#### PLAT RECORDING SHEET

<b>PLAT NAME:</b>	Harvest Home Drive Street Dedication Sec 4					
PLAT NO:						
ACREAGE:	1.255					
LEAGUE:	LEAGUE: Jane Wilkins One League Grant Survey					
ABSTRACT NUMBER: 96						
NUMBER OF R						
NUMBER OF B	BLOCKS: 0					
NUMBER OF LOTS: 0						
NUMBER OF R						
OWNEDS. C.	and Dayloway HC 2 LD					
OWNERS: GI	and Parkway HG 2 LP					
(DEPUTY CLERK)						

#### COUNTY OF FORT BEND

WE, GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH DAVID HOGUE, VICE PRESIDENT, BEING AN OFFICER OF GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, HEREINAFTER REFERRED TO AS OWNER OF THE 1.255 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HARVEST HOME DRIVE STREET DEDICATION SEC 4, 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

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' O") 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 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 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.

IN TESTIMONY WHEREOF, THE GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID HOGUE, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2023.

GRAND PARKWAY HG 2 LP A TEXAS LIMITED PARTNERSHIP

BY: DAVID HOGUE, VICE PRESIDENT

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID HOGUE, 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 \_\_\_\_, 2023.

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

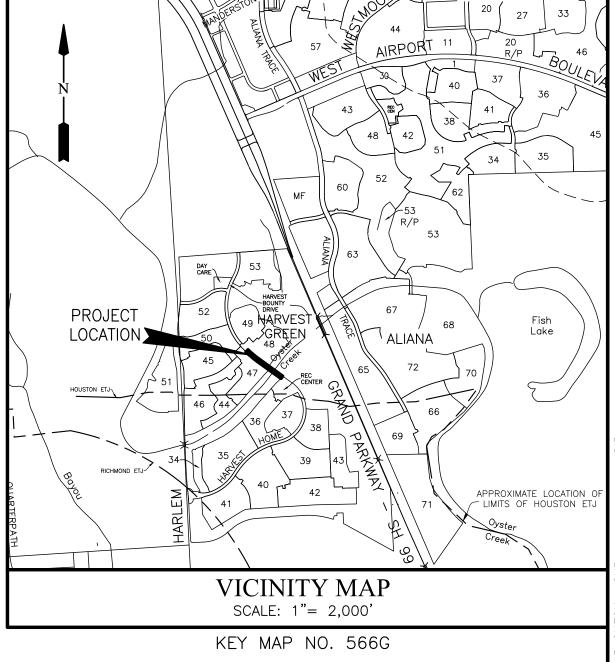
TEXAS LICENSE NO. 130524



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF HARVEST HOME DRIVE STREET DEDICATION SEC 4 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 \_\_\_\_, DAY OF \_\_\_\_\_ \_\_\_\_\_\_, 2023.

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

MARGARET WALLACE BROWN, AICP, CNU-A



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 \_\_\_\_, 2023.

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

DEXTER L. McCOY 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 \_\_\_\_\_, 2023 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

## HARVEST HOME DRIVE STREET DEDICATION SEC 4

A SUBDIVISION OF 1.255 ACRES OF LAND SITUATED IN THE JANE WILKINS ONE LEAGUE GRANT SURVEY, ABSTRACT 96, FORT BEND COUNTY, TEXAS.

