PLAT RECORDING SHEET

PLAT NAME: Grand Vista, Sec. 6

PLAT NO:

ACREAGE: 17.5532

LEAGUE: Leonard Burknapp Survey

ABSTRACT NUMBER: 108

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 83

NUMBER OF RESERVES: 4

OWNERS: Taylor Morrison of Texas, Inc.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GRANT GRIMES, VICE PRESIDENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 17.5532 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GRAND VISTA SEC 6, DO HEREBY MAKE AND ESTABLISHED SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATED 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 PURPOSES 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 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 PURPOSES 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 (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) 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) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING TO THE CITY OF HOUSTON, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE 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 PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR OTHER NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION 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, WE 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, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GRANT GRIMES, ITS VICE PRESIDENT

THIS___DAY OF_____, 2014.

TAYLOR MORRISON OF TEXAS, INC.
A TEXAS CORPORATION

BY: _____
GRANT GRIMES, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRANT GRIMES, VICE PRESIDENT OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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 CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS___DAY OF_____, 2014.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

I, LUTHER J. DALY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH 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.

_____
LUTHER J. DALY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.4150

I, DERECHA P. SHEPHERD, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

_____
DERECHA P. SHEPHERD
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 91995

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF GRAND VISTA SEC 6, 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_____, 2014.

BY: _____ BY: _____
MARK A. KIRKENNY, CHAIR — PATRICK W. SLSH, P.E., SECRETARY
OR
M. SONNY GARZA, VICE CHAIRPERSON

VICINITY MAP
KEY MAP #526
(NTS)

I, RICHARD W. STOLLERS, THE 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 COMMISSIONER'S 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.

_____
RICHARD W. STOLLERS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS

THIS____DAY OF_____, 2014.

_____ _____
RICHARD MORRISON — GRADY PRESTAGE
COMMISSIONER, PRECINCT 1 — COMMISSIONER, PRECINCT 2

_____
ROBERT E. HEBERT
COUNTY JUDGE

_____ _____
W.A. "ANDY" MEYERS — JAMES PATTERSON
COMMISSIONER, PRECINCT 3 — COMMISSIONER, PRECINCT 4

I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE

ON_____, 2014, A.D., AT____O'CLOCK (A.M. OR P.M.),

IN PLAT NUMBER (S):_____OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

_____ BY: _____
DIANNE WILSON — DEPUTY
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

GRAND VISTA
SEC 6

A SUBDIVISION OF 17.5532 ACRES
LOCATED IN THE
LEONARD BURKNAPP SURVEY, A-108
FORT BEND COUNTY, TEXAS

83 LOTS 4 BLOCKS 4 RESERVES

DATE: OCTOBER, 2014

OWNER:
TAYLOR MORRISON OF TEXAS INC.
GRANT GRIMES, VICE PRESIDENT
3353 W. SAM HOUSTON PARKWAY N., STE. 190
HOUSTON, TEXAS 77043
PHONE: 281-498-3000

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
23501 CINCO RANCH BLVD., SUITE A-200
KATY, TEXAS 77494
(281) 579-0340

Costello
ENGINEERING AND SURVEYING
9990 RICHMOND AVENUE, SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-2660 Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 10046

S:\NEW TERRAVISTA LAKES\2014136\8375section 6\Plat\36837.dgn SHEET 1 OF 2

N

60 30 0 60 120

SCALE: 1" = 60'

LEGEND

- ● = SET 3/4-INCH IRON ROD W/CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- ⊕ = FOUND 3/4-INCH IRON ROD W/CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED

CURVE DATA TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	25.21	275.00	5° 15' 00"	S85°04'40"W	25.20
C2	74.34	50.00	85° 32' 28"	N44°24'54"W	68.12
C3	13.37	25.00	30° 38' 37"	N50°12'02"E	13.21
C4	39.80	25.00	89° 56' 59"	S44°55'47"E	35.84
C5	158.79	475.00	19° 8' 34"	S82°09'43"E	158.01
C6	5.32	425.00	0° 43' 31"	S72°13'50"E	5.32
C7	40.88	25.00	93° 30' 57"	S25°18'50"E	36.52
C8	28.15	450.00	3° 35' 3"	S23°08'42"W	28.14
C9	201.34	500.00	23° 4' 18"	S36°25'50"W	199.98
C10	50.07	275.00	2° 5' 53"	S32°54'54"W	50.07
C11	411.57	150.00	23° 18' 11"	N37°48'54"W	408.94
C12	178.40	500.00	34° 4' 16"	N44°56'37"E	175.78
C13	503.42	1000.00	17° 19' 38"	S78°48'47"W	501.26
C14	320.11	875.00	21° 44' 0"	S87°04'47"W	320.08
C15	505.91	300.00	202° 15' 39"	S21°35'26"W	505.56
C16	153.48	1200.00	7° 19' 31"	S82°02'59"W	153.35
C17	150.39	450.00	19° 8' 54"	S82°09'49"E	149.69
C18	18.21	50.00	89° 36' 59"	N45°50'47"W	18.41
C21	185.67	300.00	35° 27' 55"	N74°26'16"W	182.75
C23	39.27	25.00	90° 0' 0"	N47°28'36"E	35.36
C24	39.27	25.00	90° 0' 0"	S47°31'24"E	35.36
C25	241.19	50.00	276° 20' 29"	S08°16'54"W	88.89
C26	21.76	25.00	49° 51' 10"	N48°30'33"E	21.07
C27	20.35	25.00	46° 38' 44"	S85°24'05"E	19.80
C28	238.38	50.00	273° 18' 44"	S20°22'26"E	68.00
C29	25.75	25.00	59° 0' 45"	S54°38'34"W	24.63
C30	29.21	25.00	66° 37' 29"	S47°03'05"E	33.31
C31	13.55	25.00	31° 3' 10"	S13°09'47"W	13.38
C32	131.87	50.00	151° 35' 30"	N48°55'47"W	98.79
C33	53.00	25.00	60° 37' 32"	N79°49'05"E	32.31
C34	41.25	25.00	94° 32' 21"	S75°21'30"E	36.73
C35	38.99	25.00	89° 46' 47"	N45°11'34"E	35.11
C36	39.27	25.00	90° 0' 0"	N47°31'24"W	35.36
C37	15.82	25.00	36° 15' 37"	N87°20'53"W	15.56
C38	39.33	25.00	90° 8' 24"	N47°56'05"E	35.40

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE
L1	N36°56'20"E	40.40
L2	N54°54'49"E	40.40
L3	N43°53'18"E	40.40
L4	N64°51'47"E	40.40
L5	N79°53'06"E	41.55
L6	S02°07'17"E	22.98
L7	N33°38'52"E	20.00
L8	N87°52'43"E	50.00
L9	S02°07'17"E	2.93
L10	N17°24'38"W	50.00
L11	N74°20'12"W	32.45
L12	N47°02'21"W	38.45
L13	S55°25'23"W	38.45
L14	N88°30'49"W	41.00
L15	N02°31'24"W	11.57
L16	S70°36'50"E	8.85
L18	N42°52'43"E	14.14
L19	S33°37'47"W	29.11
L20	N40°38'13"W	13.68
L21	S02°07'17"E	2.93

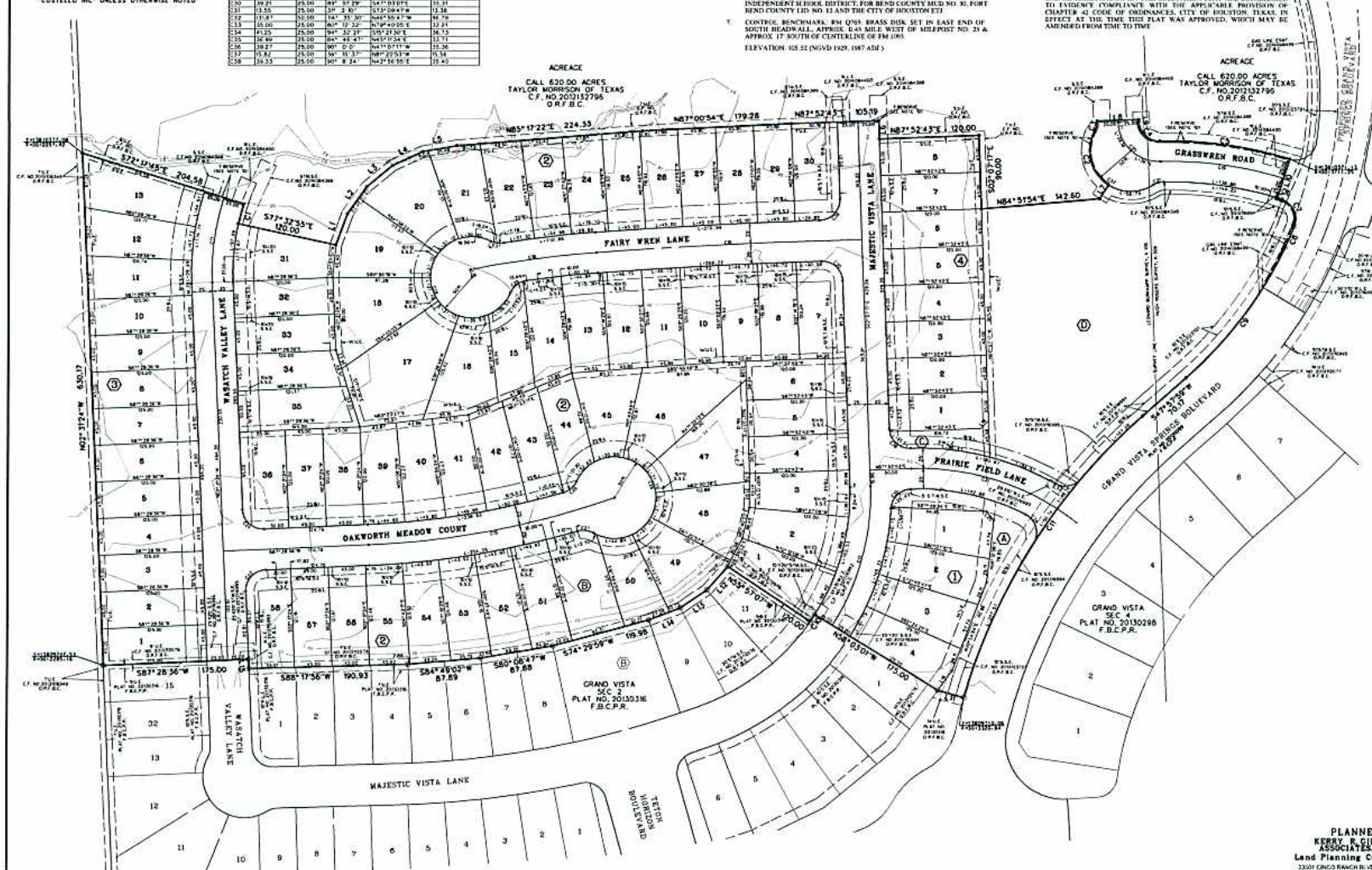
NOTES:

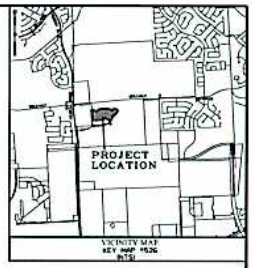
1. THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, DATED JUNE 11, 2014, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L&P INDICATES HOUSTON LIGHTING AND POWER; O.R.P.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; S.W.B.T. INDICATES SOUTHWESTERN BELL TELEPHONE; S.C.E. INDICATES SANITARY CONTROL EASEMENT.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.00011871.
4. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
5. THIS PROPERTY LIES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0240 L DATED APRIL 02, 2014.
6. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, AND FORT BEND INDEPENDENT SCHOOL DISTRICT, FOR BEND COUNTY MUD NO. 30, FORT BEND COUNTY LID NO. 12 AND THE CITY OF HOUSTON ETJ.
7. CONTROL BENCHMARK: RM Q769: BRASS DISK SET IN EAST END OF SOUTH HEADWALL, APPROX. 0.45 MILE WEST OF MILEPOST NO. 23 & APPROX. 17' SOUTH OF CENTERLINE OF FM 1093.

   ELEVATION: 105.52 (NGVD 1929, 1987 ADJ.)
8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
9. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 64.5 FEET ABOVE MEAN SEA LEVEL. 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.
10. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED 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 AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
11. 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 THE A.D.A.
12. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISION 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.
13. 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 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.
14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
17. THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004
18. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT.

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.2317 AC. / 10,095 SQ. FT.
RESERVE "B"	RECREATION / OPEN SPACE	0.1818 AC. / 7,918 SQ. FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.0669 AC. / 2,915 SQ. FT.
RESERVE "D"	RECREATION CENTER	2.1692 AC. / 94,489 SQ. FT.
	TOTAL	2.6496 AC. / 115,415 SQ. FT.





GRAND VISTA SEC 6

A SUBDIVISION OF 17.5532 ACRES
LOCATED IN THE
LEONARD BURKNAPP SURVEY, A-108
FORT BEND COUNTY, TEXAS

83 LOTS 4 BLOCKS 4 RESERVES

SCALE: 1"=60' DATE: OCTOBER, 2014

OWNER:
TAYLOR MORRISON OF TEXAS INC.
GRANT GRIMES, VICE PRESIDENT
5353 W. SAM HOUSTON PARKWAY N., STE. 150
HOUSTON, TEXAS 77041
PHONE: 281-664-3035

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
23501 CINCO RANCH BLVD., SUITE A-250
KATY, TEXAS 77494
(281)579-0340

Costello
ENGINEERING AND SURVEYING
9000 RICHMOND AVENUE, SUITE 400
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3682 Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 10046

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