

PLAT RECORDING SHEET

PLAT NAME: Grand Mission Estates Sec 27

PLAT NO: _____

ACREAGE: 14.54

LEAGUE: John Frederick Survey

ABSTRACT NUMBER: A-171

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 43

NUMBER OF RESERVES: 6

OWNERS: 688 Development Inc., 688 Partners, LP

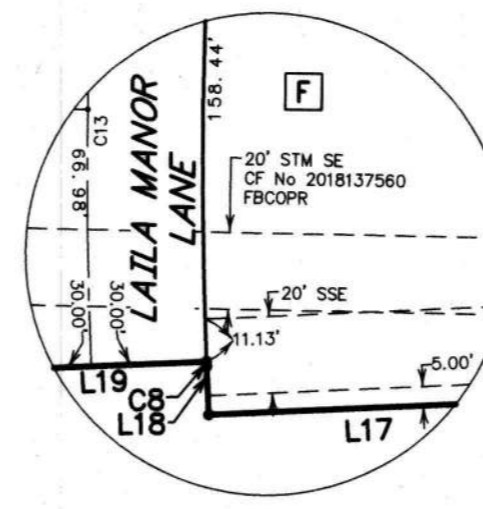
(DEPUTY CLERK)

- A RESTRICTED RESERVE "A"**
Restricted to Landscape Purposes Only
0.4378 AC
19,071 Sq Feet
- B RESTRICTED RESERVE "B"**
Restricted to Landscape Purposes Only
0.3594 AC
15,657 Sq Feet
- C RESTRICTED RESERVE "C"**
Restricted to Landscape Purposes Only
0.0732 AC
3,190 Sq Feet
- D RESTRICTED RESERVE "D"**
Restricted to Landscape Purposes Only
0.0877 AC
3,819 Sq Feet
- E RESTRICTED RESERVE "E"**
Restricted to Lift Station Purposes Only
0.2873 AC
12,515 Sq Feet
- F RESTRICTED RESERVE "F"**
Restricted to Landscape/Open Space Purposes Only
1.26 AC
54,764 Sq Feet

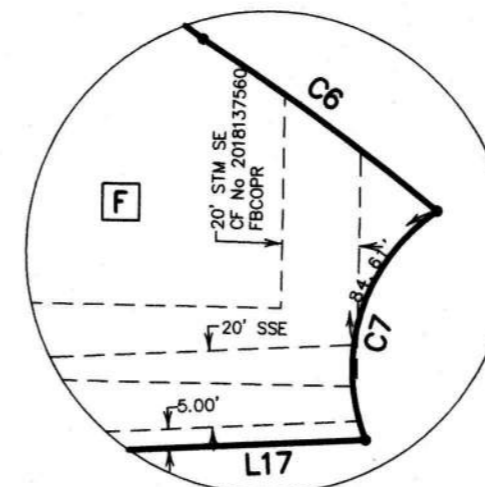
REMAINDER OF CALLED 287.3 ACRES TO 688 DEVELOPMENT INC. BY CORRECTION SPECIAL WARRANTY DEED AND BILL OF SALE (WITH VENDOR'S LIEN) Plat No. 2006128896 FBCOPR

CALLED 43.37 ACRES TO 688 DEVELOPMENT INC. BY SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN) CF No. 2018130082 FBCOPR

