

# PLAT RECORDING SHEET

**PLAT NAME:** Grand Mission Estates, Sec. 23

\_\_\_\_\_

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

**ACREAGE:** 8.55

**LEAGUE:** John Frederick Survey

**ABSTRACT NUMBER:** 171

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 34

**NUMBER OF RESERVES:** 2

**OWNERS:** 688 Development Inc.

\_\_\_\_\_

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\_\_\_\_\_

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\_\_\_\_\_

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, 688 Development Inc., A Texas Corporation, acting by and through Gary R. Tesch, President, attested by its Division President, Keith E. Faseler, owner hereinafter referred to as Owners of the 8.55 acre tract described in the above and foregoing map of GRAND MISSION ESTATES SEC 23, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate 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 purpose 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 the 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 purpose 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, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations 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, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

FURTHER, We 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 and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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, the 688 Development Inc., A Texas Corporation, has caused these presents to be signed by Gary R. Tesch, President,

this \_\_\_\_\_ day of \_\_\_\_\_, 2018 thereunto authorized, attested by its Division President, Keith E. Faseler,

this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

688 Development Inc.,  
A Texas Corporation

By: \_\_\_\_\_  
Gary R. Tesch  
President

Attest: \_\_\_\_\_  
Keith E. Faseler  
Division President

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Gary R. Tesch, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

Print Name

My commission expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Keith E. Faseler, Division President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

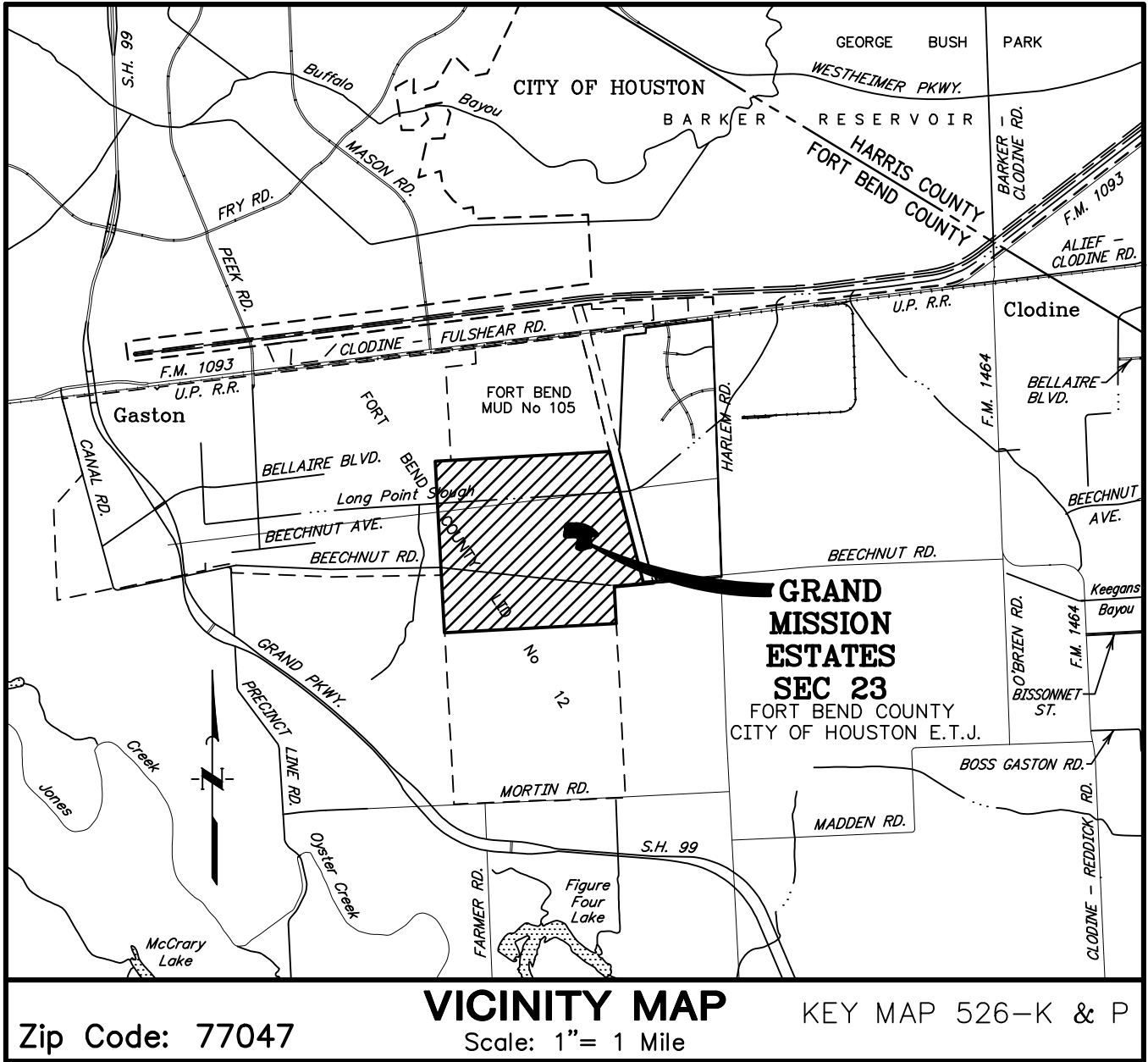
Notary Public in and for the State of Texas

