

# PLAT RECORDING SHEET

**PLAT NAME:** Grand Vista, Sec. 26

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

**ACREAGE:** 20.17

**LEAGUE:** Leonard Burknapp Survey

**ABSTRACT NUMBER:** 108

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 111

**NUMBER OF RESERVES:** 3

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

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT-LAND, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, OWNER HERINAFTER REFERRED TO AS OWNERS OF THE 20.17 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GRAND VISTA SEC 26, 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 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'-0") 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 ROBERT L. SKINNER, AUTHORIZED AGENT-LAND,  
THIS 16<sup>TH</sup> DAY OF FEBRUARY, 2018.

TAYLOR MORRISON OF TEXAS, INC.  
A TEXAS CORPORATION

BY: Robert L. Skinner  
ROBERT L. SKINNER, AUTHORIZED AGENT-LAND

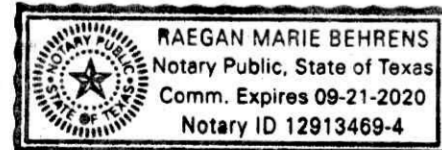
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT-LAND, 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 16<sup>TH</sup> DAY OF FEBRUARY, 2018.

Raeagan Marie Behrens  
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  
LUTHER J. DALY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6150



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

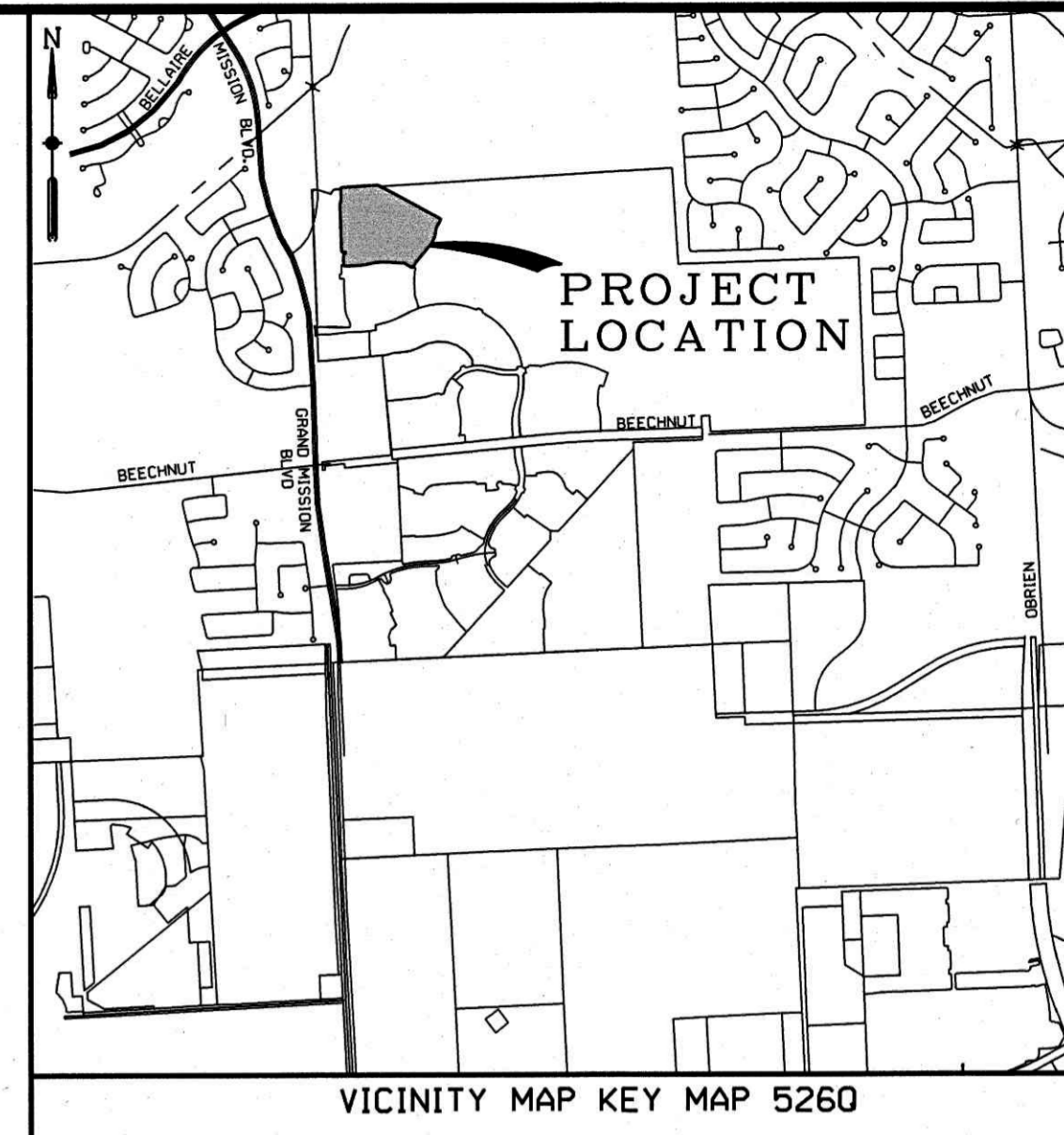
Jason M. Robinett  
JASON M. ROBINETT  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 97274



