

PLAT RECORDING SHEET

PLAT NAME: Harvest Green Sec 47

PLAT NO: _____

ACREAGE: 10.044

LEAGUE: Jane Wilkins One League Grant

ABSTRACT NUMBER: 96

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 28

NUMBER OF RESERVES: 1

OWNERS: Grand Parkway HG 2 LP

(DEPUTY CLERK)

STATE OF TEXAS
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 10.044 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HARVEST GREEN SEC 47, 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 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 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 13 DAY OF October, 2023.

GRAND PARKWAY HG 2 LP
A TEXAS LIMITED PARTNERSHIP

By: DH
DAVID HOGUE, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS October, 2023.

Ananda Salnot
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 HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER) PIPES OR RODS AND A LENGTH OF NOT LESS THAN T BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS CENTRAL ZONE.



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



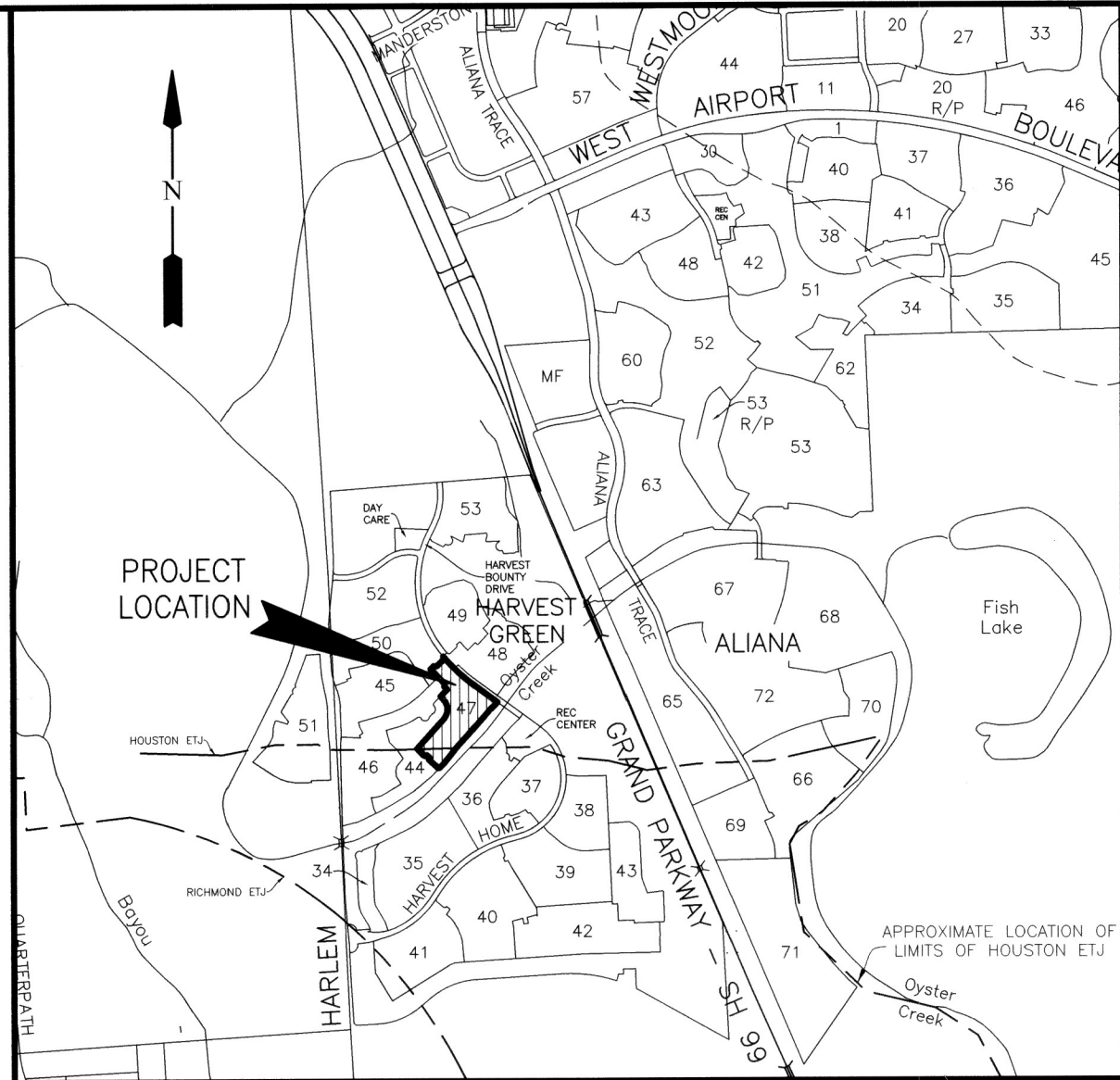
THIS IS TO CERTIFY THAT THE PLANNING COMMIS APPROVED THIS PLAT AND SUBDIVISION OF HAR THE LAWS OF THE STATE OF TEXAS AND THE SHOWN HEREON AND AUTHORIZED THE RECORDIN Number, 2023.

