

PLAT RECORDING SHEET

PLAT NAME: Grand Vista Springs Boulevard Street Dedication, Sec. 2

PLAT NO: _____

ACREAGE: 2.7117

LEAGUE: Hugh Rogers Survey & Leonard Burknapp Survey

ABSTRACT NUMBER: 309, 108

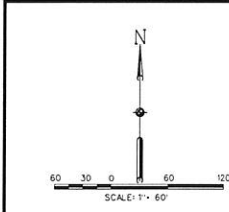
NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: Taylor Morrison of Texas, Inc.

(DEPUTY CLERK)



LEGEND
 * SET 1/4" = 1" = 100' PER ACRES PLANNED
 COSTELLO INC. - UNLESS OTHERWISE NOTED
 * FOUND BY THE PLANNING DEPARTMENT
 COSTELLO INC. - UNLESS OTHERWISE NOTED

ACREAGE
 CALL 620.00 ACRES
 TAYLOR MORRISON OF TEXAS
 C.F. NO. 2012132796
 O.R.F.B.C.



ACREAGE
 CALL 620.00 ACRES
 TAYLOR MORRISON OF TEXAS
 C.F. NO. 2012132796
 O.R.F.B.C.

CALLED 13.03 ACRES
 FORT BEND INDEPENDENT
 SCHOOL DISTRICT
 C.F. NO. 2015033065
 O.R.F.B.C.

ACREAGE
 CALL 620.00 ACRES
 TAYLOR MORRISON OF TEXAS
 C.F. NO. 2012132796
 O.R.F.B.C.

CURVE DATA TABLE

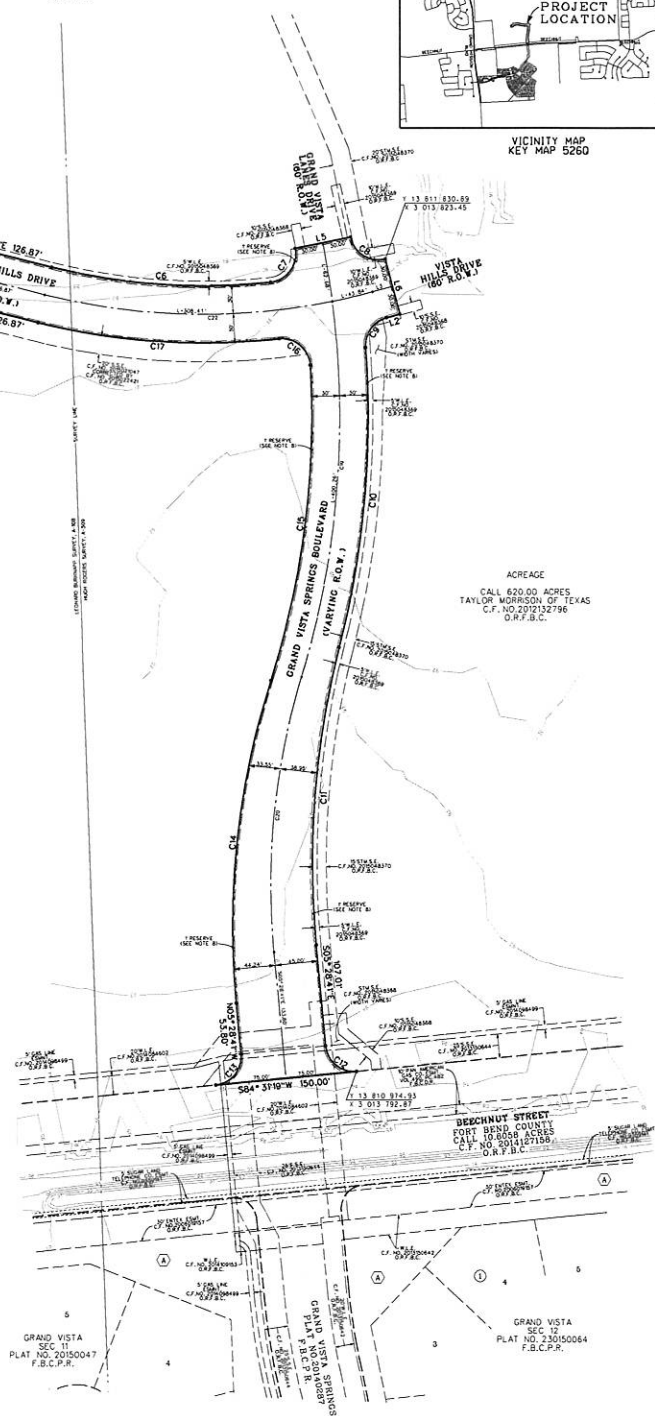
NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	129.05	430.00	151° 12' 42"	N44° 29' 37" E	128.58
C2	44.84	150.00	88° 38' 0"	N41° 17' 0" E	42.33
C3	11.8	150.00	18° 52' 49"	S30° 17' 0" E	11.29
C4	41.15	30.00	178° 30' 8"	S88° 49' 8" E	38.00
C5	410.50	430.00	151° 12' 42"	N44° 29' 37" E	407.09
C6	234.54	630.00	120° 3' 24"	S86° 08' 12" E	233.34
C7	43.81	30.00	89° 5' 8"	N89° 5' 8" E	44.88
C8	49.03	30.00	95° 37' 54"	S88° 10' 37" E	43.75
C9	43.95	30.00	19° 5' 8"	S59° 52' 27" W	48.34
C10	38.47	675.00	18° 48' 40"	S59° 52' 27" W	37.04
C11	39.78	630.00	19° 5' 20"	S59° 52' 27" W	38.48
C12	47.32	30.00	90° 0' 0"	S50° 28' 42" E	42.43
C13	47.12	30.00	100° 5' 20"	S59° 52' 27" W	42.43
C14	344.19	630.00	123° 12' 38"	S86° 08' 12" E	341.84
C15	355.88	630.00	123° 12' 38"	S86° 08' 12" E	354.66
C16	48.83	30.00	91° 3' 23"	N49° 57' 0" W	43.48
C17	450.81	630.00	123° 12' 38"	S86° 08' 12" E	448.66
C18	456.81	370.00	151° 59' 44"	S72° 33' 36" W	456.83
C19	482.84	340.00	151° 59' 44"	S72° 33' 36" W	482.87
C20	439.78	630.00	123° 12' 38"	S86° 08' 12" E	438.22
C21	439.78	630.00	123° 12' 38"	S86° 08' 12" E	439.77
C22	375.25	630.00	123° 12' 38"	S86° 08' 12" E	375.24
C23	62.87	325.00	10° 5' 8"	N25° 50' 0" W	62.77

