

PLAT RECORDING SHEET

PLAT NAME: Harvest Green Section 40 Replat of Lot 1, Block 3

PLAT NO: _____

ACREAGE: 0.162

LEAGUE: Jane Wilkins One League Grant

ABSTRACT NUMBER: 96

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 0

OWNERS: Newmark Homes Houston LLC

(DEPUTY CLERK)

NOTES:

1. 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.
2. 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.
3. BENCHMARK: ALL ELEVATIONS ARE BASED ON 2014 FORT BEND COUNTY LIDAR BENCHMARK NO. 470 TNRIS GCP 08 BEING A 80D 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.
4. CONTOUR LINES SHOWN HEREON REPRESENT PRE-DEVELOPMENT CONDITIONS AND REFERENCED TO BENCHMARK DESCRIBED HEREON.
5. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 85.20 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM) (2001 ADL) (GEOID12A). 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 PERMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
6. THIS PLAT WAS PREPARED TO MEET THE FORT BEND COUNTY REQUIREMENTS.
7. 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 ISO, AND FORT BEND COUNTY.
8. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0140L, MAP REVISED APRIL 2, 2014, THE SURVEYED TRACT LIES IN ZONE X (SHADED). FLOODPLAIN BOUNDARY LINES SHOWN HEREON WERE SCALED AND GRAPHICALLY DEPICTED BASED ON SAID FIRMS AND SHOULD BE CONSIDERED APPROXIMATE.
9. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10. 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.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
14. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134D.
15. 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.
16. THIS PLAT LIES WITHIN LIGHTING ZONE 3.
17. 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.
18. 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.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	91°42'13"	40.01'	S 64°39'14" E	35.88'
C2	575.00'	4°00'21"	40.20'	S 16°47'57" E	40.19'

LEGEND

- B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
STM.S.E. INDICATES STORM SEWER EASEMENT
F.N. INDICATES FILE NUMBER
R.O.W. INDICATES RIGHT-OF-WAY
P.O.B. INDICATES POINT OF BEGINNING
F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
(F) INDICATES FOUND 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS"



4724 VISTA ROAD PASADENA, TX 77505
PHONE: 281-499-4539

SURVEYOR:

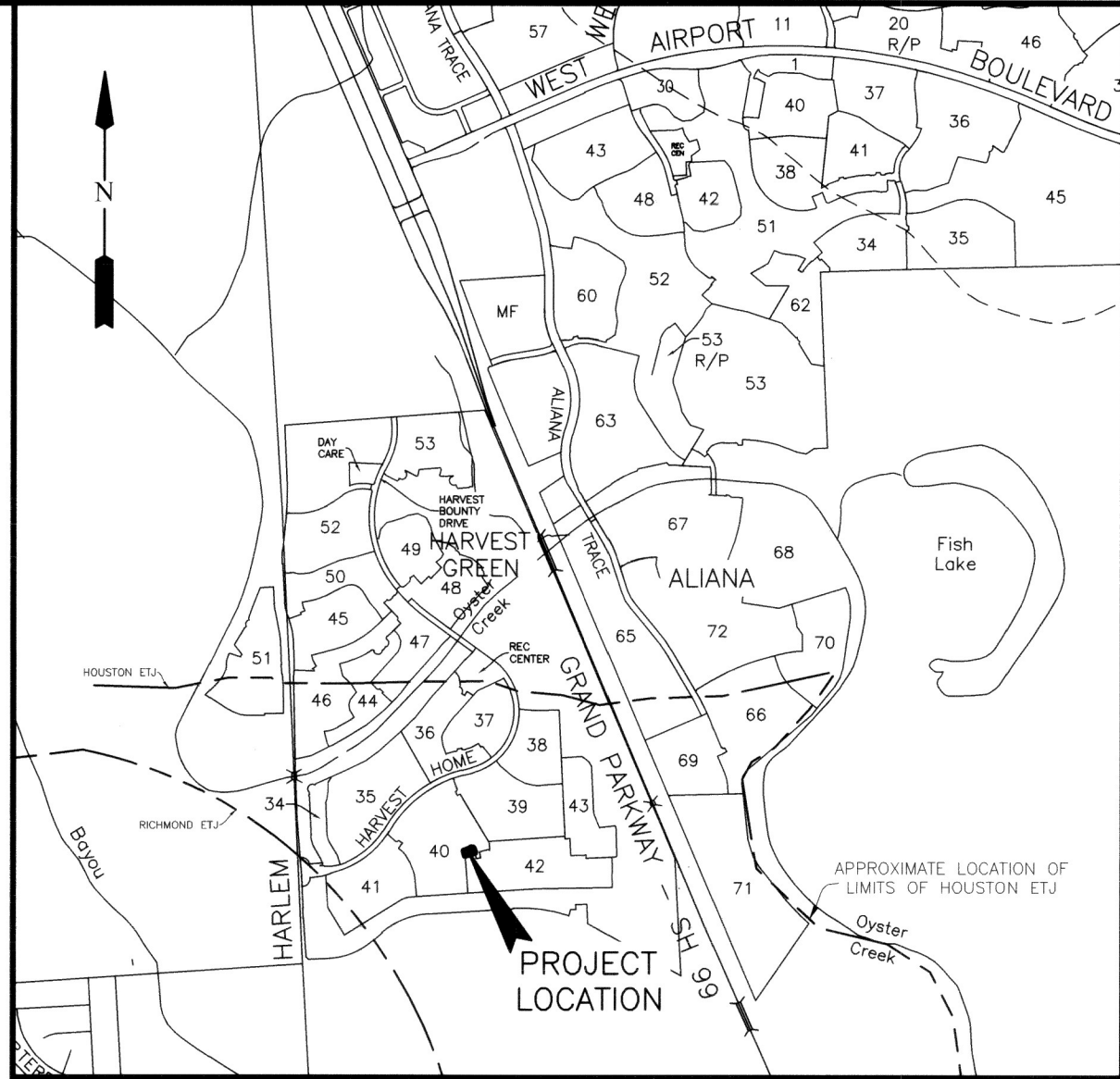
GBI PARTNERS
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ENGINEER:

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SHEET 2 OF 2



VICINITY MAP

SCALE: 1"= 2,000'

KEY MAP NO. 566L