By: Martha L. Stein
MARTHA L. STEIN, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

By: Margaret Wallace Brown
MARGARET WALLACE BROWN, ACP, CNU-A
SECRETARY

NOTES:

- 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 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.
- 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.
- 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 TNRS GOP 08 BEING A 800 NAIL SET SOUTH OF GRAVEL DRIVE LOCATED ON THE EAST SIDE OF HARLEM ROAD, BEING 42,160' 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.
- 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 85.50 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 THE CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134F, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND ISO, FORT BEND COUNTY, AND PARTIALLY WITHIN THE CITY OF HOUSTON'S ETJ.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0140L, MAP REVISED APRIL 2, 2014, THE SUBJECT TRACT LIES IN ZONE X (UNSHADED), ZONE X (SHADED) AND ZONE AE. 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. 134F. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE/OPEN SPACE RESERVES.
- 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 LIGHT ZONE 3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- 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.
- ALL LOTS SHALL ADEQUATE WASTEWATER COLLECTION SERVICES.



VICINITY MAP
SCALE: 1"= 2,000'
KEY MAP NO. 566G

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

By: _____
DEPUTY

HARVEST GREEN SEC 47

A SUBDIVISION OF 10.044 ACRES OF LAND SITUATED IN THE
JANE WILKINS ONE LEAGUE GRANT, ABSTRACT 96,
FORT BEND COUNTY, TEXAS.

28 LOTS 1 RESERVE (0.546 ACRE) 2 BLOCKS

OCTOBER 9, 2023 JOB NO. 2659-2147C.304

OWNER:
GRAND PARKWAY HG 2 LP
A TEXAS LIMITED PARTNERSHIP
DAVID HOGUE, VICE PRESIDENT
22316 GRAND CORNER DRIVE, SUITE 270, KATY, TEXAS 77494
PH: (281) 494-0200



SURVEYOR:

GBI PARTNERS
4724 VISTA ROAD TBEPLS FIRM #10130300
PASADENA, TX 77505 GBSurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

