

PLAT RECORDING SHEET

PLAT NAME: Grand Vista, Sec. 27

PLAT NO: _____

ACREAGE: 18.9917

LEAGUE: Hugh Rogers Survey

ABSTRACT NUMBER: 309

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 52

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 ROBERT L. SKINNER, AUTHORIZED AGENT-LAND, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 18.9917 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GRAND VISTA SEC 27, 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 ROBERT L. SKINNER, AUTHORIZED AGENT-LAND

THIS _____ DAY OF _____, 2018.

TAYLOR MORRISON OF TEXAS, INC.
A TEXAS CORPORATION

BY: _____
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 _____ DAY OF _____, 2018.

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 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.

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

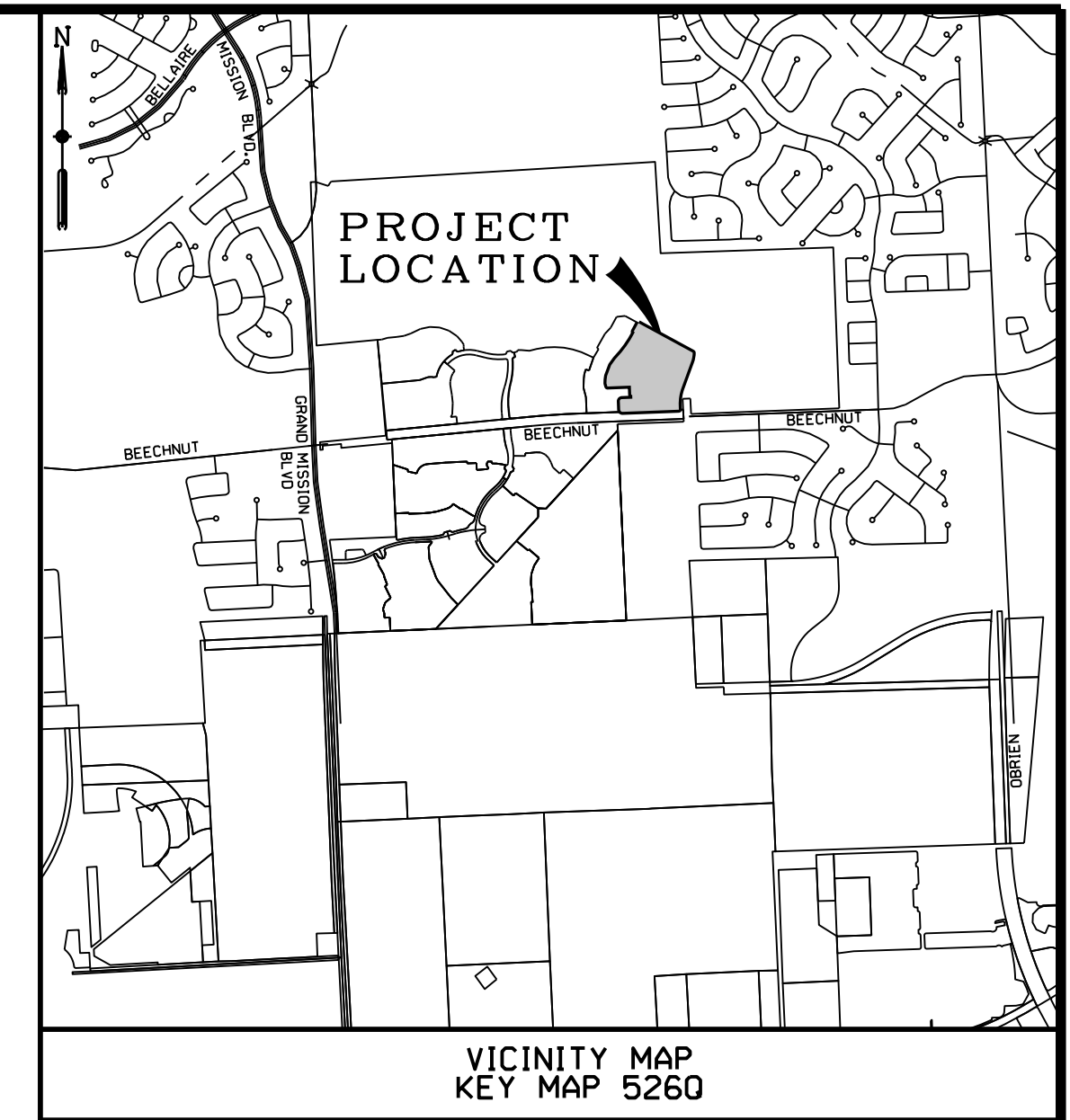
I, JASON M. ROBINETT, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