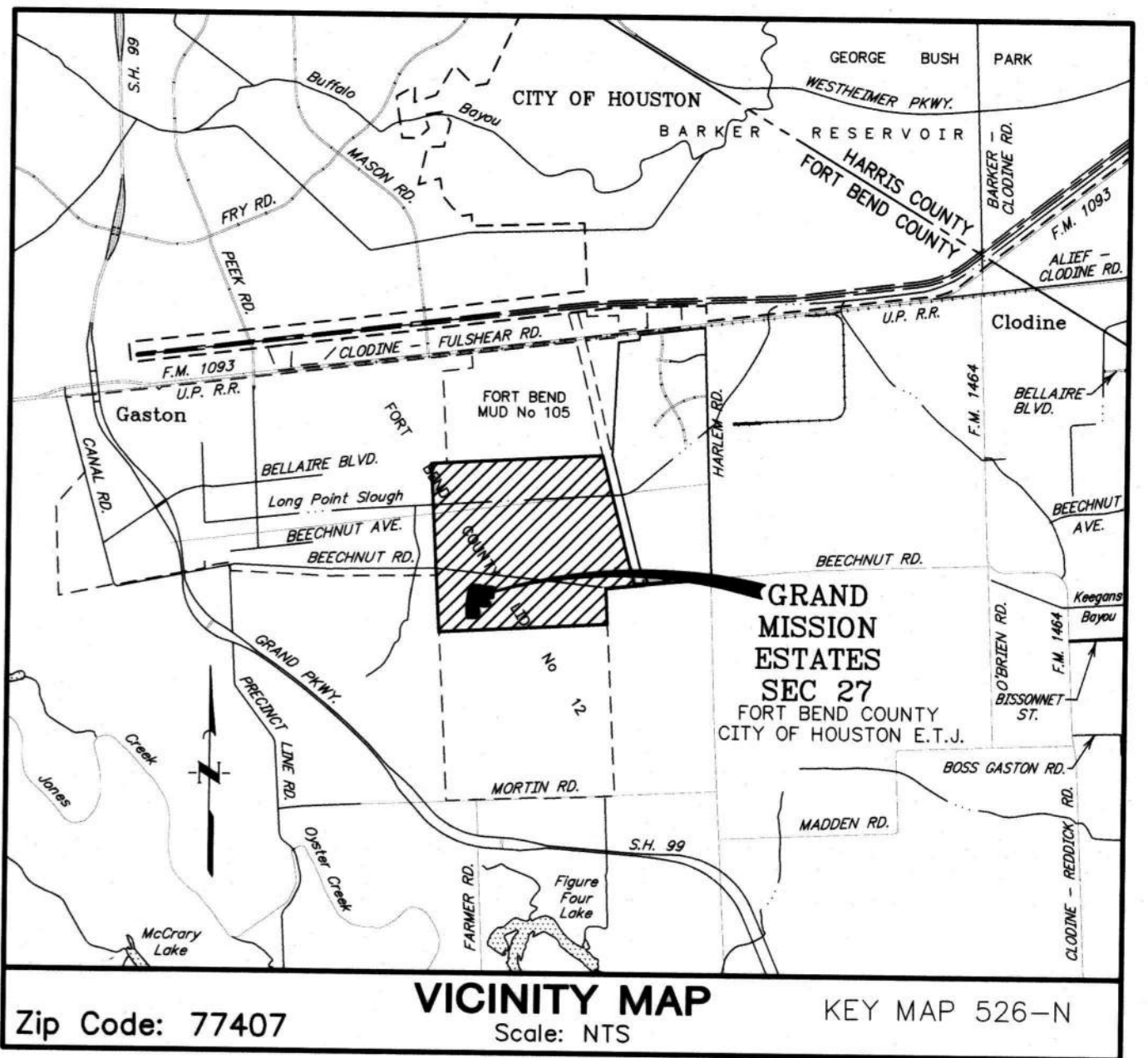
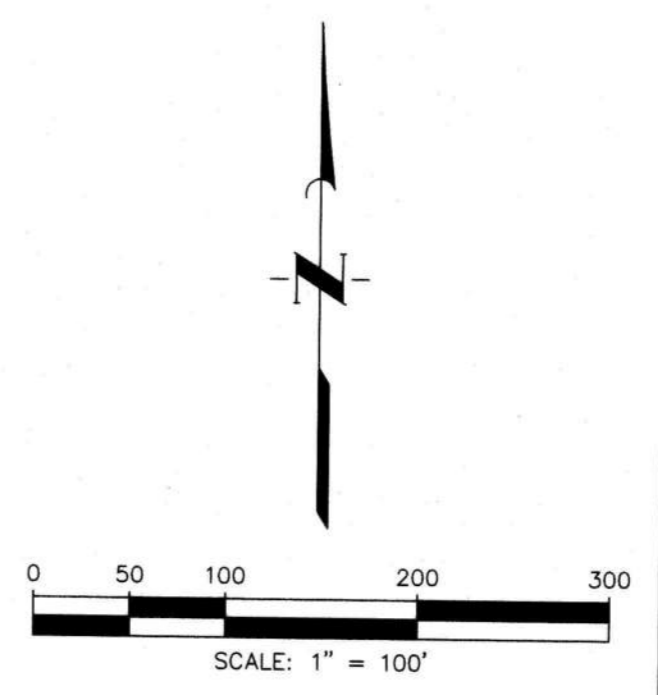
CALLED 51.42 ACRES TO 688 DEVELOPMENT INC. BY SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN) CF No. 2018130082 FBCOPR