Print Name

My commission expires: \_\_\_\_\_

I, Steven Jares, 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 of rods having an outside diameter of not less than five eighths (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.

Steven Jares  
Registered Professional Land Surveyor  
Texas Registration No. 5317



I, Richard W. Stolleis, P.E., 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 Commissioners' 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 any other area or subdivision within the watershed.

Richard W. Stolleis, P.E.  
Fort Bend County Engineer

APPROVED by the Commissioners' 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

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ 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.

Laura Richard  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

**GRAND MISSION ESTATES SEC 23**  
**A SUBDIVISION OF 8.55 ACRES OF LAND OUT OF THE**  
**JOHN FREDERICK SURVEY, A-171**  
**FORT BEND COUNTY, TEXAS**  
**34 LOTS 2 RESERVES 1 BLOCK**  
**JUNE 2018**

OWNER:  
**688 DEVELOPMENT INC.**  
7676 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063  
713-952-6767

PLANNER:  
**BCE** KERRY R. GILBERT & ASSOCIATES  
-Land Planning Consultants-  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77450  
Tel. 281-579-0240

ENGINEER/SURVEYOR:  
**JIC JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
6310 West Loop South, Suite 100 • Houston, TX 77061 • 713.373.3337

| DISTRICT NAMES   |                                         |
|------------------|-----------------------------------------|
| WCID             | N/A                                     |
| MUD              | GRAND MISSION MUD No. 2                 |
| LID              | FORT BEND COUNTY LID No. 12             |
| DID              | FORT BEND COUNTY DRAINAGE DISTRICT      |
| SCHOOL           | FORT BEND COUNTY ISD                    |
| FIRE             | HARRIS-FORT BEND COUNTY ESD No. 100     |
| IMPACT FEE AREA  | N/A                                     |
| CITY OR CITY ETJ | HOUSTON ETJ                             |
| UTILITIES CO.    | CENTERPOINT/CONSOLIDATED COMMUNICATIONS |

