## PLAT RECORDING SHEET

PLAT NAME:	Grand Mis	sion Estates, Sec. 25					
PLAT NO:							
•							
ACREAGE:	18.47						
LEAGUE:	John Frederick Survey						
ABSTRACT NU	ABSTRACT NUMBER: 171						
NUMBER OF B	BLOCKS:	3					
NUMBER OF L	LOTS:	68					
NUMBER OF F	RESERVES:	3					
OWNERS: 68	8 Developmen	t Inc.					
(DEPUTY CLERK)							

COUNTY OF We, 6		_			
Faseler, ow do hereby said maps access eas	88 Development Inc., ner hereinafter refer make and establish or plat and hereby ements), alleys, park	red to as Owners of t said subdivision and d dedicate to the use o ks, water courses, drai	the 18.47 acre tract de evelopment plan of sai f the public forever, all ins, easements and pub	Gary R. Tesch, President, attested by its Division President, Keith E. escribed in the above and foregoing map of GRAND MISSION ESTATES SINGLED BY CONTROL OF THE STATES OF A PROPERTY ACCORDING TO BY THE STATES OF	on
FURTHER, (easements.easements 0") perimeeasements	Dwners have dedicate The aerial easeme or seven feet, six in ter ground easement	ed and by these prese ents shall extend horizonches (7' 6") for fourt is, from a plane sixtee with aerial easements	nts do dedicate to the ontally an additional eleten feet (14' 0") perinen feet (16' 0") above	use of the public for public utility purpose forever unobstructed aerial even feet, six inches (11' 6") for ten feet (10' 0") perimeter ground neter ground easements or five feet, six inches (5' 6") for sixteen feet the ground level upward, located adjacent to and adjoining said public dicated and depicted hereon, whereby the aerial easement totals twenty	utility
easements. eight feet easements,	The aerial easeme (8' 0") for fourteen from a plane sixtee	ents shall extend horizo feet (14' 0") back—to en feet (16' 0") above	ontally an additional te —back ground easemer ground level upward, l	use of the public for public utility purpose forever unobstructed aerial n feet (10'0") for ten feet (10'0") back—to—back ground easements ts or seven feet (7'0") for sixteen feet (16'0") back—to—back ground ocated adjacent to both sides and adjoining said public utility easement depicted hereon, whereby the aerial easement totals thirty feet (30'0)	l ts
residential		on (or the placement o		ots on this plat are originally intended for the construction of single fision) and shall be restricted for same under the terms and conditions	
of any sep FURTHER, \ ditch, gully	tic tanks into any p We do hereby covenc , creek or natural di	ublic or private street, ant and agree that all rainage way shall herel	permanent access ear of the property within by be restricted to kee	thin the boundaries of this plat is hereby restricted to prevent the drasement, road or alley, or any drainage ditch, either directly or indirectly the boundaries of this subdivision and adjacent to any drainage easemp such drainage ways and easements clear of fences, buildings, excess e drainage facility and that such abutting property shall not be permit	ent, ve
FURTHER, \\ gullies, ravi government	Ve do hereby dedica ines, draws and drai tal agency shall have	te to the public a stri nage ditches located in the right to enter up	n said subdivision, as e	structure.  feet wide on each side of the center line of any and all bayous, creek assements for drainage purposes. Fort Bend County or any other any time and all times for the purposes of construction and maintenan	
FURTHER, \\ Texas", and		vledge the receipt of t t and agree and shall		ion of Outdoor Lighting in the Unincorporated Areas of Fort Bend Coun as adopted by Fort Bend County Commissioners Court on March 23, 2	
•	·		A Texas Corporation, ho	s caused these presents to be signed by Gary R. Tesch, President,	
	-			thorized, attested by its Division President, Keith E. Faseler,	
				Development Inc., kas Corporation	
			By:	R. Tesch	
			Presid		
				E. Faseler on President	
STATE OF	TEXAS	§			
COUNTY OF	FORT REND	·			
	-	• • • • • • • • • • • • • • • • • • • •	- , ,	y R. Tesch, President, known to me to be the person whose name is executed the same for the purposes and considerations therein express	ed.
subscribed	to the undersigned at	uthority, on this day p strument and acknowle	dged to me that they	'	ed.
subscribed GIVEN UND	to the undersigned at	uthority, on this day petrument and acknowle	dged to me that they	executed the same for the purposes and considerations therein express	ed.
subscribed GIVEN UND	to the undersigned at to the foregoing ins	uthority, on this day petrument and acknowle	dged to me that they	executed the same for the purposes and considerations therein express	ed.
GIVEN UNDI	to the undersigned at to the foregoing ins	uthority, on this day petrument and acknowle	dged to me that they	executed the same for the purposes and considerations therein express	ed.
SUBSCRIBED  GIVEN UNDI  Notary Pub  Print Name  My commis  STATE OF	to the undersigned at to the foregoing instance.  ER MY HAND AND SET IIIC in and for the Set IIIC in expires:	uthority, on this day pertrument and acknowle  EAL OF OFFICE, this _  tate of Texas	dged to me that they	executed the same for the purposes and considerations therein express	ed.
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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.

