

**PLAT RECORDING SHEET**

**PLAT NAME:** Grand Vista, Sec. 8

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 48.2813

**LEAGUE:** Hugh Rogers Survey

**ABSTRACT NUMBER:** 309

**NUMBER OF BLOCKS:** 2

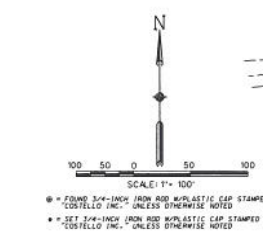
**NUMBER OF LOTS:** 85

**NUMBER OF RESERVES:** 4

**OWNERS:** Taylor Morrison of Texas, Inc.

\_\_\_\_\_  
**(DEPUTY CLERK)**





CALL 620.00 ACRES  
TAYLOR MORRISON OF TEXAS  
D.P.F.B.C.

CALL 5.000 ACRES  
TAYLOR MORRISON OF TEXAS  
D.P.F.B.C.

CALL 620.00 ACRES  
TAYLOR MORRISON OF TEXAS  
D.P.F.B.C.

• FOUND 1/4-INCH IRON ROD PLASTIC CAP STAMPED  
"COSTELLO INC." UNLESS OTHERWISE NOTED  
• SET 3/4-INCH IRON ROD PLASTIC CAP STAMPED  
"COSTELLO INC." UNLESS OTHERWISE NOTED

