

PLAT RECORDING SHEET

PLAT NAME: Grand Vista, Sec. 17

PLAT NO: _____

ACREAGE: 33.30

LEAGUE: Leonard Burknapp Survey, Benjamin Orsburn Survey, Hugh Rogers Survey

ABSTRACT NUMBER: 108, 390, 309

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 113

NUMBER OF RESERVES: 7

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 HERINAFTER REFERRED TO AS OWNERS OF THE 33.30 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GRAND VISTA SEC 17, 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 DEPEND 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 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, IT'S AUTHORIZED AGENT-LAND,

THIS _____ DAY OF _____, 2019.

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 _____, 2019.

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

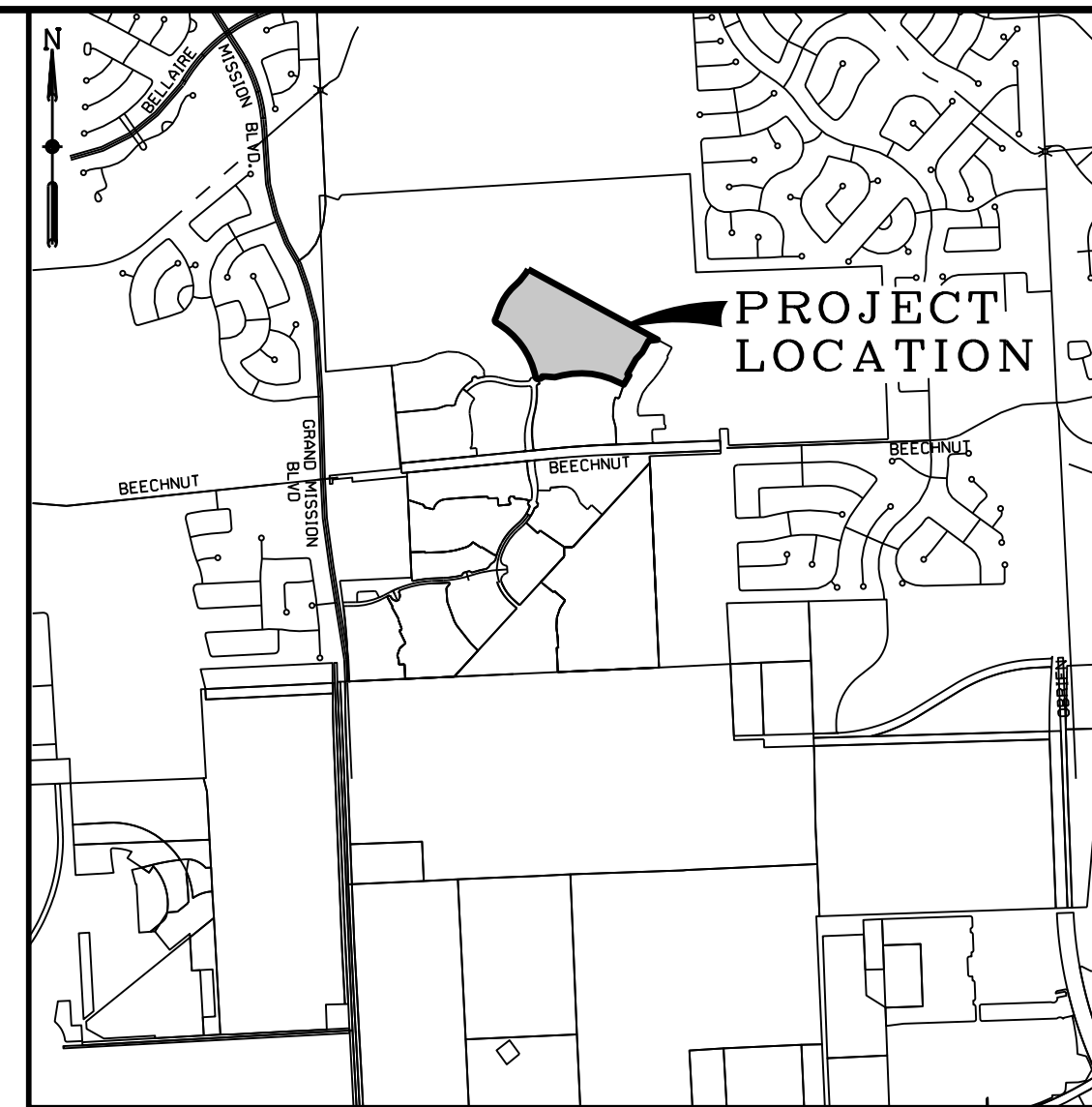
I, JASON M. ROBINETT, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

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 17, 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.