INSET DETAIL "A"
SCALE: 1"=50'



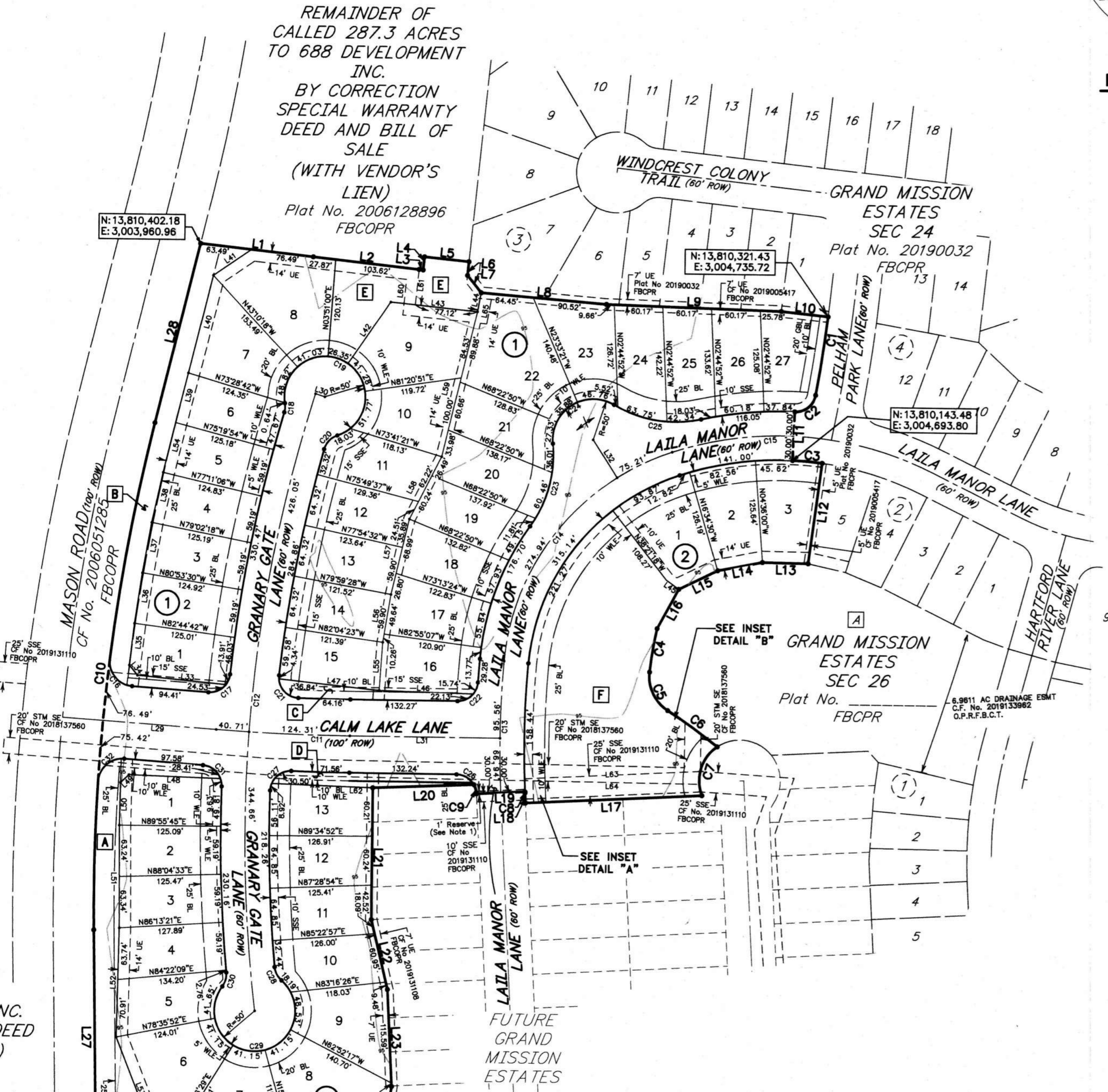
INSET DETAIL "B"
SCALE: 1"=50'



