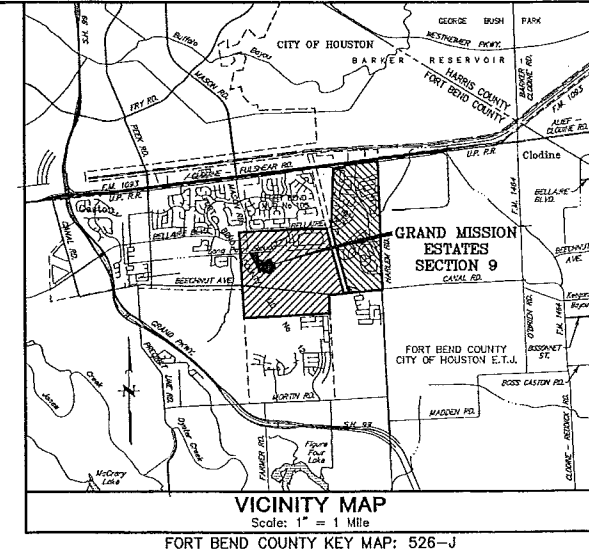
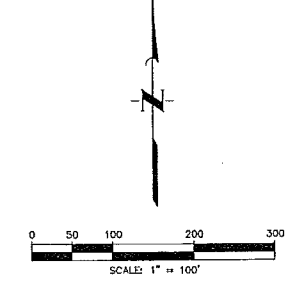


| DISTRICT NAMES | | |
|------------------|------------------------------------|-----|
| W30 | GRAND MISSION MUD No. 2 | N/A |
| W30 | PORT BEND COUNTY LID No. 12 | N/A |
| D30 | PORT BEND COUNTY DRAINAGE DISTRICT | N/A |
| SCHOOL | PORT BEND COUNTY ISD | N/A |
| FIRE | PORT BEND COUNTY ESD No. 100 | N/A |
| IMPACT FEE AREA | HOUSTON ETJ | N/A |
| CITY OR CITY ETJ | CITY OF HOUSTON | N/A |
| UTILITIES CO. | CENTREPOINT | N/A |



- General Notes
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets adjoin acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revert in the dedicant, his heirs, assigns or successors.
 - All cut-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - All block corner and cut-de-sac return to tangent radii are twenty-five feet (25').
 - AE "Aerial Easement"
BL "Building Line"
CF "Clock's File"
DE "Drainage Easement"
Esm "Easement"
FC "Film Code"
FBCPR "Fort Bend County Plat Records"
FBCDR "Fort Bend County Deed Records"
FBCDRP "Fort Bend County Official Public Records of Real Property"
No "Number"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Slm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol - Pg "Volume and Page"
WE "Waterline Easement"
..... "Set 3/4-Inch Iron With Cap Stamped 'Cotton Surveying' as Per Certification"
 - All easements are centered on lot lines unless shown otherwise.
 - All building lines along street rights-of-way as shown on the plat.
 - Unless otherwise indicated, the building lines (BL), 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 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 a dwelling unit of not more than 900 square feet and a detached secondary dwelling unit of not more than 900 square feet 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. (When applicable)
 - All pipeline easements within the platted area are shown herein.
 - The top of all floor slabs shall be a minimum of 98.0 feet above mean sea level. Regardless of the minimum slab elevation shown, the top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
 - The coordinates shown herein are Texas South Central Zone No. 4304 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.99984799.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - All property to drain into the drainage easements only through an approved drainage structure.
 - All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of drainage facility.
 - According to map no. 4815700105J of the Federal Emergency Management Agency's flood insurance rate maps for Fort Bend County, dated January 3, 1997, the subject tract is situated within the following three zones: Unshaded Zone "X", defined as areas determined to be outside the 500 year flood plain; Shaded Zone "X", defined as areas of 500 year flood; areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood and Zone "A2", defined as special flood hazard areas inundated by 100 year flood with base flood elevations determined. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - 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.
 - A minimum distance of 10' shall be maintained between residential dwellings.

GRAND MISSION ESTATES SEC 9

A SUBDIVISION OF 28.16 ACRES OF LAND
OUT OF THE
JOHN FREDERICK SURVEY, A-171
FORT BEND COUNTY, TEXAS
40 LOTS 8 RESERVES 2 BLOCKS
JUNE 2012

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Heane Wilson
2012 AUG 29 03:36 PM
DN \$2,788.83
Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS

OWNER/DEVELOPER:
688 DEVELOPMENT, Inc.
7676 WOODWAY, SUITE 104
HOUSTON, TEXAS 77063
(713) 952-6767

OWNER/DEVELOPER:
Lennar Homes of Texas Land and
Construction, Ltd.
550 Greens Parkway, Ste 100
Houston, Texas 77067
(281) 874-8465

ENGINEER:
J.C. JONES & CARTER, INC.
ENGINEERS - PLANNERS - SURVEYORS
Texas Board of Professional Engineers Registration No. F-419
6338 North Loop West, Suite 100 Houston, Texas 77061 (713) 777-5257

SURVEYOR:
COTTON SURVEYING
COMPANY
8356 Burton, Suite 103
Houston, Texas 77031