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF GRAND VISTA SEC 26, 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 17<sup>TH</sup> DAY OF April, 2018.

BY: Martha L. Stein BY: Patrick Walsh  
MARTHA L. STEIN, CHAIR PATRICK WALSH, P.E., SECRETARY  
OR  
M. SONNY GARZA, VICE CHAIRPERSON



I, RICHARD W. STOLLEIS, 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. Stolleis, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

Vincent M. Morales, Jr.  
COMMISSIONER, PRECINCT 1

Grady Prestage  
COMMISSIONER, PRECINCT 2

Robert E. Hebert  
COUNTY JUDGE

W.A. "Andy" Meyers  
COMMISSIONER, PRECINCT 3

James Patterson  
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, 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 \_\_\_\_\_ 2018, A.D., AT \_\_\_\_\_ O'CLOCK (A.M. OR P.M.).

IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY, WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Laura Richard  
LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## GRAND VISTA SEC 26

A SUBDIVISION OF 20.17 ACRES  
LOCATED IN THE  
LEONARD BURKNAPP SURVEY, A-108  
FORT BEND COUNTY, TEXAS

111 LOTS 3 BLOCKS 3 RESERVES

DATE: FEBRUARY, 2018

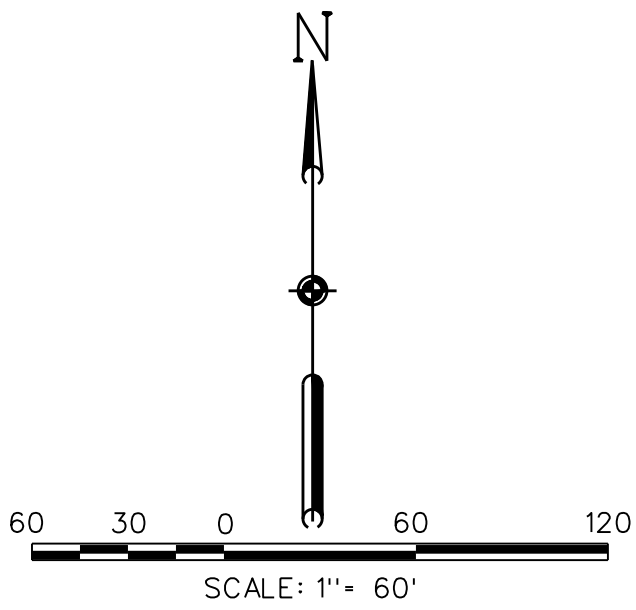
OWNER:  
**TAYLOR MORRISON  
OF TEXAS INC., A TEXAS CORPORATION**  
ROBERT L. SKINNER, AUTHORIZED AGENT-LAND  
5353 W. SAM HOUSTON PARKWAY N., STE. 190  
HOUSTON, TEXAS 77041  
PHONE: 281-599-3035