Zip Code: 77407 VICINITY MAP Scale: NTS KEY MAP 526-N

General Notes

- 1) One-foot reserve (1' reserve) dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest 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').
- 4) BL "Building Line"
CF "Clerk's File"
DE "Drainage Easement"
ESMT "Easement"
F "Found 3/4" Iron Rod w/cap stamped Jones/Carter"
FBCDR "Fort Bend County Deed Records"
FBCOPR "Fort Bend County Official Public Records"
FBCPL "Fort Bend County Plat Records"
GBL "Garage Building Line"
No "Number"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm S "Storm Sewer Easement"
UE "Utility Easement"
Vol - Pg "Volume and Page"
WLE "Waterline Easement"
⊙ "Block Number"
⊙ "Set 3/4" Iron Rod w/cap stamped Jones/Carter Property Corner"
- 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 27 lies within lighting zone L23 according to the "Order of 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 Flood 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 time.
- 14) The top of all floor slabs shall be a minimum of 96.50 feet (NAVD 88) 2001 adjustment 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.
- 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 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 as defined by Chapter 42 (Ordinance 1992-262).
- 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 provided.
- 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 with new fencing.
- 23) Contours shown hereon are based on NAVD88 datum 2001 adjustment.
- 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.



LINE	BEARING	DISTANCE
L1	S83°52'10"E	139.98'
L2	S83°53'20"E	131.49'
L3	S83°53'20"E	5.00'
L4	N05°33'43"E	16.45'
L5	S84°26'17"E	55.00'
L6	S05°33'43"W	16.98'
L7	S38°49'19"E	27.18'
L8	S85°28'19"E	154.97'
L9	S88°23'29"E	215.96'
L10	S84°07'18"E	58.17'
L11	S02°01'02"W	60.00'
L12	S07°22'29"W	125.00'
L13	N89°15'42"W	56.26'
L14	S78°51'12"W	56.14'
L15	S63°38'40"W	53.14'
L16	S28°14'34"W	55.39'
L17	S86°52'30"W	217.72'
L18	N03°07'30"W	12.72'
L19	S86°55'53"W	60.00'
L20	S87°27'44"W	124.83'
L21	S00°02'48"E	162.98'
L22	S13°45'03"E	88.52'
L23	S03°07'30"E	120.00'
L24	S08°45'30"W	86.86'
L25	N81°05'54"W	113.16'
L26	S87°02'15"W	239.44'
L27	N01°07'52"W	269.60'
L28	N1°35'32"E	228.60'
L29	N86°06'10"W	140.14'
L30	N72°35'17"W	12.10'
L31	S89°52'21"E	185.84'
L32	N32°48'07"W	55.36'