Registered Professional Land Surveyor Texas Registration No. 5317

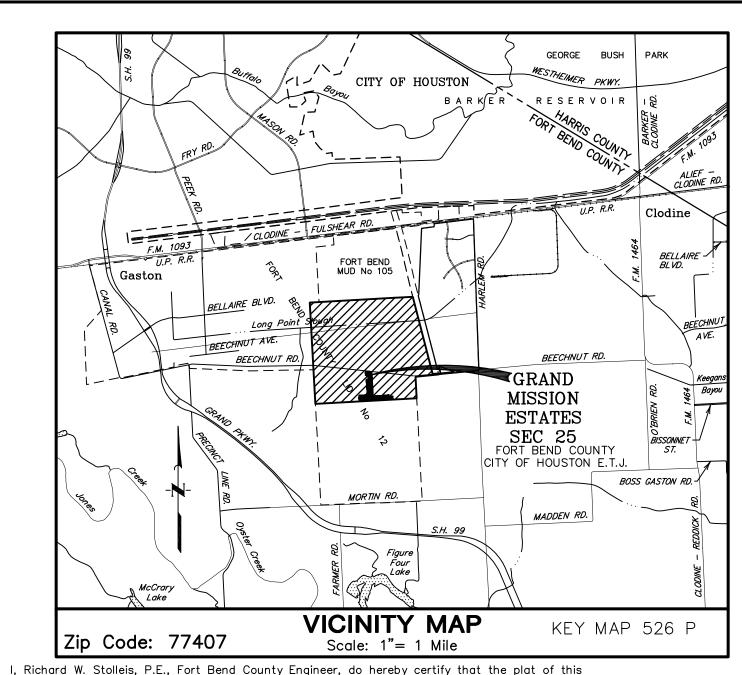
I, Blair M. Bozoarth, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

Blair M. Bozoarth, P.E. Professional Engineer No. 115515

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of GRAND MISSION ESTATES SEC 25 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 \_\_\_\_\_\_, 2019.

M. Sonny Garza Vice Chairman

Margaret Wallace Brown Secretary



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 Engine	Date eer	
OVED by the Commissioners'	Court of Fort Bend County, Te	exas, this day of	, 2019.
Vincent M. Morales, Jr. Commissioner, Precinct 1		Grady Prestage Commissioner, Precinct 2	
KP George County Judge			
W.A. "Andy" Meyers Commissioner, Precinct 3		Ken R. DeMerchant Commissioner, Precinct 4	_
THE STATE OF TEXAS	§		
COUNTY OF FORT BEND	§		
		County, hereby certify that the foregoing instru	
		y office on, 20 of the Plat Records of	
		exas, the day and date last above written.	
manasa my mana ana c	ocar or ormos, at monmora, re	Add, and day and date last above invitedin	
	Laura Richard Fort Bend County, Texas		
	Ву:		