JASON M. ROBINETT
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 27, 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 _____, 2018.

BY: _____ BY: _____
MARTHA L. STEIN, CHAIR OR 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 THE FOREGOING 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 BY: _____
CLERK OF THE COUNTY DEPUTY
FORT BEND COUNTY, TEXAS

GRAND VISTA SEC 27

A SUBDIVISION OF 18.9917 ACRES
LOCATED IN THE
HUGH ROGERS SURVEY, A-309
FORT BEND COUNTY, TEXAS

52 LOTS 2 BLOCKS 4 RESERVES

DATE: AUGUST, 2018

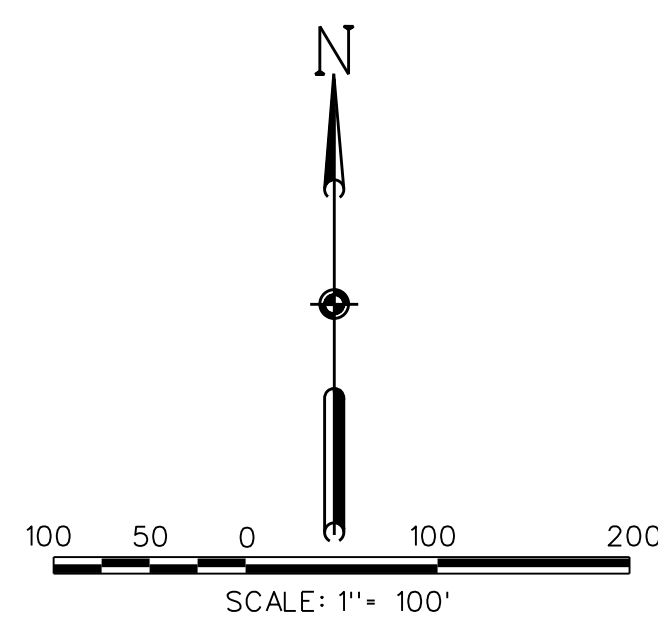
OWNER:
TAYLOR MORRISON
OF TEXAS INC.
ROBERT L. SKINNER, AUTHORIZED AGENT-LAND
5353 W. SAM HOUSTON PARKWAY N., STE. 190
HOUSTON, TEXAS 77041
PHONE: 281-598-3035



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
2107 CITY WEST BLVD.
3rd FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580 Fax
TEXAS PE BOARD FIRM REG. NO. 280
TDEPLS FIRM REG. NO. 100486



