56'
C4	430.00'	21°36'06"	162.12'	S 66°05'52" W	161.16'
C5	25.00'	90°54'27"	39.67'	N 57°38'51" W	35.63'
C6	25.00'	89°14'21"	38.94'	S 32°09'58" W	35.12'
C7	1495.00'	4°09'49"	108.64'	S 74°42'14" W	108.61'
C8	455.00'	60°40'22"	481.82'	N 24°57'38" E	459.62'
C9	300.00'	8°28'34"	44.38'	N 09°36'50" W	44.34'
C10	50.00'	99°26'44"	86.78'	N 63°34'29" W	76.29'
C11	300.00'	24°52'20"	130.23'	S 54°15'59" W	129.21'
C12	300.00'	54°09'53"	283.61'	S 14°44'52" W	273.16'
C13	25.00'	90°00'00"	39.27'	N 86°49'49" E	35.36'
C14	325.00'	25°26'23"	144.30'	N 54°33'01" E	143.12'
C15	25.00'	27°30'48"	12.00'	N 53°30'49" E	11.89'
C16	50.00'	150°36'41"	131.43'	S 64°56'15" E	96.73'
C17	25.00'	25°32'19"	11.14'	S 02°24'04" E	11.05'
C18	325.00'	9°47'41"	55.56'	S 10°16'23" E	55.49'
C19	480.00'	49°18'31"	413.09'	S 19°16'43" W	400.46'
C20	25.00'	84°19'04"	36.79'	S 01°46'26" W	33.56'
C21	25.00'	94°37'32"	41.29'	S 87°41'52" E	36.75'
C22	430.00'	60°40'22"	455.35'	N 10°32'14" E	454.37'
C23	275.00'	8°28'34"	40.68'	N 09°36'50" W	40.65'
C24	25.00'	99°26'44"	43.39'	N 63°34'29" W	38.15'
C25	275.00'	24°52'20"	119.38'	S 54°15'59" W	118.44'
C26	275.00'	54°01'26"	259.30'	S 14°49'06" W	249.80'
C27	325.00'	45°58'54"	260.82'	N 10°32'14" E	253.88'
C28	25.00'	81°41'52"	35.65'	N 07°19'15" W	32.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 34°42'10" W	50.00'
L2	S 76°53'55" W	9.19'
L3	S 76°07'04" W	50.02'
L4	N 13°02'02" W	55.82'
L5	N 03°17'11" W	44.93'
L6	N 20°04'08" E	44.93'
L7	N 29°24'25" E	56.23'
L8	N 33°41'22" E	70.36'
L9	N 87°05'56" E	13.60'
L10	N 39°55'40" E	15.69'
L11	N 45°14'21" E	58.57'
L12	N 06°26'20" E	15.59'

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
STM.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



VICINITY MAP

SCALE: 1"= 2,000'

KEY MAP NO. 566L

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.	

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.837	36,474	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.918	39,976	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.755	76,450	

HARVEST GREEN
SECTION 37

A SUBDIVISION OF 10.185 ACRES OF LAND SITUATED IN THE
JANE WILKINS ONE LEAGUE GRANT, ABSTRACT 96,
FORT BEND COUNTY, TEXAS.

24 LOTS 2 RESERVES (1.755 ACRES) 3 BLOCKS

JUNE 17, 2022 JOB NO. 2659-2137C.304

OWNER:

GRAND PARKWAY HG 2 LP
A TEXAS LIMITED PARTNERSHIP

JERRY ULKE, VICE PRESIDENT

5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056
PH: (713) 960-9977

SURVEYOR:



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ENGINEER:

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