O RESERVES (0.000 ACRES) 0 BLOCKS

SEPTEMBER 13, 2023

JOB NO. 2659-2109C.304

GRAND PARKWAY HG 2 LP A TEXAS LIMITED PARTNERSHIP

**OWNERS:** 

DAVID HOGUE, VICE PRESIDENT 5005 RIVERWAY, SUITE 500, HOUSTON, TEXAS 77056 PH: (713) 960-9977

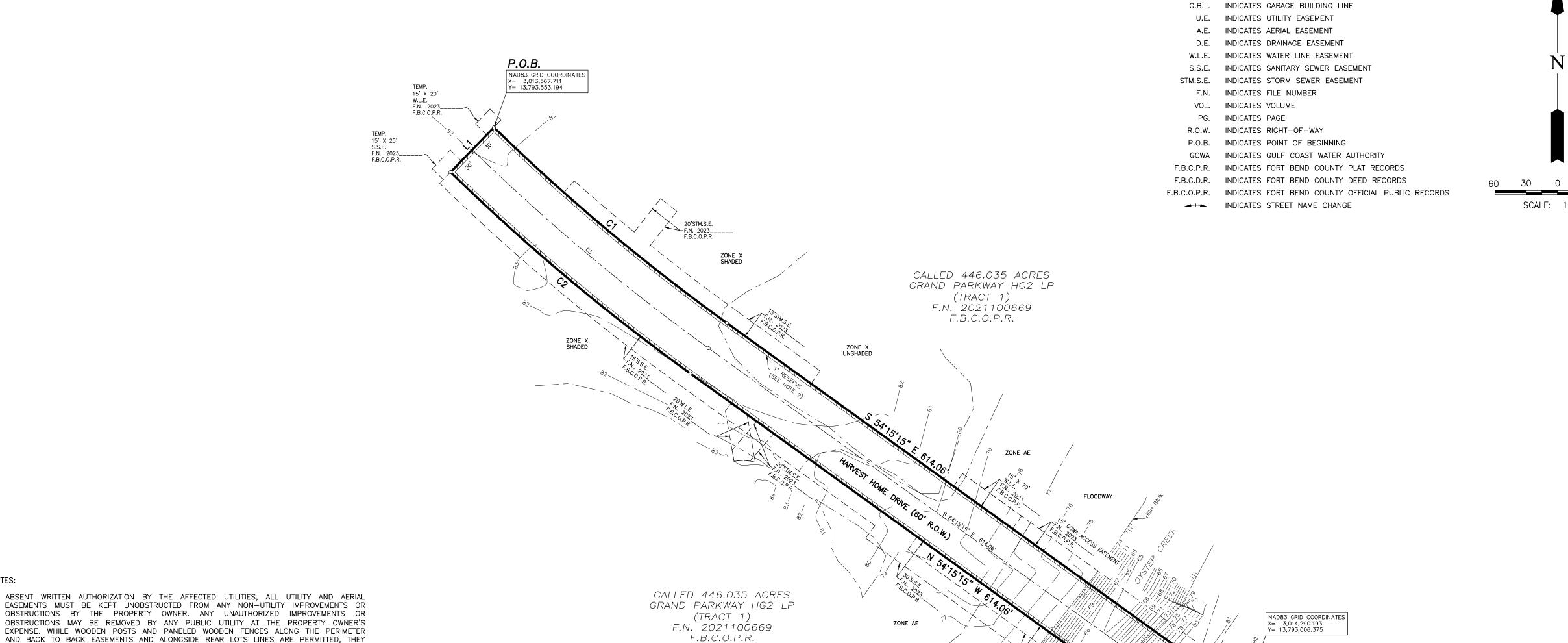


**ENGINEER:** 

LJA Engineering, Inc. 3600 W Sam Houston Parkway S Suite 600

Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386 Houston, Texas 77042

SHEET 1 OF 2



LEGEND

X= 3,014,255.145 Y= 13,792,957.684

RESERVE "A"

HARVEST HOME DRIVE STREET DEDICATION AND RESERVES

SEC 3

PLAT NO. 20220259 F.B.C.P.R.

FBC MUNICIPAL UTILITY DISTRICT 134D & 134F

FBC MUNICIPAL MANAGEMENT DISTRICT 1

FBC ASSISTANCE DISTRICT 2

FBC DRAINAGE DISTRICT

CITY OF HOUSTON ETJ

DISTRICT NAMES

FORT BEND ISD

WCID

MUD

SCHOOL

IMPACT FEE AREA CITY OR CITY ETJ

JTILITIES CO.

B.L. INDICATES BUILDING LINE

# HARVEST HOME DRIVE STREET DEDICATION SEC 4

**PROJECT** 

LOCATION

SCALE: 1"=60'

A SUBDIVISION OF 1.255 ACRES OF LAND SITUATED IN THE JANE WILKINS ONE LEAGUE GRANT SURVEY, ABSTRACT 96, FORT BEND COUNTY, TEXAS.

O RESERVES (0.000 ACRES) 0 BLOCKS

SEPTEMBER 13, 2023 JOB NO. 2659-2109C.304 **OWNERS:** 

GRAND PARKWAY HG 2 LP A TEXAS LIMITED PARTNERSHIP DAVID HOGUE, VICE PRESIDENT 5005 RIVERWAY, SUITE 500, HOUSTON, TEXAS 77056

PH: (713) 960-9977

**ENGINEER:** LJA Engineering, Inc.

3600 W Sam Houston Parkway S Phone 713.953.5200 Fax 713.953.5026

Suite 600 FRN - F-1386 Houston, Texas 77042

- 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. 2. 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.
- 3. 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.
- 4. 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.
- 5. 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 GEIOD
- 6. CONTOUR LINES SHOWN HEREON REPRESENT PRE-DEVELOPMENT CONDITIONS AND REFERENCED TO BENCHMARK DESCRIBED HEREON.
- 7. THIS PLAT WAS PREPARED TO MEET THE CITY OF HOUSTON AND FORT BEND COUNTY
- 8. THIS PLAT LIES PARTIALLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134D AND 134F, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND ISD, THE CITY OF HOUSTON'S ETJ AND FORT BEND COUNTY.
- 9. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0140L, MAP REVISED APRIL 2, 2014, THE SURVEYED TRACT LIES IN ZONES X (UNSHADED), X (SHADED). ZONE AE AND FLOODWAY. FLOODPLAIN BOUNDARY LINES SHOWN HÈREON WERE SCALED AND GRAPHICALLY DEPICTED BASED ON SAID FIRMS AND SHOULD BE CONSIDERED APPROXIMATE.
- 10. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE
- 11. 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.
- 12. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 14. 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.
- 15. THIS PLAT LIES WITHIN LIGHT ZONE 3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- 16. 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.

## LINE TABLE LINE | BEARING | DISTANCE L1 N 44°08'17" E 60.00' L2 S 35°44'45" W 60.00'

CURVE TABLE							
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD		
C1	1970.00'	8°31'13"	292.95	S 49°59'38" E	292.68		
C2	2030.00'	8°30'59"	301.74	N 49°59'45" W	301.46		
С3	2000.00'	8°31'06"	297.35	S 49°59'42" E	297.07		

	SURVEYOR:		
CEBI AND SUMPTIME CONSULTANTS	GBI PA 4724 VISTA ROAD PASADENA, TX 77505 PHONE: 281-499-4539	ARTNERS  TBPELS FIRM #10130300 GBISurvey@GBISurvey.com www.GBISurvey.com	

APPROXIMATE LOCATION O
LIMITS OF HOUSTON ETJ

VICINITY MAP

SCALE: 1"= 2,000'

KEY MAP NO. 566G