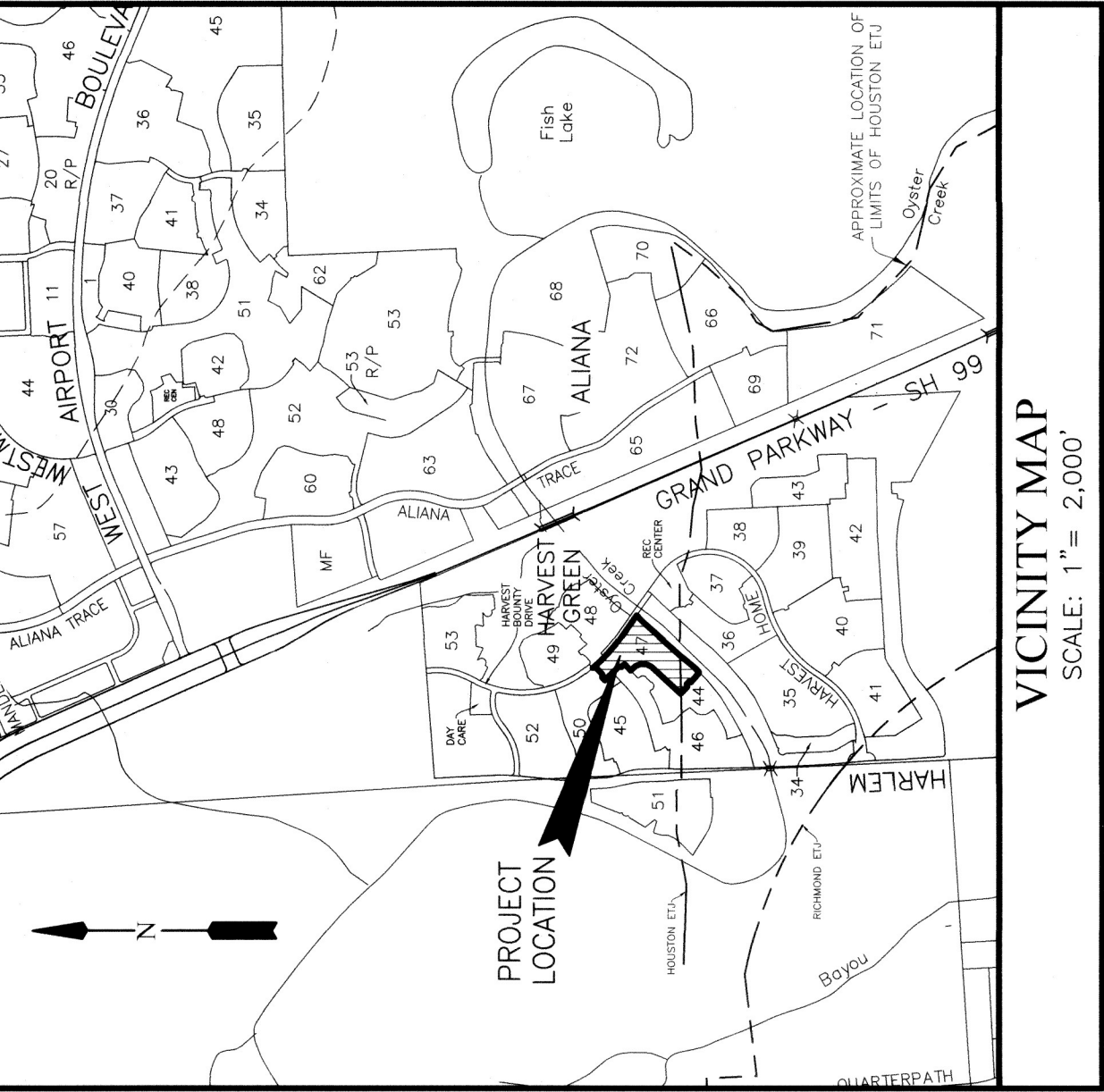
ENGINEER:

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

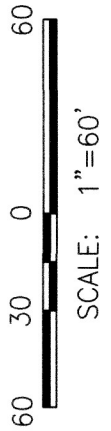


LEGEND

- B.L. INDICATES BUILDING LINE
- G.B.L. INDICATES GARAGE BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- A.E. INDICATES AERIAL EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STMS.E. INDICATES STORM SEWER EASEMENT
- FN. INDICATES FILE NUMBER
- VOL. INDICATES VOLUME
- P.C. INDICATES PAGE
- 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
- INDICATES STREET NAME CHANGE



KEY MAP NO. 566G



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
N = 1003.338+0.00
E = 1015.044+0.02

BERRY BASKET TRAIL
(50' R.O.W.)
TWP. 20 N. 22 E. S.S.E.
CALLED 10.07 ACRES
F.N. 202302260
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.