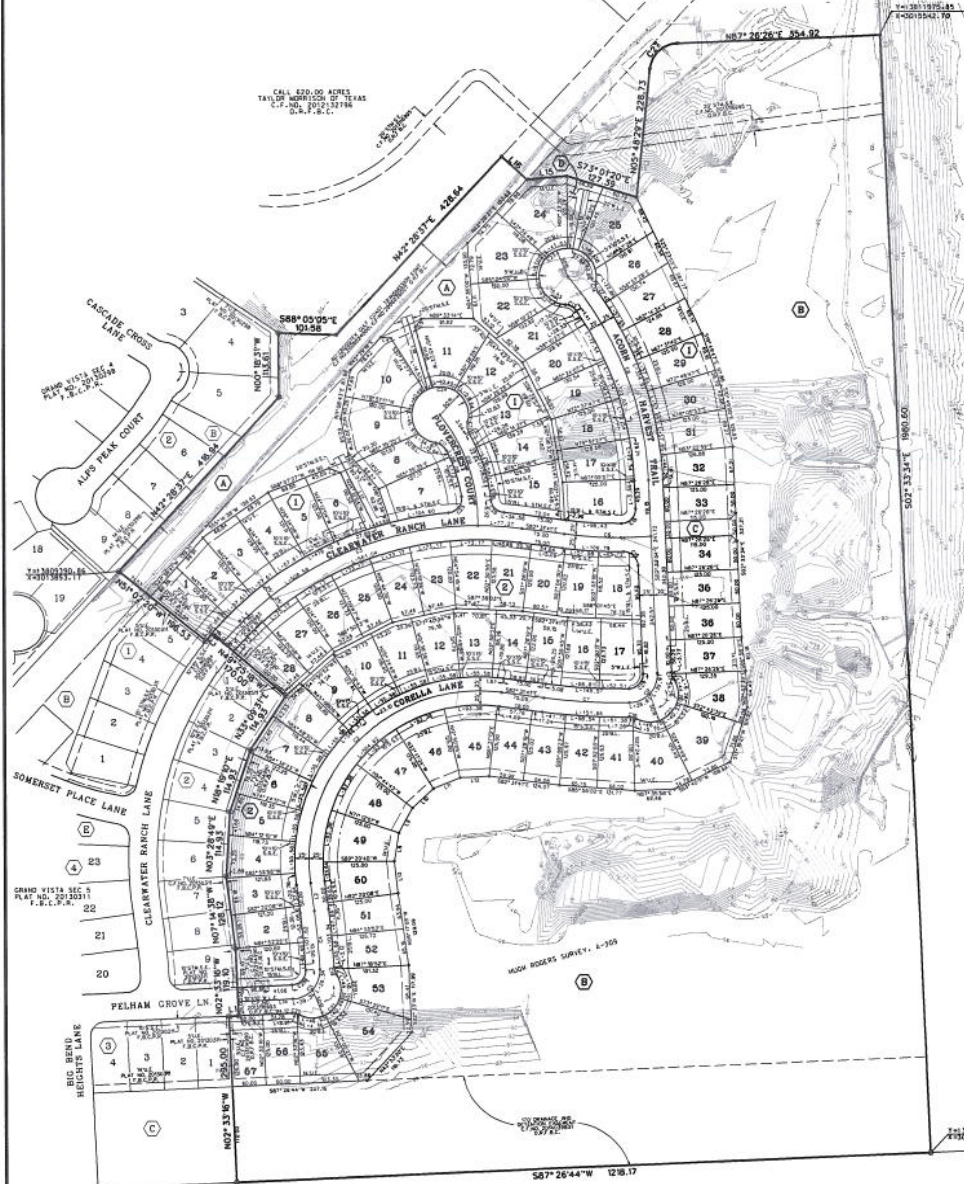
**GENERAL NOTES:**

- THIS PLAN IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY DATED LINE 11, 2011 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- RE INDICATES BUILDING LINE, U.E. INDICATES UTILITY EASEMENT, A.E. INDICATES AERIAL EASEMENT, S.E. INDICATES SANITARY SEWER EASEMENT, S.W.E. INDICATES STORM SEWER EASEMENT, D.E. INDICATES DRAINAGE EASEMENT, F.M.E. INDICATES FORCE MAIN EASEMENT, W.E. INDICATES WATER EASEMENT, S.E.C. INDICATES SOUTHERN ELECTRIC INDICATES LIGHTING AND POWER, O.E.F.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY, D.P.F.B.C. INDICATES FORT BEND COUNTY PLAT RECORDS, F.B.C.D.E. INDICATES FORT BEND COUNTY DEED RECORDS, S.W.E. INDICATES SOUTHERN ELECTRIC TELEPHONE, S.C.E. INDICATES SANITARY CONTROL EASEMENT.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER ONE STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE CORRECTIONS:
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PROPERTY LIES WITHIN ZONE "1" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 85537004L DATED APRIL 05, 2014.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, AND FORT BEND INDEPENDENT SCHOOL DISTRICT, FOR FORT BEND COUNTY MUD NO. 30, FORT BEND COUNTY LID NO. 17 AND THE CITY OF HOUSTON ETC.
- CONTROL BENCHMARK: RM 07M BRASS DECK SET IN EAST END OF SOUTH HIGHLAND, APPROX. 0.45 MILE WEST OF MILEPOST NO. 25 & APPROX. 17' SOUTH OF CENTERLINE OF SAID ROAD.
- ELEVATION: 105.51 (MVD 1925, 1997 ADG)
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 4.0 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.
- 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 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 SOUTHERN ELECTRIC SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 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 PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.) WHETHER ONE OR MORE SIDES 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 BATHING. THEREAS, A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND ATTACHED 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.
- 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.
- ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- THIS PLAT LIES WITHIN ZONE "2" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT.
- FORT BEND COUNTY MUD NUMBER 30 IS RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE RESERVES.

**RESERVE TABLE**

RESERVE "A"	LANDSCAPE / OPEN SPACE	2,400.00 ACRES / 100,000.00 SQ. FT.
RESERVE "B"	DRAINAGE / DETENTION	25,470.00 ACRES / 1,108,131.00 SQ. FT.
RESERVE "C"	LANDSCAPE / DRAINAGE	3,094.00 ACRES / 1,342,560.00 SQ. FT.
RESERVE "D"	LANDSCAPE / OPEN SPACE	0,170.00 ACRES / 7,343.00 SQ. FT.
		<b>TOTAL: 28,044.00 ACRES / 1,221,746.00 SQ. FT.</b>

RESERVE "A"  
MISSION STATE SEC. 5  
P.L.C.F.R.



**CURVE DATA TABLE**

NUMBER	LENGTH	PIVOTS	DELTA ANGLE	CHORD	DIRECTION	CHORD LENGTH
C1	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C2	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C3	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C4	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C5	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C6	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C7	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C8	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C9	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C10	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C11	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C12	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C13	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C14	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C15	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C16	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C17	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C18	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C19	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C20	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C21	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C22	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C23	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C24	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C25	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C26	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C27	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C28	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C29	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49
C30	1052.49	1052.49	1052.49	1052.49	S84°15'30"W	1052.49

**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S84°15'30"W	1052.49
L2	S84°15'30"W	1052.49
L3	S84°15'30"W	1052.49
L4	S84°15'30"W	1052.49
L5	S84°15'30"W	1052.49
L6	S84°15'30"W	1052.49
L7	S84°15'30"W	1052.49
L8	S84°15'30"W	1052.49
L9	S84°15'30"W	1052.49
L10	S84°15'30"W	1052.49
L11	S84°15'30"W	1052.49
L12	S84°15'30"W	1052.49
L13	S84°15'30"W	1052.49
L14	S84°15'30"W	1052.49
L15	S84°15'30"W	1052.49
L16	S84°15'30"W	1052.49
L17	S84°15'30"W	1052.49
L18	S84°15'30"W	1052.49
L19	S84°15'30"W	1052.49
L20	S84°15'30"W	1052.49
L21	S84°15'30"W	1052.49
L22	S84°15'30"W	1052.49
L23	S84°15'30"W	1052.49
L24	S84°15'30"W	1052.49
L25	S84°15'30"W	1052.49
L26	S84°15'30"W	1052.49
L27	S84°15'30"W	1052.49
L28	S84°15'30"W	1052.49
L29	S84°15'30"W	1052.49
L30	S84°15'30"W	1052.49

**GRAND VISTA SEC 8**

A SUBDIVISION OF 48.2813 ACRES  
LOCATED IN THE  
HUGH ROGERS SURVEY, A-309  
FORT BEND COUNTY, TEXAS

85 LOTS 2 BLOCKS 4 RESERVES  
SCALE: 1"=100' DATE: NOVEMBER, 2014

OWNER:  
**TAYLOR MORRISON OF TEXAS INC.**  
GRANT GRAMES, VICE PRESIDENT  
5553 SW SAN HOUSTON PARKWAY, STE. 100  
HOUSTON, TEXAS 77047  
PHONE: 281-483-0024



PLANNER:  
**KERRY R. GILBERT & ASSOCIATES, INC.**  
Lead Planning Consultants  
2251 CINDY RANCH BLVD., SUITE A-250  
HOUSTON, TEXAS 77044  
(281) 471-4240