

# PLAT RECORDING SHEET

**PLAT NAME:** Grand Mission Estates Sec 26

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

**ACREAGE:** 19.97

**LEAGUE:** John Frederick Survey

**ABSTRACT NUMBER:** A-171

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 77

**NUMBER OF RESERVES:** 3

**OWNERS:** 688 Development Inc.

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

LOT SIZES<5000 SF-SUBURBAN AREA		
BLOCK NO.	LOT NO.	LOT AREA
BLOCK 2	2	4,800.1
	3	4,800.1
	4	4,800.1
	5	4,800.1
	6	4,800.1
BLOCK 3	7	4,800.1
	8	4,800.1
	9	4,800.1
	10	4,800.1
	11	4,800.1
TOTAL NUMBER OF LOTS<5000 SF		11
TOTAL AREA OF LOTS<5000 SF		52,946.3

- A RESTRICTED RESERVE "A"**  
Restricted to Drainage  
Purposes Only  
1.9427 AC  
84,622 Sq Ft
- B RESTRICTED RESERVE "B"**  
Restricted to Drainage  
Purposes Only  
4.7828 AC  
208,339 Sq Ft
- C RESTRICTED RESERVE "C"**  
Restricted to Compensating Open  
Space Purposes Only  
0.0441 AC  
1,921 Sq Ft

DISTRICT NAMES	
WCID	N/A
MUD	GRAND MISSION MUD No. 2
LID	FORT BEND COUNTY LID No. 12
SDID	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 ET J.	HOUSTON ET J.
UTILITIES CO.	CENTERPOINT/CONSOLIDATED COMMUNICATIONS
ASSISTANCE DISTRICT	N/A

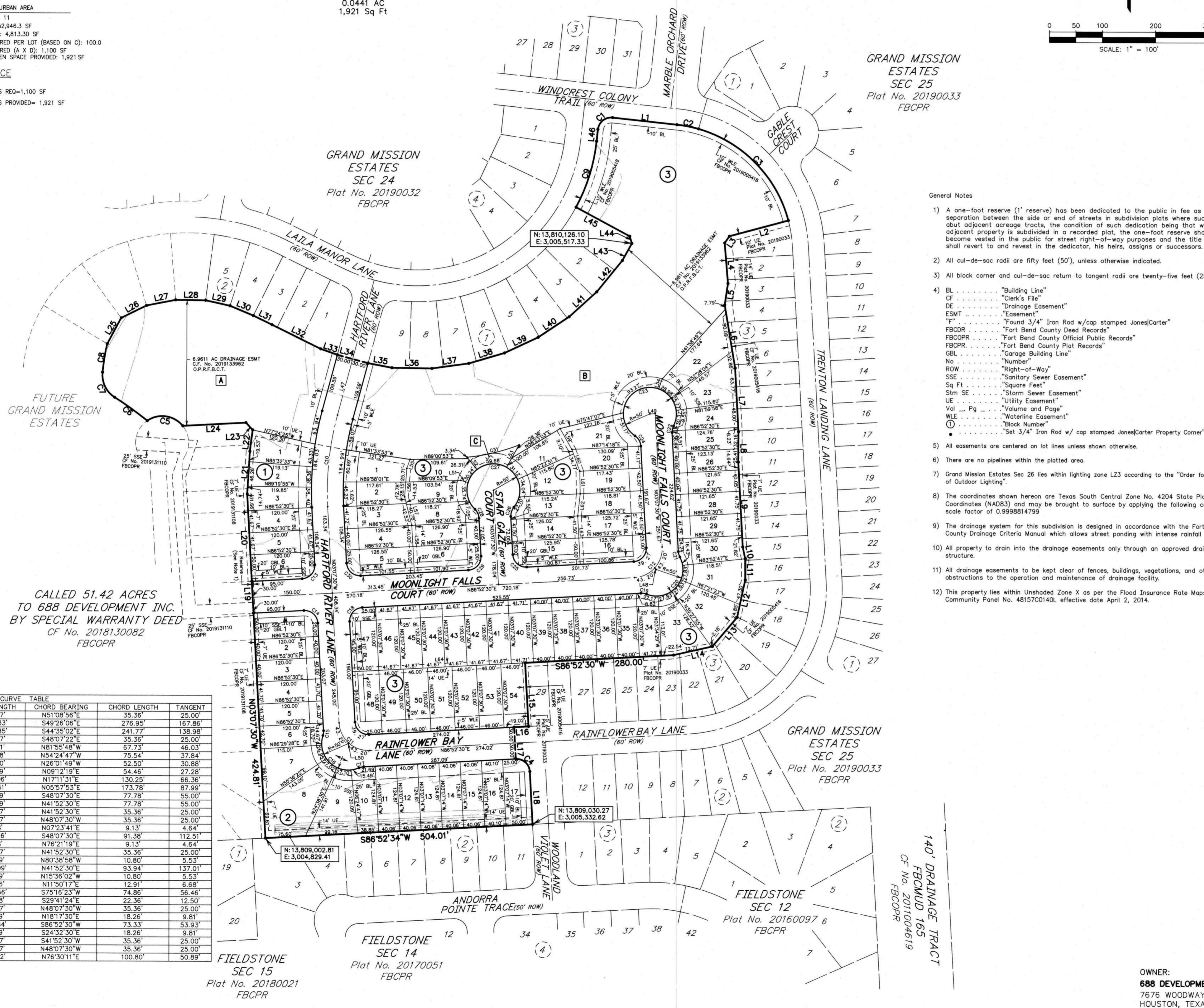
COMPENSATING OPEN SPACE TABLE-SUBURBAN AREA	
A. TOTAL NUMBER OF LOTS<5000 SF:	11
B. TOTAL AREA OF LOTS<5000 SF:	52,946.3 SF
C. AVERAGE LOT SIZE<5000 SF (B/A):	4,813.30 SF
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C):	100.0
E. COMPENSATING OPEN SPACE REQUIRED (A X D):	1,100 SF
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED:	1,921 SF