BY: MARTHA L. STEIN, CHAIR BY: MARGARET WALLACE BROWN, SECRETARY
OR
M. SONNY GARZA, VICE CHAIRPERSON



VICINITY MAP
KEY MAP 5260

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 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 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 _____, 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

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 _____, 2019, 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
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

GRAND VISTA SEC 17

A SUBDIVISION OF 33.30 ACRES
LOCATED IN THE
LEONARD BURKNAPP SURVEY, A-108,
BENJAMIN ORSBURN SURVEY, A-390,
AND HUGH ROGERS SURVEY, A-309
FORT BEND COUNTY, TEXAS

113 LOTS 3 BLOCKS 7 RESERVES

DATE: FEBRUARY, 2019

OWNER:
TAYLOR MORRISON OF TEXAS INC.,
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

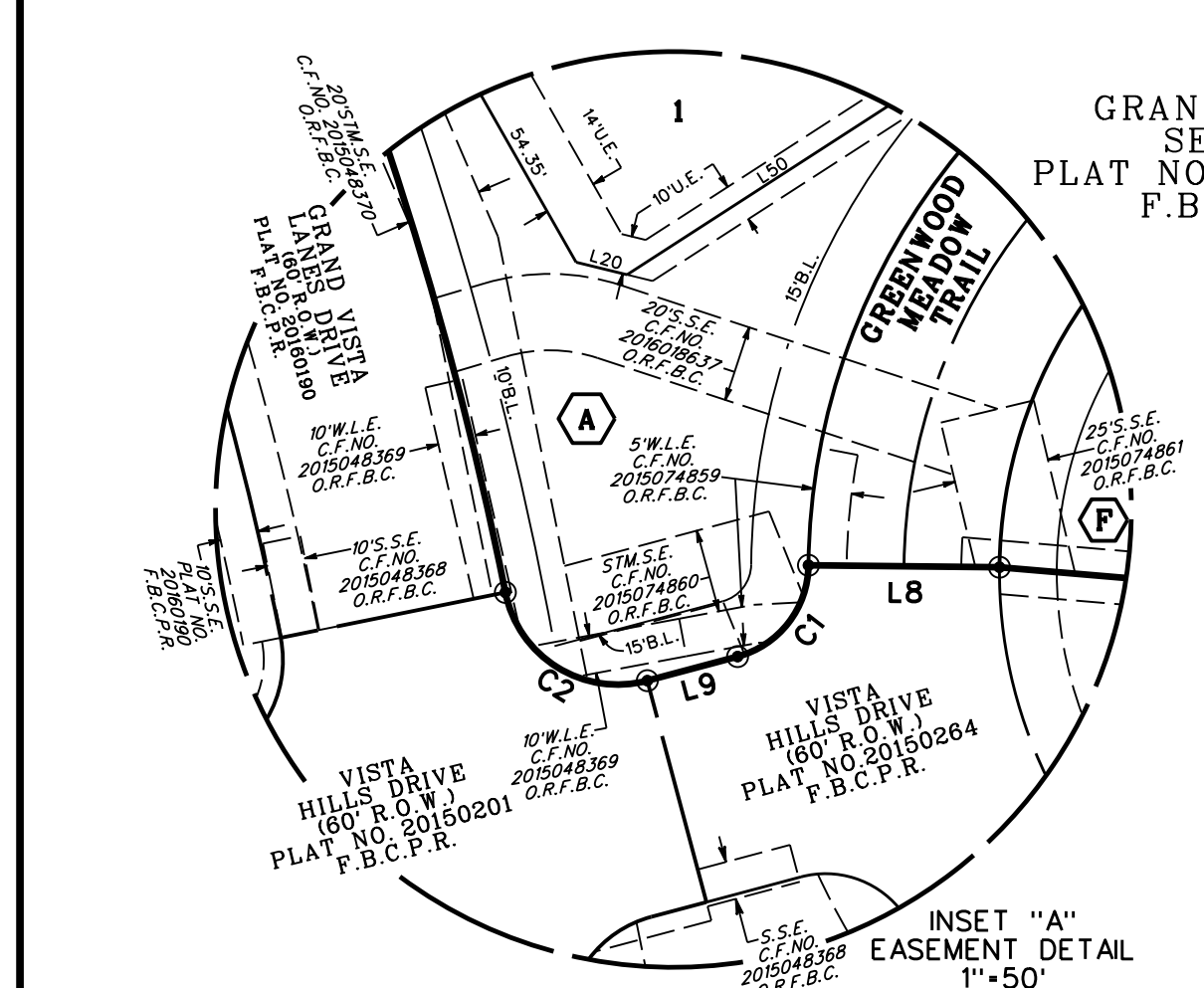


ENGINEERING AND SURVEYING
2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580, Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486