LEGEND

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

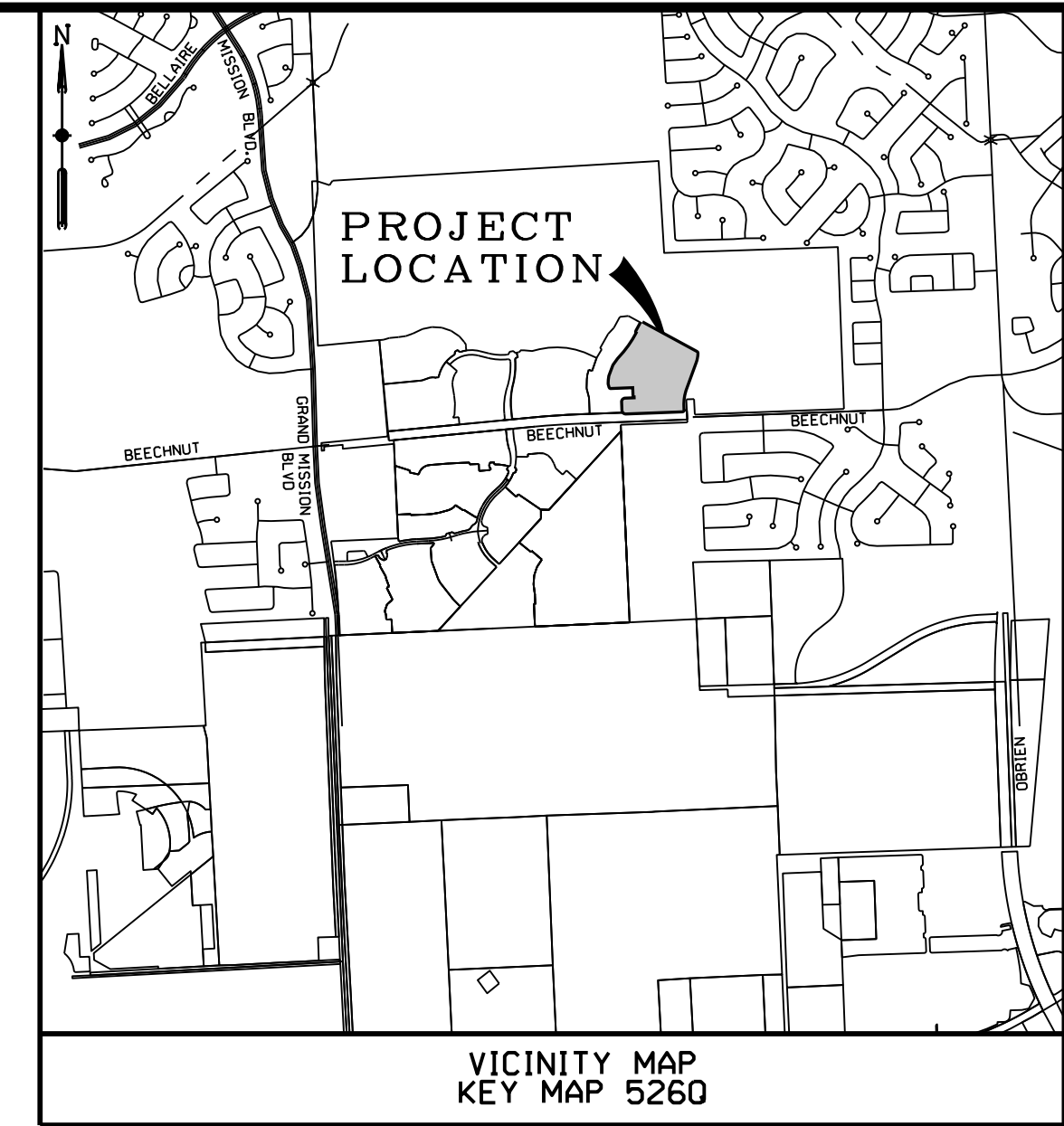
RESERVE TABLE			
RESERVE "A"	LANDSCAPE / OPEN SPACE	2.3760 ACRES / 103,499 SQ. FT.	
RESERVE "B"	DETENTION	2.8476 ACRES / 124,043 SQ. FT.	
RESERVE "C"	DRAINAGE	2.0089 ACRES / 87,506 SQ. FT.	
RESERVE "D"	LIFT STATION SITE	0.2123 ACRES / 9,250 SQ. FT.	
TOTAL: 7.4448 ACRES / 324,298 SQ. FT.			