**BGE** KERRY R. GILBERT  
& ASSOCIATES

- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340



ENGINEERING AND SURVEYING  
9990 RICHMOND AVENUE, SUITE 450  
NORTH BUILDING  
HOUSTON, TEXAS 77042  
(713) 783-7788 (713) 783-3580, Fax  
TEXAS PE BOARD FIRM REG. NO. 280  
TBPLS FIRM REG. NO. 100496



**LEGEND**

- SET 5/8" - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC/UNLESS OTHERWISE NOTED"
- FOUND 5/8" - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC/UNLESS OTHERWISE NOTED"
- 1 • INDICATES LOT NUMBER
- ① • INDICATES BLOCK NUMBER
- A • INDICATES RESERVE
- • INDICATES STREET NAME BREAK

**NOTES**

- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, DATED APRIL 9, 2018 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- B.L. INDICATES BUILDING LINE; G.B.L. INDICATES GARAGE 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.E. INDICATES WATER LINE EASEMENT; H.L.P. INDICATES HOUSTON LIGHTING AND POWER; O.R.F.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.T. INDICATES SOUTHWESTERN BELL TELEPHONE; S.C.E. INDICATES SANITARY CONTROL EASEMENT.
- 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 1.000118371.
- THIS PROPERTY LIES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAP NUMBERS 48157C0130 L DATED APRIL 02, 2014.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, AND FORT BEND INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MID NO. 30, FORT BEND COUNTY ESD NO. 100 AND THE CITY OF HOUSTON ETI.
- CONTROL BENCHMARK: RM Q769: BRASS DISK SET IN EAST END OF SOUTH HEADWALL, APPROX. 0.45 MILE WEST OF MILEPOST NO. 25 & APPROX. 17 SOUTH OF CENTRALINE OF FM 1093. ELEVATION: 105.52 (NGVD 1929, 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 95.0 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 ADJUT 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 THEREO 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 PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.) ESTABLISHED 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.
- 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.
- 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, 2004.
- THIS PLAT IS SUBJECT TO AGREEMENTS RECORDED IN CLERK'S FILE NUMBERS 201213800, 201213801 AND 201213802 OF THE O.R.F.B.C.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE. SHOULD THEY BE AN OBSTRUCTION, PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER SERVICE.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN DWELLINGS.
- ALL EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, MUNICIPAL UTILITY DISTRICT, OR OTHER DISTRICT, OR OTHER PERPETUAL PRIVATE ENTITY. THE DRAINAGE EASEMENT WITHIN RESERVE "C" WILL BE MAINTAINED BY THE GRAND VISTA COMMUNITY ASSOCIATION, INC.
- WAIVER OF SPECIAL APPRAISAL FOR THE BENEFIT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 30, AS RECORDED IN CLERK'S FILE NUMBER 201508566, OF THE OFFICIAL PUBLIC RECORDS OF THE FORT BEND COUNTY, TEXAS.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.