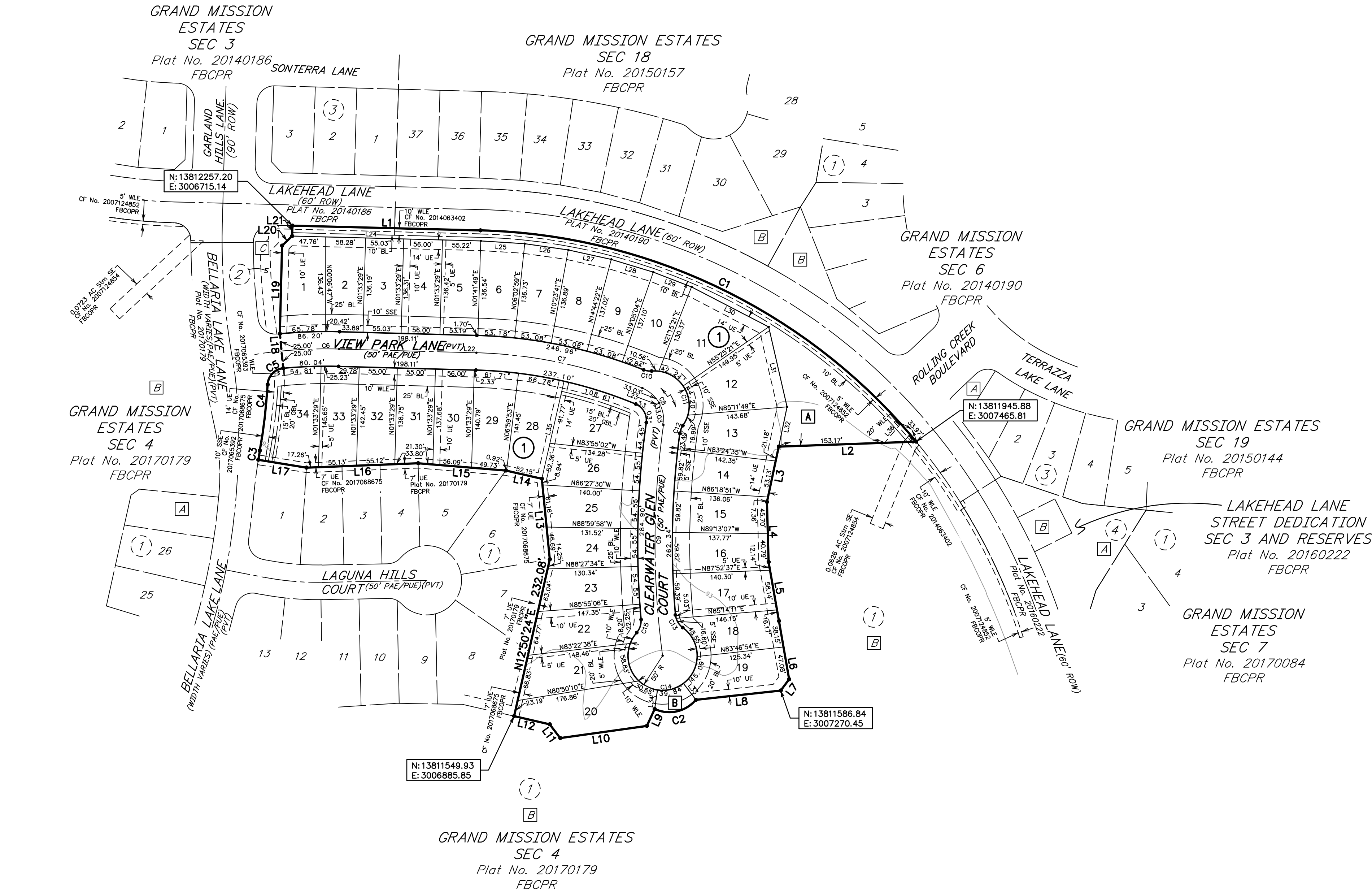
- A

RESTRICTED RESERVE "A"

Restricted to Landscape/  
Open Space Purposes Only  
0.7064 AC  
30,769 Sq Ft
- B

