

PLAT RECORDING SHEET

PLAT NAME: Grand Vista, Sec. 2

PLAT NO: _____

ACREAGE: 6.8861

LEAGUE: Leonard Burknapp Survey

ABSTRACT NUMBER: 108

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 32

NUMBER OF RESERVES: 3

OWNERS: Taylor Morrison of Texas, Inc.

(DEPUTY CLERK)

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

JAMES PATTERSON
COMMISSIONER, PRECINCT 4

0.01

Costello, Inc.
ENGINEER/SURVEYOR:
Engineering and Surveying
8060 Regional Avenue, Suite 400
North Dallas
McAllen, Texas 78501
TEL: 956/834-0000 Fax
956/834-0001
REGISTRATION NO. 286



RESERVE TABLE	
RESERVE "A"	LANDSCAPE / OPEN SPACE
RESERVE "B"	RECREATION / OPEN SPACE
RESERVE "C"	LANDSCAPE / OPEN SPACE
TOTAL	

GRAND VISTA
SEC 2

A SUBDIVISION OF 6.8861 ACRES
LOCATED IN THE
LEONARD BURKNAPP SURVEY, A-108
FORT BEND COUNTY, TEXAS

SCALE: 1"=60' DATE: OCTOBER, 2013

D'ANIER:

TAYLOR MORRISON OF TEXAS INC.

GRANT ORRIS, VICE PRESIDENT
3333 W. SAM HOUSTON PARKWAY N., STE. 140
HOUSTON, TEXAS 77041
EO/AAE 281-556-3035

PLANNER:
T & ASSOCIATES, INC.

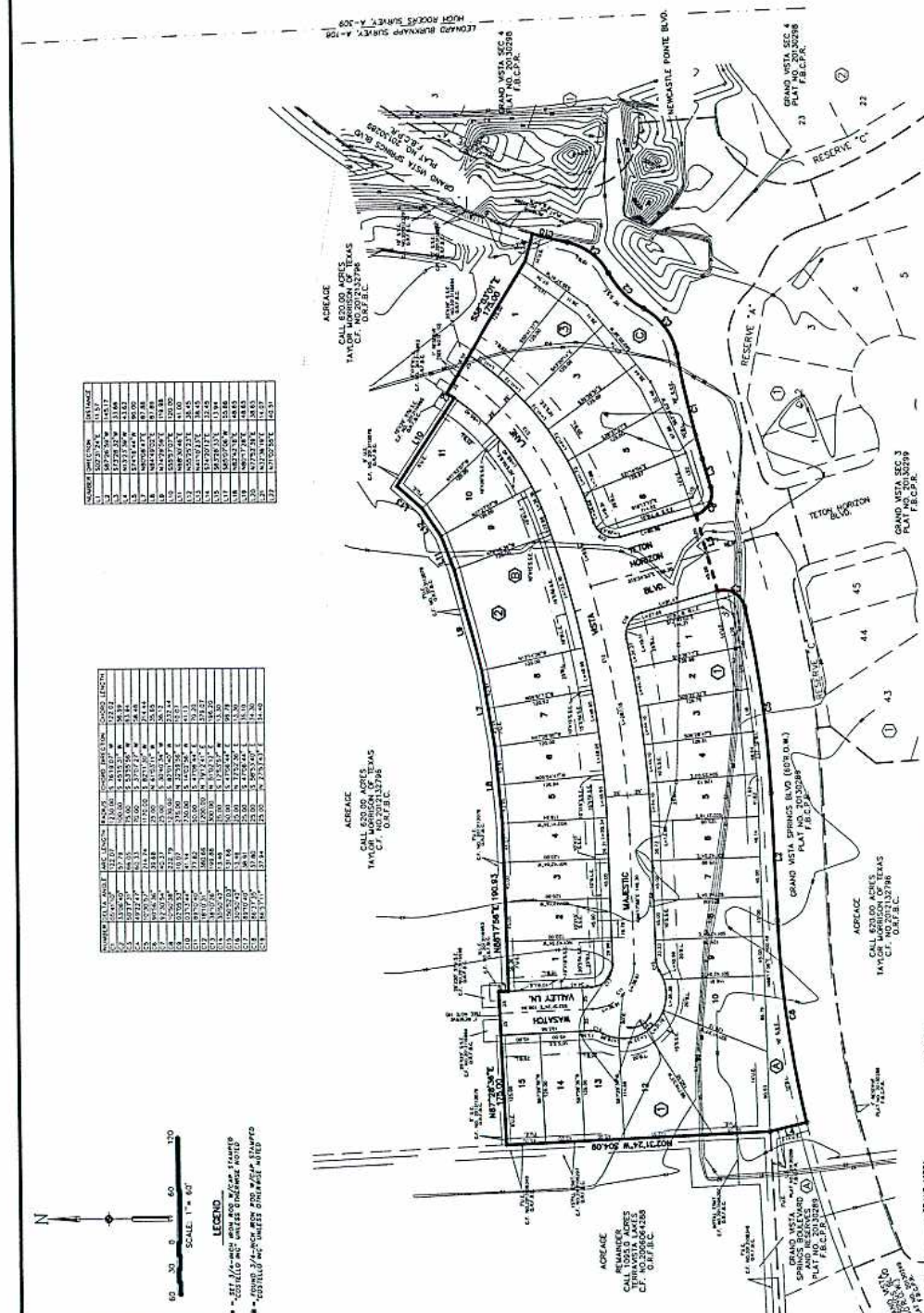
ing Consultants
RANCH BLVD., SUITE A-250
ATY, TEXAS 77424
Tel: 579-0340