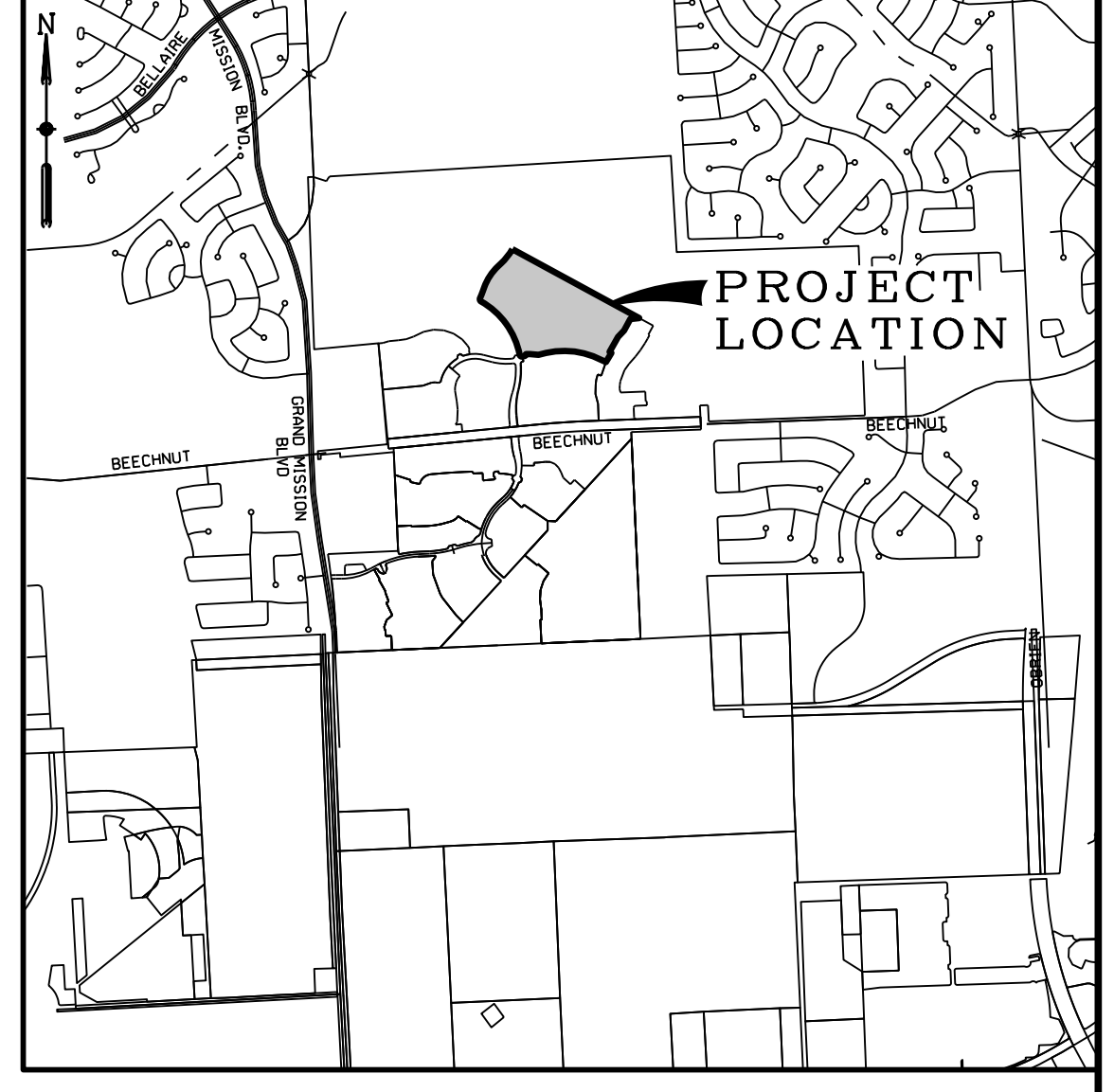
LEGEND

- SET 5/8-INCH IRON ROD W/CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- ⊙ FOUND 5/8-INCH IRON ROD W/CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- 1 • INDICATES LOT NUMBER
- ① • INDICATES BLOCK NUMBER
- (A) • INDICATES RESERVE
- INDICATES STREET NAME CHANGE