LINE	BEARING	DISTANCE
L33	N84°34'44"W	109.84'
L34	N38°54'02"W	16.07'
L35	N06°23'39"E	51.70'
L36	N08°15'21"E	63.23'
L37	N09°47'29"E	63.24'
L38	N12°13'13"E	63.24'
L39	N13°46'18"E	63.31'
L40	N13°38'29"E	124.48'
L41	N55°16'27"E	57.04'
L42	N34°02'44"E	92.75'
L43	N84°26'17"W	107.58'
L44	N10°07'40"E	23.67'
L45	N53°53'43"W	116.24'
L46	N88°41'11"W	124.47'
L47	N84°08'29"W	124.47'
L48	N88°13'03"W	113.14'
L49	N46°21'39"E	14.04'
L50	N00°56'21"E	53.24'
L51	N00°39'21"W	126.58'
L52	N00°58'20"E	134.65'
L53	N21°41'36"W	143.89'
L54	N13°25'10"E	63.24'
L55	N03°34'38"E	59.55'
L56	N09°05'11"E	59.90'
L57	N13°04'53"E	95.79'
L58	N26°42'17"E	86.73'
L59	N13°07'57"E	184.53'
L60	N05°33'43"E	29.73'
L61	N05°33'43"E	43.73'
L62	N88°19'11"W	124.64'
L63	N86°52'30"E	215.71'
L64	S89°31'11"E	529.60'
L65	N10°07'40"E	30.94'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CURVE BEARING	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1820.00'	3°05'50"	98.38'	S08°21'39"W	98.37'	49.20'	
C2	25.00'	82°06'27"	35.83'	S50°57'48"W	32.84'	21.77'	
C3	395.00'	5°21'27"	36.94'	S85°18'14"E	36.92'	18.48'	
C4	474.22'	6°35'02"	54.48'	S09°12'19"W	54.46'	27.28'	
C5	49.86'	63°32'48"	55.30'	S54°24'47"E	52.50'	30.88'	
C6	638.64'	6°46'52"	75.58'	S16°40'35"W	62.61'	40.14'	
C7	50.00'	77°31'13"	67.65'	N03°05'48"W	1.15'	0.58'	
C8	1169.33'	0°03'23"	1.15'	N03°05'48"W	11.75'	6.05'	
C9	25.00'	2°71'18"	11.86'	N06°12'16"E	630.05'	317.66'	
C10	2450.00'	14°46'31"	631.80'	N16°39'48"W	164.99'	82.54'	
C11	2500.00'	3°46'55"	165.02'	N87°56'38"W	764.84'	391.35'	
C12	1800.00'	24°31'57"	770.71'	N04°57'00"E	764.84'	391.35'	
C13	1200.00'	7°49'32"	162.50'	N00°48'39"E	162.38'	81.36'	
C14	300.00'	66°52'28"	350.15'	N81°47'28"E	330.61'	198.09'	
C15	425.00'	20°27'09"	151.71'	N39°43'33"W	150.90'	76.67'	
C16	30.00'	92°45'15"	48.57'	N49°51'20"E	34.76'	24.18'	
C17	25.00'	88°04'59"	38.43'	N03°09'13"E	11.25'	5.77'	
C18	25.00'	26°00'51"	41.18'	N59°15'38"W	75.94'	58.35'	
C19	50.00'	56°06'47"	74.48'	N43°16'33"E	23.52'	13.32'	
C20	25.00'	86°47'20"	37.87'	N46°43'15"E	34.35'	23.64'	
C21	25.00'	94°23'09"	41.18'	N41°11'40"W	36.68'	23.64'	
C22	25.00'	86°47'20"	37.87'	N46°43'15"E	34.35'	23.64'	
C23	150.00'	41°21'20"	108.27'	N14°41'28"E	105.93'	56.61'	
C24	50.00'	126°01'04"	109.97'	N57°01'20"E	89.11'	98.17'	
C25	150.00'	42°37'38"	111.60'	N81°16'57"W	109.04'	58.52'	
C26	25.00'	59°37'40"	26.02'	N46°33'43"E	35.46'	25.14'	
C27	25.00'	90°19'44"	39.41'	N27°59'59"W	18.59'	10.02'	
C28	25.00'	43°39'51"	19.05'	N83°29'44"E	73.34'	53.94'	
C29	50.00'	265°39'16"	231.83'	N15°18'10"E	17.93'	9.61'	
C30	25.00'	42°02'24"	36.22'	N47°18'25"W	34.80'	23.97'	
C31	25.00'	87°35'30"	18.34'	N15°18'10"E	17.93'	9.61'	
C32	30.00'	90°47'39"	47.54'	N48°30'00"E	42.72'	30.42'	