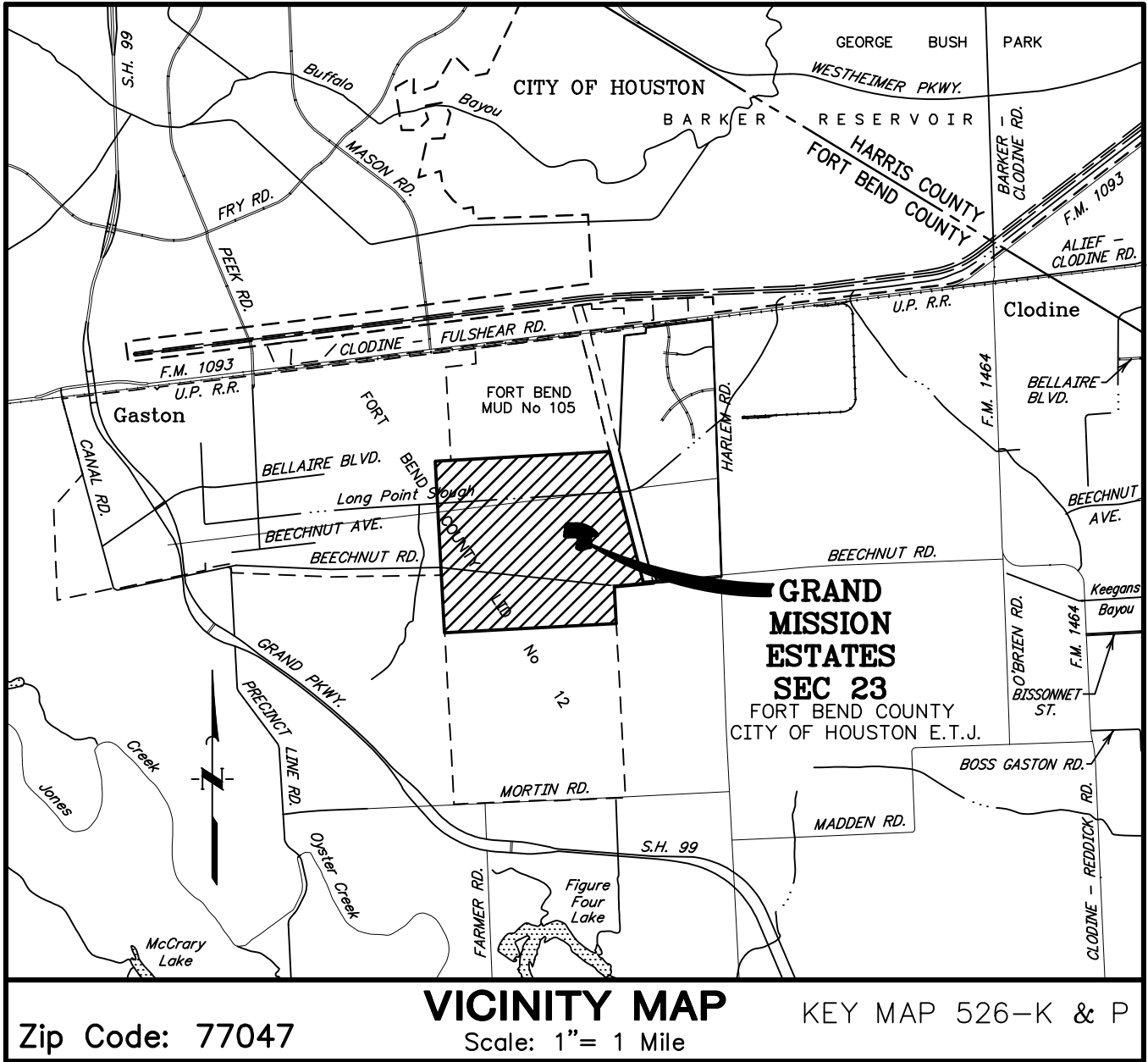
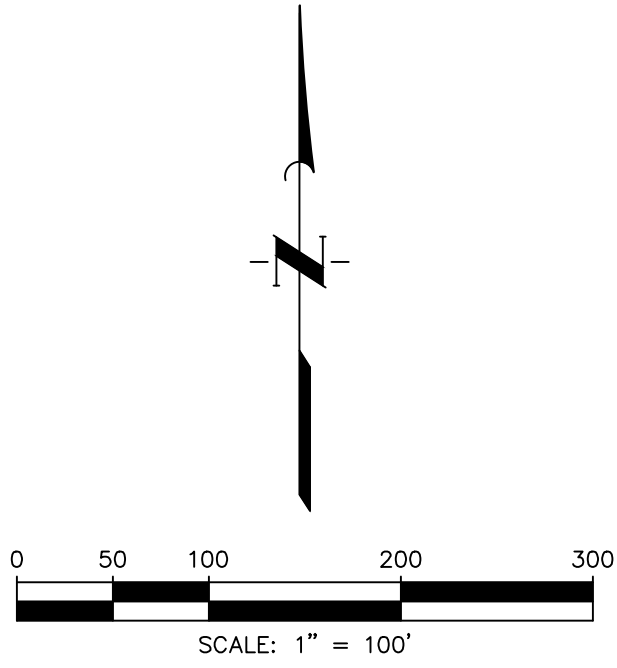
RESTRICTED RESERVE "B"