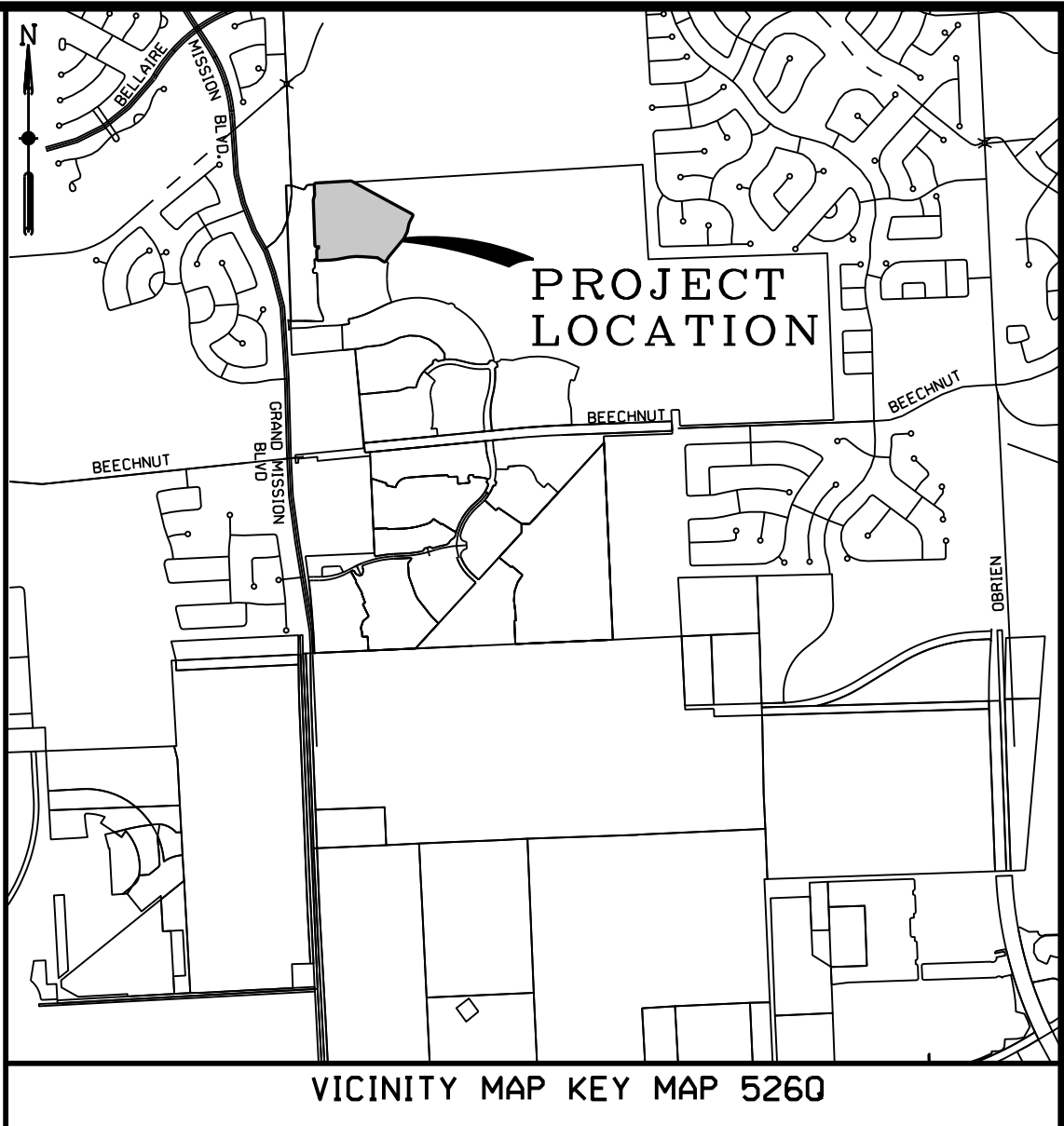
RESERVE TABLE			
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.1387 ACRES / 6.040 SO. FT.	
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.0726 ACRES / 3.162 SO. FT.	
RESERVE "C"	LANDSCAPE / OPEN SPACE/ DRAINAGE	0.0581 ACRES / 2.532 SO. FT.	
TOTAL		0.2694 ACRES	

**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N02°03'23"W	50.00
L2	S87°56'37"W	44.34
L3	N16°12'32"E	61.13
L4	S28°31'15"W	64.18
L5	S23°46'10"W	45.06
L6	S32°42'48"W	70.54
L7	N40°16'26"W	7.93
L8	N87°56'37"E	24.64
L9	S15°26'17"E	35.37
L10	N28°31'15"E	18.87
L11	S25°27'55"W	42.92
L12	S34°44'19"W	39.74
L13	S49°17'58"W	39.53
L14	S63°57'08"W	39.53
L15	S78°36'19"W	39.53
L16	N87°56'33"W	42.14
L17	N28°31'15"E	18.10