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
N/A	
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT/CONSOLIDATED COMMUNICATIONS
ASSISTANCE DISTRICT	N/A

GRAND MISSION ESTATES SEC 27

A SUBDIVISION OF 14.54 ACRES OF LAND OUT OF THE JOHN FREDERICK SURVEY, A-171 FORT BEND COUNTY, TEXAS
43 LOTS 6 RESERVES 3 BLOCKS

DECEMBER 2019

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

OWNER:
688 Partners, LP
7676 WOODWAY, SUITE 104
HOUSTON, TEXAS 77063
713-952-6767

PLANNER/ENGINEER/SURVEYOR:



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, and 688 Partners, LP acting by and through Gary R. Tesch, President, attested by its Division President, Keith E. Faseler, owner hereinafter referred to as Owners of the 14.54 acre tract described in the above and foregoing map of GRAND MISSION ESTATES SEC 27, 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 the 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 some 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, 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 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 17th day of December, 2019 thereunto authorized, attested by its Division President, Keith E. Faseler, this 17th day of December, 2019 and 688 Partners, LP acting by and through Gary R. Tesch, President, this 17th day of December, 2019 thereunto authorized, attested by its Division President, Keith E. Faseler, this 17th day of December, 2019.

688 Development Inc.,
A Texas Corporation

688 Partners, LP

By: Gary R. Tesch
President

By: Gary R. Tesch
President

Attest: Keith E. Faseler
Division President

Attest: Keith E. Faseler
Division President

STATE OF TEXAS
COUNTY OF FORT BEND

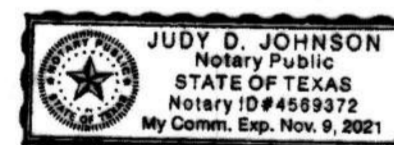
BEFORE ME, the undersigned authority, on this day personally appeared Gary R. Tesch, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of December, 2019.

Judy D. Johnson
Notary Public in and for the State of Texas

Judy D. Johnson
Print Name

My commission expires: 11-9-2021



STATE OF TEXAS
COUNTY OF FORT BEND

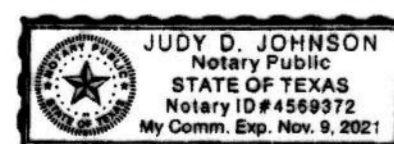
BEFORE ME, the undersigned authority, on this day personally appeared Keith E. Faseler, Division President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of December, 2019.

Judy D. Johnson
Notary Public in and for the State of Texas

Judy D. Johnson
Print Name

My commission expires: 11-9-2021



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, Blair M. Bozarth, 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.