LINE DATA TABLE

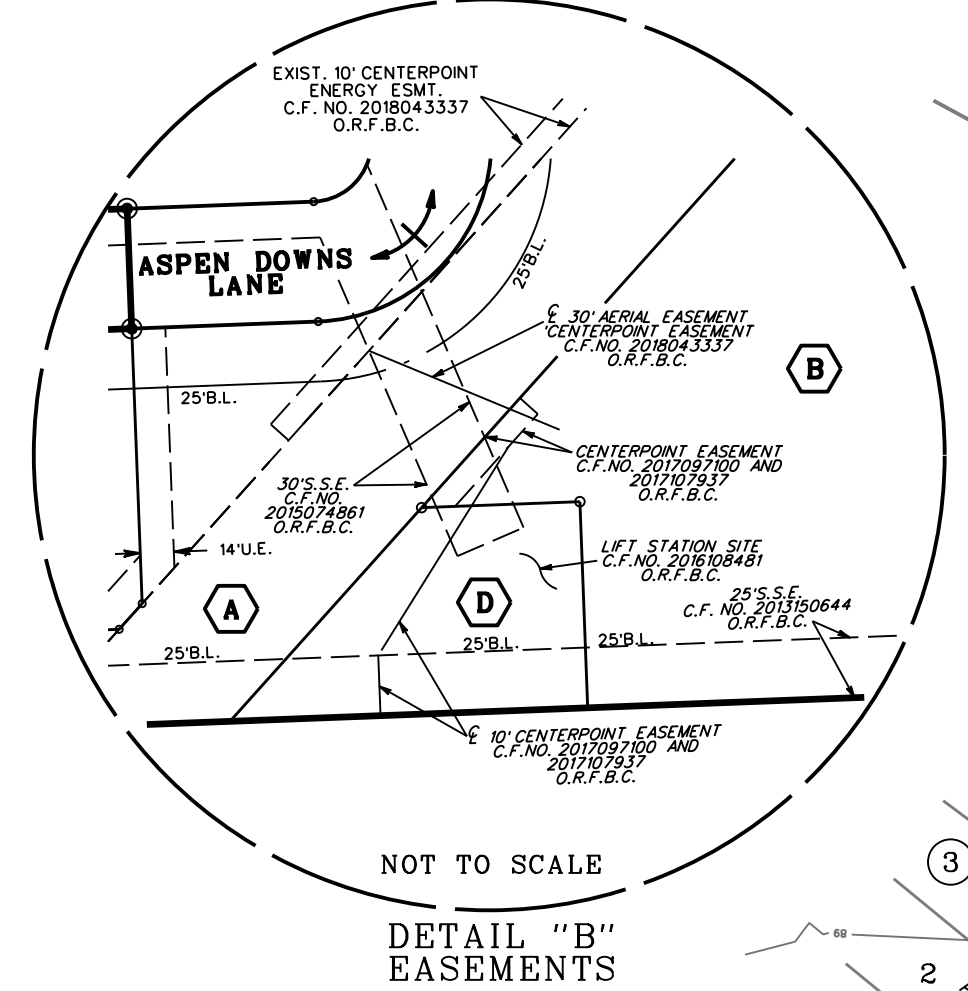
NUMBER	DIRECTION	DISTANCE (FEET)
L1	N87°49'15"E	137.98
L2	N02°10'45"W	50.00
L3	S87°49'15"W	13.23
L4	N57°45'17"W	43.24
L5	N02°04'55"E	48.78
L6	N08°13'40"E	48.78
L7	N29°44'12"E	62.79
L8	N28°31'15"E	50.00
L9	N61°28'45"W	35.41
L10	N28°31'15"E	125.00
L11	S02°02'28"E	55.73
L12	N02°10'45"W	110.06
L13	S47°10'45"E	14.14
L14	N87°49'54"E	66.00
L15	S02°08'48"W	20.20
L16	N29°31'24"E	62.88
L17	N79°14'24"E	5.00
L18	N86°07'29"E	242.23
L19	N87°49'54"E	242.10
L20	N02°10'45"W	111.92
L21	N22°32'58"E	58.45
L22	S52°31'57"E	235.72
L23	S58°22'46"E	120.22
L24	S02°02'28"E	53.03
L25	S41°53'10"W	14.38