**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	39.27	25.00	90° 0' 0"	N42°56'37"E	35.36
C2	78.54	50.00	90° 0' 0"	N42°56'37"E	70.71
C3	78.54	50.00	90° 0' 0"	S47°03'23"E	70.71
C4	180.57	1325.00	7° 48' 30"	S89°40'18"E	180.43
C5	77.68	50.00	89° 0' 46"	N49°43'34"E	70.10
C6	168.97	1500.00	7° 28' 56"	N84°13'09"E	168.89
C7	250.56	1045.00	13° 44' 17"	N87°21'49"E	249.96
C8	342.85	300.00	65° 28' 45"	N67°29'35"E	324.49
C9	230.57	600.00	22° 1' 3"	N17°44'41"E	229.15
C10	182.60	250.00	41° 50' 55"	S36°12'44"E	178.57
C11	38.75	25.00	88° 48' 25"	N42°56'37"E	34.99
C12	117.81	75.00	90° 0' 0"	N42°56'37"E	106.07
C13	12.48	25.00	28° 35' 47"	N73°38'43"E	12.35
C14	131.58	50.00	150° 46' 36"	S45°15'52"E	96.77
C15	14.04	25.00	32° 10' 50"	S14°02'01"W	13.86
C16	39.00	25.00	89° 27' 50"	S48°44'48"E	35.16
C17	39.84	25.00	89° 47' 46"	N49°43'34"E	35.05
C18	21.03	25.00	48° 11' 23"	N18°52'31"W	20.41
C19	241.19	50.00	276° 22' 46"	S84°46'49"E	66.67
C20	21.03	25.00	48° 11' 23"	S29°18'52"W	20.41
C21	9.18	25.00	21° 2' 22"	S58°18'00"E	9.13
C22	114.40	50.00	131° 6' 31"	S49°43'34"W	91.03
C23	9.18	25.00	21° 2' 22"	N75°14'52"W	9.13
C24	39.56	25.00	90° 40' 5"	S43°16'39"W	35.56
C25	38.91	25.00	89° 9' 53"	S48°38'20"E	35.10
C26	22.27	25.00	51° 2' 21"	N15°12'22"W	21.54
C27	241.09	50.00	278° 16' 4"	S80°43'30"E	68.74
C28	19.93	25.00	45° 40' 33"	S34°42'15"W	19.41
C29	37.04	25.00	84° 53' 16"	S23°51'17"W	33.74
C30	39.27	25.00	90° 0' 0"	N42°56'37"E	35.36
C31	39.27	25.00	90° 0' 0"	S47°03'23"E	35.36
C32	37.35	25.00	85° 35' 55"	S40°44'34"W	33.97
C33	41.79	25.00	95° 47' 11"	N49°56'59"W	37.09
C34	34.78	25.00	79° 42' 23"	S57°24'20"E	32.04



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

**GRAND VISTA  
SEC 26**

A SUBDIVISION OF 20.17 ACRES  
LOCATED IN THE  
LEONARD BURKNAPP SURVEY, A-108  
FORT BEND COUNTY, TEXAS

111 LOTS 3 BLOCKS 3 RESERVES

SCALE: 1"=60' DATE: FEBRUARY, 2018

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

**OWNER:**  
**TAYLOR MORRISON**  
**OF TEXAS, INC.**  
**A TEXAS CORPORATION**  
ROBERT L. SKINNER, AUTHORIZED AGENT-LAND  
5353 W. SAM HOUSTON PARKWAY N., STE. 190  
HOUSTON, TEXAS 77041  
PHONE: 281-598-3035



- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340



ENGINEERING AND SURVEYING  
9990 RICHMOND AVENUE, SUITE 450  
NORTH BUILDING  
HOUSTON, TEXAS 77042  
(713) 783-7788 (713) 783-3580, Fax  
TEXAS PE BOARD FIRM REG. NO. 280  
TBPFS FIRM REG. NO. 100486