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

LINE TABLE			
LINE	BEARING	DELTA	DISTANCE
L1	N 25°53'09" E	65.01°	
L2	N 02°53'26" E	64.91°	
L3	N 20°30'55" W	64.91°	
L4	N 42°43'40" W	79.69°	
L5	N 45°48'42" E	106.45°	
L6	N 44°11'18" W	50.00°	
L7	N 45°48'42" E	50.00°	
L8	N 45°48'42" E	38.63°	
L9	N 47°27'01" E	25.30°	
L10	S 38°09'24" W	75.21°	
L11	S 39°26'17" W	75.10°	
L12	S 40°19'00" W	75.03°	
L13	S 44°39'29" W	65.06°	
L14	S 88°31'34" W	14.41°	
L15	N 42°26'05" E	19.95°	
L16	N 47°35'21" W	50.00°	
L17	N 45°48'42" E	38.63°	
L18	N 47°27'01" E	54.93°	
L19	S 88°04'14" W	25.00°	
L20	S 45°39'39" E	8.25°	
L21	S 47°27'01" W	26.30°	
L22	S 45°48'42" E	38.63°	
L23	N 44°11'18" W	21.48°	
L24	S 88°04'11" W	26.75°	
L25	N 09°49'38" W	20.00°	
L26	N 88°27'01" W	21.31°	

CURVE TABLE			
CURVE	RADIUS	DELTA	ARC CHORD BEARING CHORD
C1	25.00'	90°00'00"	39.27° N 00°48'42" E 35.36'
C2	25.00'	90°00'00"	39.27° S 89°11'18" E 35.36'
C3	1045.00'	1°39'20"	29.89° N 46°37'52" E 29.89'
C4	30.00'	87°54'48"	46.03° N 03°29'37" E 41.65'
C5	2030.00'	13°47'23"	488.63° S 47°21'31" E 487.44'
C6	25.00'	92°44'56"	40.47° S 88°47'06" W 36.19'
C7	1000.00'	1°38'20"	28.60° S 46°37'52" E 28.60'
C8	315.00'	86°35'57"	476.10° S 00°53'20" E 432.06'
C9	300.00'	40°43'52"	213.27° S 64°42'17" W 208.81'
C10	30.00'	87°54'48"	46.03° N 88°35'34" W 41.65'
C11	955.00'	1°39'20"	27.31° S 46°37'52" W 27.31'
C12	25.00'	90°00'00"	39.27° S 00°48'42" W 35.36'
C13	340.00'	31°14'22"	188.38° S 28°34'07" E 183.09'
C14	25.00'	86°53'54"	37.92° S 56°23'53" E 34.39'
C15	275.00'	22°33'58"	108.31° N 68°42'12" E 107.61'
C16	25.00'	63°03'15"	27.51° N 26°03'35" E 26.15'
C17	50.00'	27°31'56"	238.48° S 48°49'34" E 68.66'
C18	25.00'	34°59'50"	15.27° S 70°18'59" W 15.03°
C19	325.00'	28°42'22"	162.83° S 67°10'51" W 161.13°
C20	25.00'	79°41'10"	34.33° S 42°10'51" W 31.70'
C21	340.00'	39°24'23"	234.83° S 22°37'27" W 230.19'
C22	240.00'	96°35'57"	438.32° N 00°53'20" W 39.77'
C23	25.00'	90°00'00"	39.27° N 89°11'18" W 35.36'

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	CAD 2.
WCD	
MUD	FORT BEND MUNICIPAL UTILITY DISTRICT 134F
LID	FORT BEND DRAINAGE DISTRICT
SCHOOL	FORT BEND ISD
FIRE	PECAN GROVE
IMPACT FEE AREA	
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	

RESERVE TABLE		
RESERVE	ACREAGE	SO.F.T.
A	0.546	23.768
TYPE		
RESTRICTED TO LANDSCAPE/OPEN SPACE		

HARVEST GREEN SEC 47

A SUBDIVISION OF 10.044 ACRES OF LAND SITUATED IN THE
JANE WILKINS ONE LEAGUE GRANT, ABSTRACT 96,
FORT BEND COUNTY, TEXAS.

28 LOTS 1 RESERVE (0.546 ACRE) 2 BLOCKS
OCTOBER 9, 2023 JOB NO. 2659-2147C.304

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A TEXAS LIMITED PARTNERSHIP
DAVID HOGUE, VICE PRESIDENT
22316 GRAND CORNER DRIVE, SUITE 270, KATY, TEXAS 77494
PH: (281) 494-0200

SURVEYOR:

CBI PARTNERS
4724 S.174 ROAD
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HOUSTON, TEXAS 77058
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Phone 713.953.5200
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