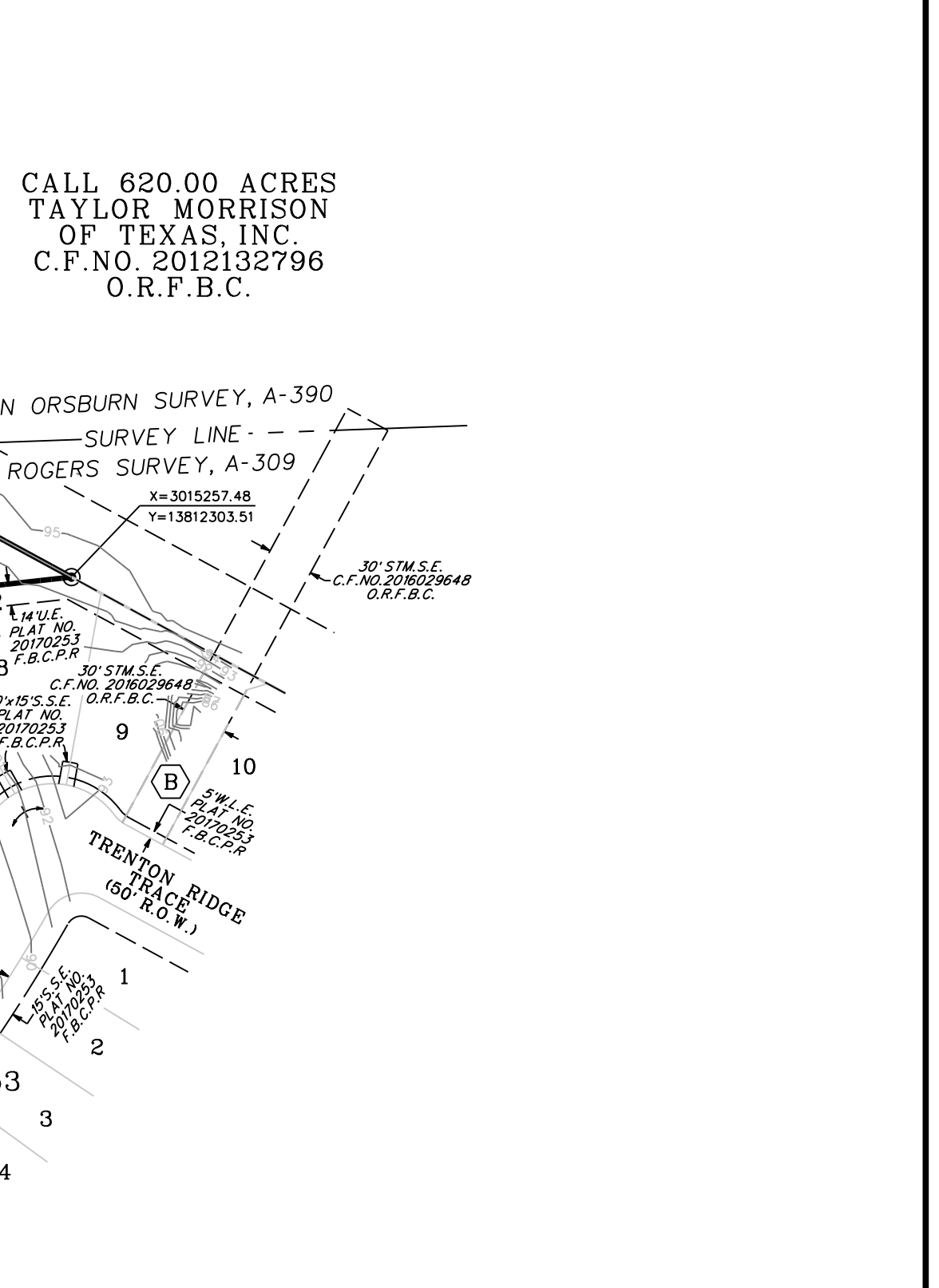
SCALE: 1" = 100'