Restricted to Drainage and  
Landscape Purposes Only  
0.0379 AC  
1,651 Sq Ft



| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S88°34'05"E | 271.29'  |
| L2   | S87°54'30"W | 198.33'  |
| L3   | S11°55'41"W | 81.67'   |
| L4   | S01°27'53"E | 86.49'   |
| L5   | S09°58'43"E | 86.45'   |
| L6   | S10°00'22"E | 85.23'   |
| L7   | S36°53'40"W | 20.50'   |
| L8   | S83°46'54"W | 122.93'  |
| L9   | S24°57'22"W | 26.71'   |
| L10  | S82°02'14"W | 126.23'  |
| L11  | N37°27'12"W | 24.96'   |
| L12  | N77°09'36"W | 32.70'   |
| L13  | N05°41'44"W | 115.70'  |
| L14  | N77°06'57"W | 53.07'   |
| L15  | N85°15'21"W | 127.12'  |
| L16  | S87°43'08"W | 161.31'  |
| L17  | N80°44'47"W | 70.51'   |
| L18  | N05°29'51"W | 50.00'   |
| L19  | N01°25'55"E | 127.10'  |
| L20  | N46°25'55"E | 20.00'   |
| L21  | N01°25'55"E | 15.00'   |
| L22  | N88°26'31"W | 198.11'  |
| L23  | N60°18'21"E | 7.83'    |
| L24  | N88°33'36"W | 272.29'  |
| L25  | N86°18'11"W | 63.54'   |
| L26  | N81°55'19"W | 63.45'   |
| L27  | N77°32'34"W | 63.45'   |
| L28  | N73°09'36"W | 53.46'   |
| L29  | N68°50'02"W | 59.22'   |
| L30  | N62°36'19"W | 125.30'  |
| L31  | N12°59'13"W | 118.32'  |
| L32  | N11°55'41"E | 58.61'   |
| L33  | N37°15'38"W | 29.70'   |
| L34  | N08°23'14"E | 27.68'   |
| L35  | N12°53'03"E | 144.13'  |
| L36  | N39°57'51"E | 35.65'   |

| CURVE | RADIUS   | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
|-------|----------|-------------|------------|---------------|--------------|---------|
| C1    | 845.00'  | 48°49'59"   | 720.19'    | S64°09'06"E   | 698.59'      | 383.60' |
| C2    | 50.00'   | 75°17'38"   | 65.71'     | S77°18'53"W   | 61.08'       | 38.57'  |
| C3    | 778.00'  | 00°59'57"   | 13.57'     | N09°45'12"E   | 13.57'       | 6.78'   |
| C4    | 778.00'  | 07°03'32"   | 95.85'     | N06°43'24"E   | 95.79'       | 47.99'  |
| C5    | 25.00'   | 81°18'31"   | 35.48'     | N43°50'53"E   | 32.57'       | 21.47'  |
| C6    | 675.00'  | 07°03'20"   | 83.12'     | N89°01'49"E   | 83.07'       | 41.61'  |
| C7    | 675.00'  | 20°54'00"   | 246.22'    | N77°59'31"W   | 244.86'      | 124.50' |
| C8    | 50.00'   | 75°41'44"   | 66.06'     | N29°41'39"W   | 61.36'       | 38.85'  |
| C9    | 1205.00' | 15°52'33"   | 333.89'    | N00°12'56"E   | 332.82'      | 168.02' |
| C10   | 25.00'   | 26°50'44"   | 11.71'     | N81°39'04"W   | 11.61'       | 5.97'   |
| C11   | 50.00'   | 130°37'15"  | 113.99'    | N29°45'48"W   | 90.86'       | 108.76' |
| C12   | 25.00'   | 27°48'59"   | 12.14'     | N21°48'20"E   | 12.02'       | 6.19'   |
| C13   | 25.00'   | 49°33'42"   | 21.63'     | N29°47'17"W   | 20.96'       | 11.54'  |
| C14   | 50.00'   | 276°21'06"  | 241.16'    | N83°36'26"E   | 66.68'       | 44.74'  |
| C15   | 25.00'   | 46°54'02"   | 20.46'     | N18°19'58"E   | 19.90'       | 10.84'  |