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	119.25	350.00	19° 31' 15"	S10° 16' 40" W	118.67
C2	231.22	600.00	22° 04' 46"	S08° 59' 55" W	229.79
C3	47.12	30.00	89° 59' 21"	N47° 10' 26" W	42.42
C4	39.27	25.00	90° 00' 00"	N42° 49' 15" E	35.36
C5	287.81	1490.00	11° 04' 02"	N33° 13' 50" E	287.36
C6	248.58	1780.00	08° 00' 06"	N33° 28' 05" E	248.38
C7	79.37	50.00	90° 56' 47"	N16° 00' 22" W	71.29
C8	266.24	375.00	40° 40' 44"	S17° 07' 46" W	260.69
C9	79.44	50.00	91° 01' 51"	S42° 18' 19" W	71.34
C10	252.16	500.00	28° 53' 43"	S24° 18' 59" W	249.50
C11	38.81	25.00	88° 56' 13"	N74° 03' 09" E	35.03
C12	39.77	25.00	91° 08' 13"	N15° 54' 39" W	35.70
C13	39.68	25.00	90° 56' 47"	N16° 00' 22" W	35.65
C14	12.94	25.00	29° 39' 08"	N76° 18' 19" W	12.79
C15	17.02	25.00	39° 00' 23"	S49° 20' 53" W	16.69
C16	139.61	50.00	159° 58' 57"	N11° 08' 24" W	98.48
C17	39.72	25.00	91° 01' 51"	S42° 18' 19" W	35.67
C18	119.16	75.00	91° 01' 51"	S42° 18' 19" W	107.02
C19	22.54	25.00	51° 39' 25"	S09° 12' 12" E	21.78
C20	19.73	25.00	45° 12' 26"	N38° 34' 59" E	19.22
C21	241.05	50.00	276° 13' 06"	S76° 55' 21" E	66.77
C22	273.60	710.00	22° 04' 46"	S08° 59' 55" W	271.92
C23	145.48	240.00	34° 43' 53"	S02° 40' 21" W	143.27



- NOTES:
- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, DATED AUGUST 7, 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.L.E. INDICATES WATER LINE EASEMENT; H.L.P.R. 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.B.T. INDICATES SOUTHWESTERN BELL TELEPHONE.
 - 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 MAPS, MAP NUMBER 48157C0140 L, DATED APRIL 02, 2014.
 - THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUD NO. 30, HARRIS/FORT BEND COUNTY ESD NO. 100 AND THE CITY OF HOUSTON ETJ.
 - 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 CENTERLINE 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 94.50 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.
 - 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.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 43 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 2012132800, 2012132801 AND 2012132802 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 EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNER'S ASSOCIATION, FORT BEND MUNICIPAL UTILITY DISTRICT NO. 30, OR OTHER DISTRICT, OR OTHER PERPETUAL PRIVATE ENTITY. RESERVES "B" AND "C" WILL BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 30.
 - A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - ALL LOTS SHALL HAVE ADEQUATE WASTEWATER SERVICE.
 - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICATION PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 - THIS TRACT IS SUBJECT TO AN ENCROACHMENT LETTER AGREEMENT BETWEEN NETCO PIPELINE, L.L.C. AND TAYLOR MORRISON OF TEXAS, INC. RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 201600917 OF THE O.R.F.B.C.