- NOTES:**
- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY ORDER NO. 1, DATED FEBRUARY 19, 2019 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. 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.R. INDICATES FORT BEND COUNTY DEED RECORDS; S.W.B.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 1:00018371.
 - THIS PROPERTY LIES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0140 L AND 48157C0130L DATED APRIL 02, 2014.
 - THIS PROPERTY LIES WITHIN FORT BEND COUNTY, AND FORT BEND INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUD 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. ONE 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 FLOODING DURING INTENSE RAINFALL EVENTS.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 94.0 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.
 - 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 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 PARTIAL 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 RESTRICTIONS RECORDED IN CLERK'S FILE NUMBERS 2004049483 AND 2012132797 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 LOT 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.
 - SITE PLANS SHALL BE SUBMITTED TO THE 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.
 - ALL PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN HEREON.
 - THIS PLAT IS SUBJECT TO AGREEMENTS RECORDED IN CLERK'S FILE NUMBERS 2012132800, 2012132801 AND 2012132802.
 - A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN DWELLINGS.
 - ALL EASEMENT, 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 PERPETUAL PRIVATE ENTITY, RESTRICTED RESERVES "B" AND "D" WILL BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 30, RESTRICTED RESERVE "C" WILL BE MAINTAINED BY 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 2015085066, OF THE OFFICIAL PUBLIC RECORDS OF THE FORT BEND COUNTY, TEXAS.



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



GRAND VISTA SEC 17
A SUBDIVISION OF 33.30 ACRES
LOCATED IN THE
LEONARD BURKNAPP SURVEY, A-108,
BENJAMIN ORSBURN SURVEY, A-390,
AND HUGH ROGERS SURVEY, A-309
FORT BEND COUNTY, TEXAS

113 LOTS 3 BLOCKS 7 RESERVES

SCALE: 1"=100' DATE: MARCH, 2019

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

Costello
ENGINEERING AND SURVEYING
2107 CITYVIEW BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580, Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBLPS FIRM REG. NO. 100486

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N72° 36' 23" W	117.14
L2	N78° 10' 17" W	117.83
L3	N86° 40' 43" W	117.97
L4	S87° 42' 36" W	117.97
L5	S80° 29' 54" W	117.85
L6	S75° 57' 29" W	95.73
L7	N85° 08' 02" W	103.15
L8	N89° 24' 57" W	50.00
L9	S75° 03' 35" W	24.46
L10	N19° 59' 39" E	50.00
L11	N46° 40' 36" E	50.00
L12	S83° 43' 07" W	102.68
L13	S43° 20' 48" W	107.97
L14	S30° 56' 57" W	130.10
L15	S86° 57' 21" W	29.07
L16	N32° 52' 14" W	65.03
L17	N45° 19' 47" E	72.49
L18	S84° 40' 44" W	94.09
L19	N05° 19' 16" W	19.34
L20	S76° 15' 17" E	13.74
L21	N47° 36' 53" W	125.03
L22	N89° 40' 13" W	14.32
L23	N02° 12' 53" W	72.28
L24	N74° 07' 08" W	57.00
L25	N76° 35' 46" W	88.63

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L26	S14° 55' 08" W	60.46
L27	S39° 10' 45" W	60.00
L28	S40° 49' 54" W	58.88
L29	S44° 14' 27" W	49.05
L30	S47° 40' 35" W	55.00
L31	S28° 31' 15" W	70.31
L32	N84° 09' 44" W	12.17
L33	N61° 28' 45" W	61.34
L34	S57° 07' 46" W	117.06
L35	S23° 22' 45" E	79.75
L36	S69° 24' 10" E	130.33
L37	N04° 22' 49" E	39.07
L38	N37° 04' 10" E	67.91
L39	S65° 03' 18" E	49.88
L40	S49° 44' 56" E	48.63
L41	S31° 42' 00" E	48.63
L42	S13° 39' 03" E	48.63
L43	S04° 23' 54" W	48.63
L44	N77° 35' 12" E	120.10
L45	S63° 56' 45" W	111.99
L46	S00° 52' 46" E	129.10
L47	S23° 38' 12" W	122.54
L48	S10° 43' 12" E	128.02
L49	S32° 57' 21" E	115.52
L50	S44° 40' 13" E	115.00
L51	S44° 40' 13" E	115.00
L52	S19° 22' 25" E	100.62