DOI: 10.1002/2012JG002057

SHEET 2 OF 2



ENGINEER/SURVEYOR
Engineering and Surveying
40 Richmond Avenue, Suite 403
North Building
Houston, Texas 77042
313-778-7788 (313) 783-2600, Fax
TEXAS REG. NO. 80490 FROM
REGISTRATION NO. 201



RELATION	DATE	TIME	LOCATION	DESCRIPTION	REMARKS
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
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11	11	11	11	11	11
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64	64	64	64	64	64
65	65	65	65	65	65
66	66	66	66	66	66
67	67	67	67	67	67
68	68	68	68	68	68
69	69	69	69	69	69
70	70	70	70	70	70
71	71	71	71	71	71
72	72	72	72	72	72
73	73	73	73	73	73
74	74	74	74	74	74
75	75	75	75	75	75

[illegible]

3. 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 ONE SUCH UNIT AND AN ATTACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 SQUARE FEET SHALL ALSO 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

4. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

1. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

2. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.

3. THIS PLAT LIES WITHIN ZONE 7.23 OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004.

4. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES FOR EACH RESIDENTIAL UNIT ON EACH LOT.

IN THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PAVING DURING INTERSECTING ALL EVENTS.

TO A ONE-FOOT RIVER, GENERATED BY TRIBUTES IN SUBURBAN PLAINS, WHERE SUCH STREETS ADJACENT AVERAGE PAGES, THE PROPERTIES OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBSIDIZED BY A RECORDED PLAT, THE ONE-FOOT RIVER SHALL THEREAFTER BECOME A RIVER IN THE PUBLIC FOR THE STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL BE WHOLLY AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.

12. OWNER SHALL BE BUILT UP NOT LESS THAN 12 FEET IN WIDTH ON BOTH SIDES OF THE BUILDING. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND ROAD SURROUNDING PLAN, THE A.D.A.

NOTES:
THIS PLAN IS BASED ON A CITY PLANNING LETTER PREPARED BY THE CITY OF CHICAGO, DATED NOVEMBER 19, 1984, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND AGREEMENTS STIPULATED THEREIN.
B.L. INDICATES BUILDING LINE. U.E. INDICATES UTILITY EASEMENT.
S.E. INDICATES AERIAL EASEMENT. S.F. INDICATES SANITARY SEWER EASEMENT. S.W. INDICATES STREET LIGHT EASEMENT. S.D.E. INDICATES STREET DRAINAGE EASEMENT. F.M.E. INDICATES FIRE MAIN EASEMENT. W.E. INDICATES WATER LINE EASEMENT. H.A.E. INDICATES HIGHWAY EASEMENT.

3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NAD 83, STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE USED TO LOCATE THE SUBJECT BY APPLYING THE FOLLOWING COMBINED SCALE 1:600,018,371.

4. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.

OK, 17° SOUTH OF CENTURINE OF FM 1013.

LEGEND

* - SET 3/4-INCH BROW ROD W/CAP STAMPED
"COSTELLO INC." UNLESS OTHERWISE NOTED