General Notes

- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- BL . . . . . "Building Line"  
CF . . . . . "Clerk's File"  
DE . . . . . "Drainage Easement"  
ESMT . . . . . "Easement"  
FC . . . . . "Firm Code"  
FBCDR . . . . . "Fort Bend County Deed Records"  
FBCOPR . . . . . "Fort Bend County Official Public Records"  
FBCPR . . . . . "Fort Bend County Plat Records"  
GBL . . . . . "Garage Building Line"  
No . . . . . "Number"  
PAE . . . . . "Private Access Easement"  
PUE . . . . . "Private Utility Easement"  
PVT . . . . . "Private"  
ROW . . . . . "Right-of-Way"  
SSE . . . . . "Sanitary Sewer Easement"  
Sq Ft . . . . . "Square Feet"  
Stm SE . . . . . "Storm Sewer Easement"  
UE . . . . . "Utility Easement"  
Vol = Pg . . . . . "Volume and Page"  
WLE . . . . . "Waterline Easement"  
● . . . . . "Found 3/4" iron rod (with cap stamped "Jones|Carter Property Corner")  
Ⓢ . . . . . "Block Number"
- All easements are centered on lot lines unless shown otherwise.
- There are no pipelines within the platted area.
- Grand Mission Estates Sec 23 lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.9998814799.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- All property to drain into the drainage easements only through an approved drainage structure.
- All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
- This property lies within Shaded Zone X and Unshaded Zone X as per the Flood Insurance Rate Maps, Community Panel No. 48157C0140L, AND 48157C0130L, effective date April 2, 2014.
- Unless otherwise indicated, the building lines (BL/GBL), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable progressions 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.
- The top of all floor slabs shall be a minimum of 95.40 feet (NAVD 88) 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.
- 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 a 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 be restricted to single-family residential uses to defined by Chapter 42 (Ordinance 1992-262).
- 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.
- This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, and within Grand Mission Municipal Utility District No. 2, Fort Bend County Independent School District, Fort Bend County Drainage District, Fort Bend County Levee Improvement District No. 12, and Harris-Fort Bend County Emergency Services District No. 100.
- All building lines along street rights-of-way as shown on the plat.
- Sidewalks shall be built or caused to be built not less than five 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.
- A minimum distance of 10' shall be maintained between residential dwellings.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Contours shown hereon are based on NAVD88 datum.
- All lots shall have adequate wastewater collection service.
- The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.
- All private streets shown hereon are also Permanent Access Easements.
- 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.
- The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for greater setback, the deed restrictions shall control over the provisions of this division.
- The extreme event swale located within Reserve "B" shall be owned and maintained by Grand Mission Municipal Utility District No. 2.

# GRAND MISSION ESTATES

**SEC 23**  
A SUBDIVISION OF 8.55 ACRES OF LAND  
OUT OF THE  
**JOHN FREDERICK SURVEY, A-171**  
**FORT BEND COUNTY, TEXAS**  
**34 LOTS      2 RESERVES      1 BLOCK**  
**JUNE 2018**

OWNER:  
**688 DEVELOPMENT INC.**  
7676 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063  
713-952-6767

PLANNER:  
**BCE** KERRY R. GILBERT  
& ASSOCIATES  
-Land Planning Consultants-  
23501 Cinco Ranch Blvd., Suite A-200  
Katy, Texas 77454  
Tel. 281-579-0340

ENGINEER/SURVEYOR:  
**J|C JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
5310 West Loop South, Suite 100 - Houston, TX 77057 - 713-777-1377  
Tel. 281-579-0340