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	32.50	25.00	74° 28' 26"	S37° 49' 22" W	30.26
C2	49.03	30.00	93° 37' 58"	N58° 23' 27" W	43.75
C3	834.02	870.00	49° 15' 50"	S59° 56' 23" W	808.57
C4	44.07	30.00	84° 10' 04"	N18° 29' 16" W	40.21
C5	96.18	153.00	33° 36' 07"	N21° 47' 43" E	96.17
C6	312.02	670.00	26° 40' 56"	N33° 20' 08" E	309.20
C7	224.80	780.00	16° 37' 18"	N58° 23' 27" W	224.03
C8	25.99	870.00	01° 42' 06"	S59° 42' 40" W	25.99
C9	146.46	1200.00	06° 59' 55"	S09° 02' 32" W	146.37
C10	257.54	700.00	21° 04' 49"	N22° 19' 50" W	256.09
C11	299.08	300.00	57° 07' 12"	N16° 46' 11" E	286.85
C12	154.33	1200.00	07° 22' 08"	N41° 38' 43" E	154.23
C13	75.14	50.00	86° 06' 35"	N81° 00' 57" E	68.27
C14	484.42	2500.00	11° 06' 08"	S61° 28' 50" E	483.67
C15	458.82	300.00	87° 37' 44"	S23° 13' 02" E	415.39
C16	259.01	1200.00	12° 22' 00"	S31° 49' 49" W	258.50
C17	104.72	50.00	46° 39' 55"	S61° 20' 47" W	59.61
C18	194.16	148.00	75° 09' 57"	N38° 10' 08" E	180.53
C19	725.10	1350.00	30° 46' 27"	S88° 51' 47" E	716.41
C20	202.82	900.00	12° 54' 44"	S67° 01' 05" E	202.40
C21	32.89	25.00	75° 22' 23"	N04° 48' 57" E	30.57
C22	66.14	75.00	107° 22' 08"	N41° 38' 43" E	64.02
C23	110.77	50.00	126° 56' 08"	N02° 31' 49" W	89.47
C24	62.40	75.00	47° 40' 19"	N37° 06' 06" E	60.62
C25	11.40	25.00	26° 07' 20"	N24° 40' 40" E	11.30
C26	130.13	50.00	149° 06' 46"	N86° 10' 23" E	96.39
C27	16.14	25.00	37° 00' 02"	S37° 46' 15" E	15.87
C28	35.69	25.00	81° 47' 12"	S61° 31' 12" E	32.73
C29	21.03	25.00	48° 11' 23"	N53° 29' 30" E	20.41
C30	241.19	50.00	276° 22' 46"	S12° 24' 48" E	66.67
C31	21.03	25.00	48° 11' 23"	N78° 19' 07" W	20.41
C32	35.69	25.00	81° 47' 12"	S37° 46' 15" E	32.73
C33	37.95	25.00	86° 58' 59"	S51° 53' 39" E	34.41
C34	39.31	25.00	90° 05' 27"	S16° 59' 02" E	35.38
C35	20.36	25.00	46° 39' 55"	S61° 20' 47" W	19.80
C36	28.74	25.00	65° 52' 15"	N62° 23' 09" W	27.18
C37	234.11	50.00	268° 16' 19"	S16° 24' 49" W	71.77
C38	9.77	25.00	22° 24' 04"	N73° 28' 42" E	9.71
C39	38.29	25.00	87° 45' 31"	N71° 50' 38" E	34.66
C40	37.95	25.00	86° 58' 59"	S64° 05' 20" W	34.41
C41	38.72	25.00	88° 44' 22"	N36° 26' 47" W	34.96
C42	21.63	25.00	106° 16' 19"	S16° 24' 49" W	20.96
C43	241.16	50.00	276° 21' 06"	N78° 47' 48" W	66.68
C44	20.46	25.00	46° 53' 43"	S13° 31' 27" E	19.90
C45	38.06	25.00	87° 13' 47"	S51° 28' 31" W	34.49
C46	32.89	25.00	75° 22' 23"	N70° 33' 26" W	30.57
C47	37.57	25.00	86° 06' 35"	N81° 00' 57" E	34.13

RESERVE TABLE

RESERVE	LANDSCAPE / OPEN SPACE	0.51 ACRES / 22,247 SQ. FT.
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.51 ACRES / 22,247 SQ. FT.
RESERVE "B"	DETENTION	6.91 ACRES / 300,804 SQ. FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE / DRAINAGE	0.09 ACRES / 3,857 SQ. FT.
RESERVE "D"	LIFT STATION	0.12 ACRES / 5,154 SQ. FT.
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.12 ACRES / 5,435 SQ. FT.
RESERVE "F"	LANDSCAPE / OPEN SPACE	0.11 ACRES / 4,619 SQ. FT.
RESERVE "G"	LANDSCAPE / OPEN SPACE	0.07 ACRES / 2,967 SQ. FT.
TOTAL		7.93 ACRES

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