## GRAND MISSION **ESTATES**

**SEC 25** A SUBDIVISION OF 18.47 ACRES OF LAND OUT OF THE JOHN FREDERICK SURVEY, A-171

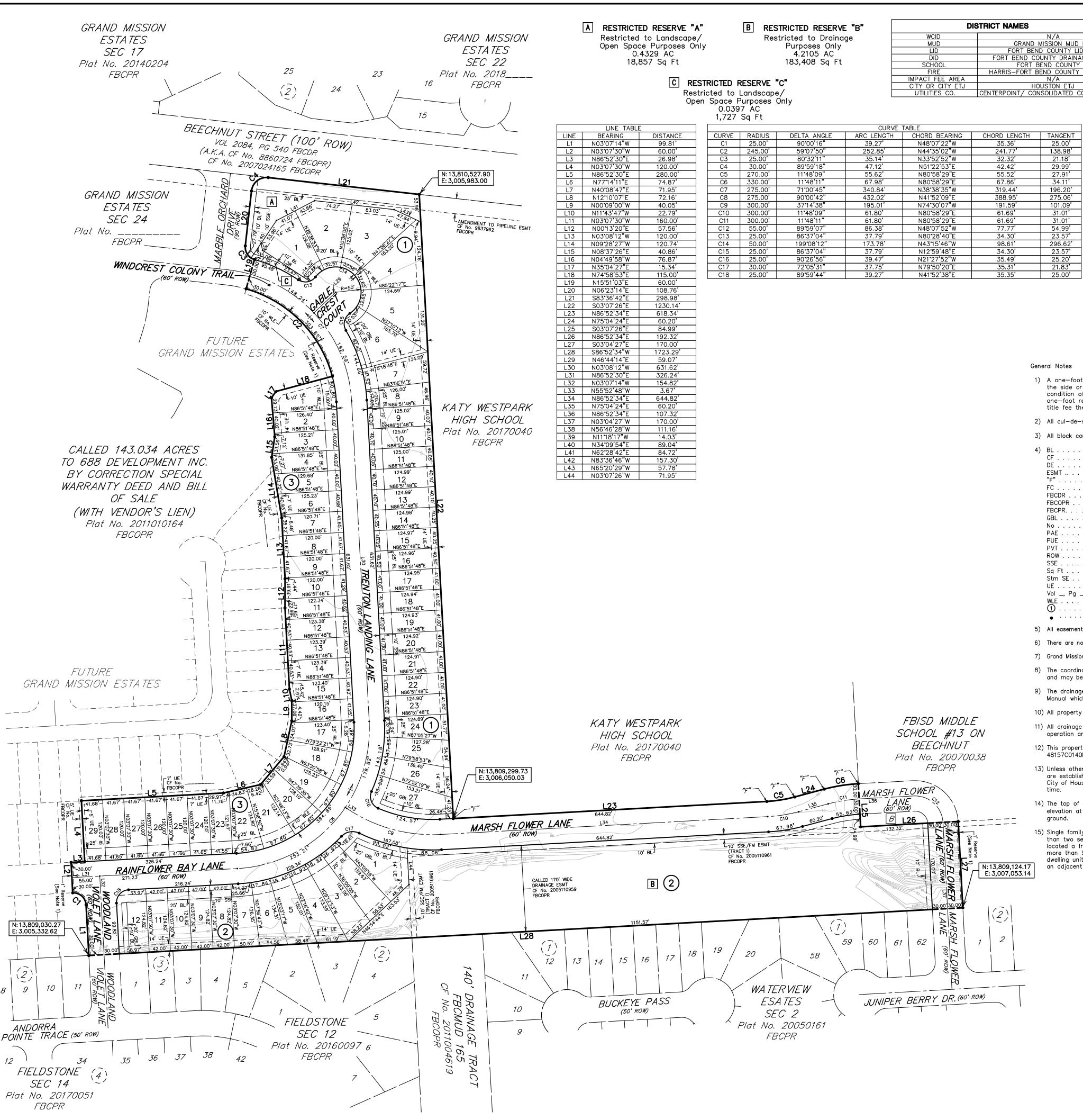
FORT BEND COUNTY, TEXAS 68 LOTS 3 RESERVES 3 BLOCKS

PLANNER: 688 DEVELOPMENT INC. 7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063 713-952-6767 23501 Cinco Ranch Blvd., Suite A-250

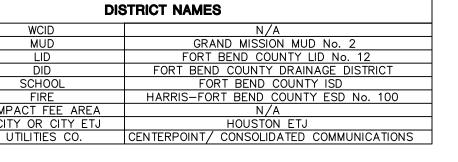
Katy, Texas 77494

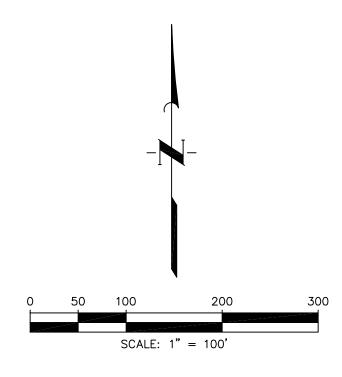
OWNER:

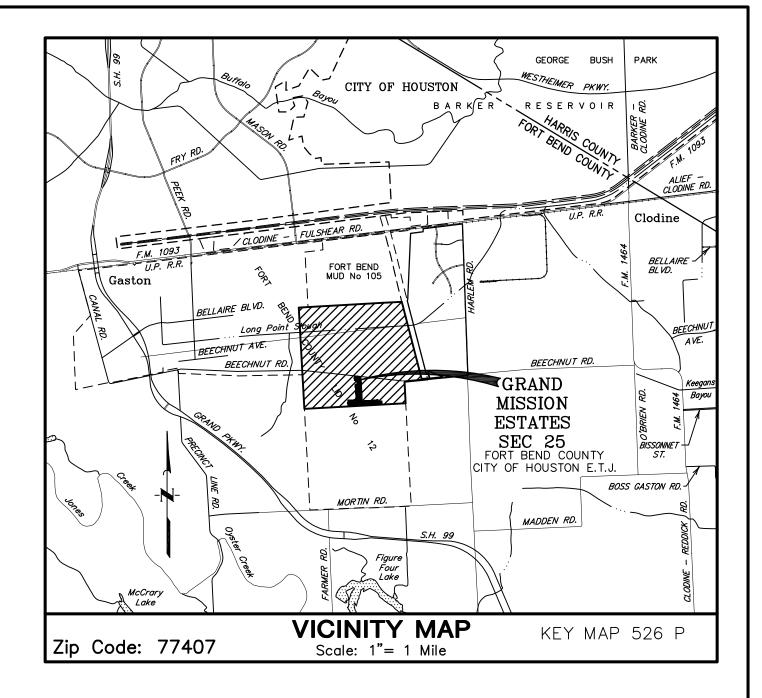
DECEMBER 2018 ENGINEER/SURVEYOR: JONES CARTER



K: \05298\05298-0175-01 Grand Mission Estates Section 25 Paving\2 Design Phase\CAD\Plat\Recordation\FBC Recordation\email to MJ 1.16.19\Grand Mission Estates Sec 25.dwg Jan 16,2019 - 8:32am CKJ







- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one—foot reserve shall thereupon become vested in the public for street right—of—way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').

CF . . . . . . . . "Clerk's File"

"Drainage Easement"

."Easement' "Set 3/4" Iron Rod w/cap stamped Jones|Carter"

"Film Code" . "Fort Bend County Deed Records"

"Fort Bend County Official Public Records" ."Fort Bend County Plat Records"

."Garage Building Line"

"Number ."Private Access Easement'

."Private Utility Easement"

"Private" "Right-of-Way"

."Sanitary Sewer Easement"

."Square Feet" ."Storm Sewer Easement

"Utility Easement" ."Volume and Page"

"Waterline Easement"

. . . . . . . . . "Block Number" 

5) All easements are centered on lot lines unless shown otherwise.

## 6) There are no pipelines within the platted area.

- 7) Grand Mission Estates Sec 25 lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting".
- 8) 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
- 9) 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.
- 10) All property to drain into the drainage easements only through an approved drainage structure.
- 11) All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
- 12) This property lies within Unshaded Zone X as per the Flood Insurance Rate Maps, Community Panel No. 48157C0140L effective date April 2, 2014.
- 13) 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
- 14) The top of all floor slabs shall be a minimum of 96.50 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
- 15) 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.

- 16) Each lot shall be restricted to single—family residential uses to defined by Chapter 42 (Ordinance
- 17) 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
- 18) 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.
- 19) All building lines along street rights—of—way as shown on the plat.
- 20) 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.
- 21) A minimum distance of 10' shall be maintained between residential dwellings.
- 22) 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 said wooden posts and paneled wooden fences back up, but generally will not replace
- 23) Contours shown hereon are based on NAVD88 datum.
- 24) All lots shall have adequate wastewater collection service.
- 25) The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.
- 26) 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.
- 27) The Restricted Reserve "B" shall be maintained by FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 165 and owned by GRAND MISSION MUNICIPAL UTILITY DISTRICT No. 2.

## GRAND MISSION **ESTATES**

**SEC 25** 

A SUBDIVISION OF 18.47 ACRES OF LAND OUT OF THE JOHN FREDERICK SURVEY, A-171

FORT BEND COUNTY, TEXAS 68 LOTS 3 RESERVES 3 BLOCKS

**DECEMBER 2018** 

ENGINEER/SURVEYOR:

JONES CARTER

SHEET 1 OF 2

PLANNER: 688 DEVELOPMENT INC. 7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063 713-952-6767 23501 Cinco Ranch Blvd., Suite A-250 Katy, Texas 77494