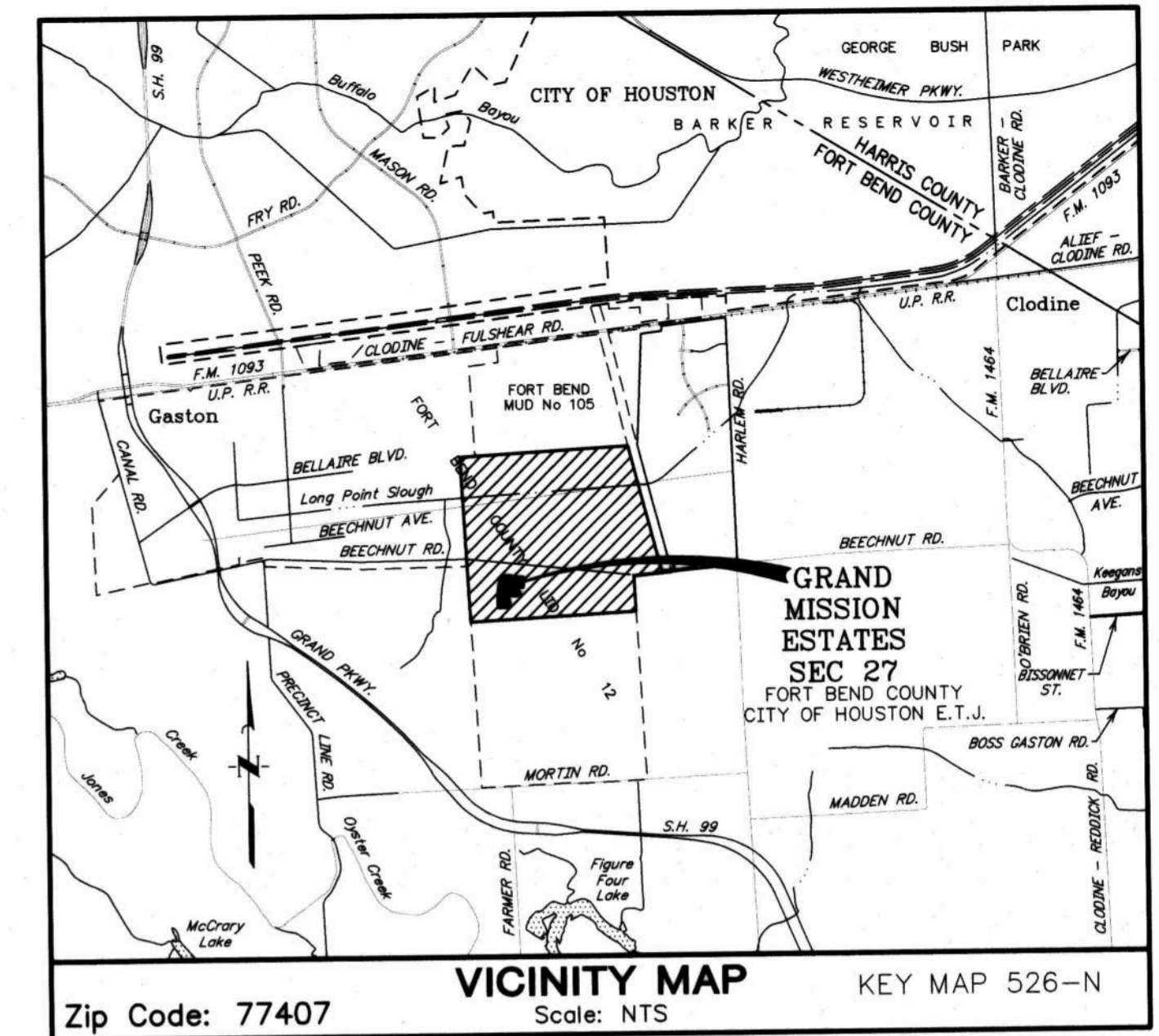


Blair M. Bozarth, P.E.
Professional Engineer No. 115515

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 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 22nd day of January, 2020.

By: Martha L. Stein or M. Sonny Garza
Title Chair Vice Chairman

By: Margaret Wallace Brown
Secretary



VICINITY MAP KEY MAP 526-N
Scale: NTS

I, Richard W. Stollits, P.E., Fort Bend County Engineer, do hereby certify that the plot 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.

J. Stacy Siawinski, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' 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

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 _____, 2019 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 27
A SUBDIVISION OF 14.54 ACRES OF LAND
OUT OF THE
JOHN FREDERICK SURVEY, A-171
FORT BEND COUNTY, TEXAS
43 LOTS 6 RESERVES 3 BLOCKS
DECEMBER 2019

OWNER:
688 DEVELOPMENT INC.
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OWNER:
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HOUSTON, TEXAS 77063
713-952-6767

PLANNER/ENGINEER/SURVEYOR:
JIC JONES CARTER
Texas Board of Professional Engineers Registration No. 6-439
202 West Loop West, Suite 1000, Houston, Texas 77024-6000