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE
L1	S88° 37' 28" E	50.00
L2	S15° 03' 34" W	44.84
L3	S15° 03' 34" W	28.03
L4	N49° 57' 0" W	60.00
L5	S15° 03' 34" W	60.00
L6	S14° 56' 25" E	60.00

NOTES:

- THIS PLAN IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, DATED JUNE 18, 2015, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- B.L. INDICATES BUILDING LINE, U.E. INDICATES UTILITY EASEMENT, A.E. INDICATES AERIAL EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, S.T.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.F.B.C. INDICATES OFFICIAL RECORD OF FORT BEND COUNTY, I.R.C.P. INDICATES FORT BEND COUNTY PLAT RECORD, F.A.C.D. INDICATES FORT BEND COUNTY DEED RECORDS, S.W.C.T. INDICATES SOUTHWESTERN BELL TELEPHONE, S.C.E. INDICATES SANITARY CONTROL EASEMENT.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4234 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.0001871.
- THIS PROPERTY LIES WITHIN ZONE "V" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48330C-01 DATED APRIL 02, 2014.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, AND FORT BEND INDEPENDENT SCHOOL DISTRICT, FOR BEND COUNTY MUD NO. 30, FORT BEND COUNTY ISD NO. 5 AND THE CITY OF HOUSTON ETI.
- CONTROL BENCHMARK: RM Q169, BRASS DISK SET IN EAST END OF SOUTH HEADWALK, APPROX. 0.41 MILE WEST OF MILEPOST NO. 25 A, APPROX. 17' SOUTH OF CENTERLINE OF FM 1990. ELEVATION: 105.25 (NGVD 1928, 1987 ADJ.).
- 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.
- A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLANS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SURROUNDED 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 THERE TO SHALL REVERT AND REVEIN 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 RIGHT-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, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EXHIBIT 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.
- 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 "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2014.
- THIS PLAT IS SUBJECT TO AGREEMENTS RECORDED IN CLERK'S FILE NUMBERS 2011090 AND 2011090 OF THE O.R.F.B.C.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF HOUSTON UTILITY EASEMENTS MUST BE KEPT UNOBTURATED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY PROPERTY OWNER, ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNERS EXPENSE.



**GRAND VISTA
 SPRINGS BOULEVARD
 STREET DEDICATION SEC 2**

A SUBDIVISION OF 2.7117 ACRES
 LOCATED IN THE
 THE HUGH ROGERS SURVEY, A-309 AND
 LEONARD BURKNAPP SURVEY, A-108
 FORT BEND COUNTY, TEXAS

0 BLOCKS 0 RESERVES 0 LOTS
 SCALE: 1" = 60' DATE: JUNE, 2015



ENGINEERING AND SURVEYING
 9606 RICHMOND AVENUE, SUITE 450
 NORTH BULWARK
 HOUSTON, TEXAS 77042
 (713) 783-7786 (713) 783-5502 FAX
 TEXAS REG. NO. 2011090
 TPLS FIRM REG. NO. 100488

OWNER:
TAYLOR MORRISON OF TEXAS INC.
 GRANT GORMES, VICE PRESIDENT
 1563 W. GEAR HOUSTON PARKWAY N, STE. 100
 HOUSTON, TEXAS 77041
 PHONE: 281-968-9000

PLANNER:
**KERRY R. GILBERT &
 ASSOCIATES, INC.**
 Land Planning Consultants
 2301 CINCO RANCH BLVD., SUITE A-200
 KATY, TEXAS 77454
 (281) 375-2040