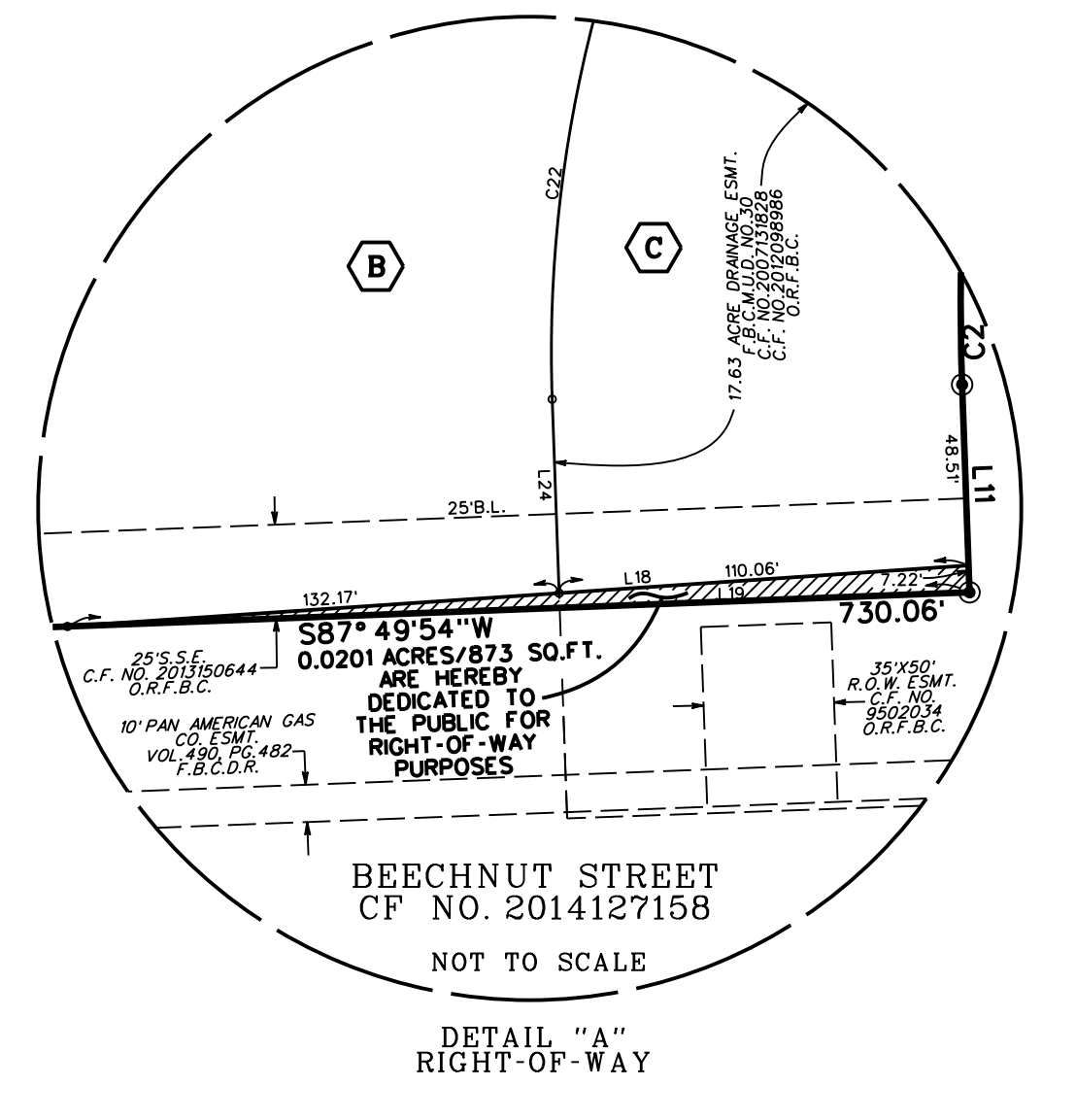
GRAND VISTA SEC 21
PLAT NO. 20170253
F.B.C.P.R.



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

GRAND VISTA
WASTE WATER
TREATMENT PLANT
PLAT NO. 20170038
F.B.C.P.R.

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



**GRAND VISTA
SEC 27**

A SUBDIVISION OF 18.9917 ACRES
LOCATED IN THE
HUGH ROGERS SURVEY, A-309
FORT BEND COUNTY, TEXAS

52 LOTS 2 BLOCKS 4 RESERVES
SCALE: 1"=100' DATE: AUGUST, 2018

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



**KERRY R. GILBERT
& ASSOCIATES**
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Cinco, Texas 77594
Tel: 281-579-0340

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2107 CITY WEST BLVD.
3RD FLOOR
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(713) 783-7788 (713) 783-3580 Fax
TEXAS PE BOARD FIRM REG. NO. 280
TPLS FIRM REG. NO. 100486