COMPENSATING OPEN SPACE	
COMPENSATING OPEN SPACE RESERVE	COS REQ=1,100 SF
1 = 1,921 SF	COS PROVIDED= 1,921 SF
	1,921 SF

LINE	BEARING	DISTANCE
L1	S83°51'04"E	121.88'
L2	S74°58'53"W	115.00'
L3	S35°04'27"W	15.34'
L4	S04°49'58"E	76.87'
L5	S08°37'26"W	40.86'
L6	S09°28'27"E	120.74'
L7	S03°08'12"E	120.00'
L8	S00°13'20"W	57.56'
L9	S03°07'30"E	160.00'
L10	S11°43'47"E	22.79'
L11	S00°09'00"E	40.05'
L12	S12°10'07"W	72.16'
L13	S40°03'07"W	71.93'
L14	S77°41'11"W	74.87'
L15	S03°07'30"E	120.00'
L16	S86°52'30"W	26.98'
L17	S03°07'30"E	60.00'
L18	S03°07'14"E	99.81'
L19	N03°07'17"W	60.00'
L20	N03°07'30"W	165.00'
L21	N03°26'49"E	80.53'
L22	N07°16'15"E	40.83'
L23	N42°53'37"W	18.66'
L24	S86°52'30"W	119.28'
L25	N28°14'34"E	55.39'
L26	N63°38'40"E	53.14'
L27	N78°51'12"E	56.14'
L28	S89°15'42"E	56.26'
L29	S77°35'44"E	47.37'
L30	S67°27'00"E	47.69'
L31	S63°54'06"E	39.21'
L32	S63°44'38"E	102.21'
L33	S70°37'43"E	33.21'
L34	S74°58'53"W	60.00'
L35	S79°15'45"E	45.68'
L36	S89°13'14"E	75.39'
L37	N82°09'44"E	70.07'
L38	N73°32'42"E	70.07'
L39	N64°53'39"E	70.07'
L40	N56°18'37"E	70.07'
L41	N47°41'34"E	70.07'
L42	N39°04'32"E	76.48'
L43	N28°53'18"E	36.75'
L44	N15°28'18"W	14.06'
L45	N61°45'54"W	115.03'
L46	N06°08'56"E	22.57'
L47	N15°03'16"E	109.59'
L48	N48°07'30"W	4.40'
L49	N86°52'30"E	10.00'
L50	N41°52'30"E	1.57'
L51	N73°19'17"W	14.34'
L52	N38°40'05"W	29.65'
L53	N29°00'56"E	48.37'
L54	N19°15'18"E	20.00'
L55	N19°15'18"E	17.92'
L56	N04°17'35"E	53.86'
L57	N14°21'47"W	55.32'
L58	N03°07'30"W	90.00'
L59	N29°32'33"W	45.11'
L60	N19°54'02"W	43.87'
L61	N01°15'31"W	42.52'
L62	N06°19'11"E	42.07'
L63	N03°01'54"W	91.50'
L64	N86°52'30"E	326.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	N51°08'56"E	35.36'	25.00'
C2	245.00'	68°49'57"	294.33'	S49°26'06"E	276.95'	167.86'
C3	245.00'	59°07'50"	252.85'	S44°35'02"E	241.77'	138.98'
C4	25.00'	90°00'16"	39.27'	S48°07'22"E	35.36'	25.00'
C5	50.00'	85°16'01"	74.41'	N81°55'48"W	67.73'	46.03'
C6	638.64'	6°46'52"	75.58'	N54°24'47"W	75.54'	37.84'
C7	49.86'	63°32'48"	55.30'	N26°01'49"W	52.50'	30.88'
C8	474.22'	6°35'02"	54.49'	N09°12'19"E	54.46'	27.28'
C9	340.00'	22°05'11"	131.06'	N17°11'31"E	130.25'	66.36'
C10	550.00'	18°10'46"	174.51'	N05°57'53"E	173.78'	87.99'
C11	55.00'	90°00'00"	86.39'	S48°07'30"E	77.78'	55.00'
C12	55.00'	90°00'00"	86.39'	N41°52'30"E	77.78'	55.00'
C13	25.00'	90°00'00"	39.27'	N41°52'30"E	35.36'	25.00'
C14	25.00'	90°00'00"	39.27'	N48°07'30"W	35.36'	25.00'
C15	25.00'	21°02'22"	9.18'	N07°23'41"E	9.13'	4.64'
C16	50.00'	132°04'44"	115.26'	S48°07'30"E	91.38'	112.51'
C17	25.00'	21°02'22"	9.18'	N76°21'19"E	9.13'	4.64'
C18	25.00'	90°00'00"	39.27'	N41°52'30"E	35.36'	25.00'
C19	25.00'	24°57'05"	10.89'	N80°38'58"W	10.80'	5.53'
C20	50.00'	139°54'09"	122.09'	N41°52'30"E	93.94'	137.01'
C21	25.00'	24°57'05"	10.89'	N15°02'07"W	10.80'	5.53'
C22	25.00'	29°35'35"	13.06'	N11°50'17"E	12.91'	6.68'
C23	50.00'	26°30'24"	22.56'	S75°16'23"W	22.56'	74.86'
C24	25.00'	53°07'48"	23.18'	S29°41'24"E	22.36'	12.50'
C25	25.00'	90°00'00"	39.27'	N48°07'30"W	35.36'	25.00'
C26	25.00'	42°50'00"	18.69'	N18°17'30"E	18.26'	9.81'
C27	50.00'	26°54'01"	23.84'	S86°52'30"E	73.33'	53.93'
C28	25.00'	42°50'00"	18.69'	S24°32'30"E	18.26'	9.81'
C29	25.00'	90°00'00"	39.27'	S41°52'30"W	35.36'	25.00'
C30	25.00'	90°00'00"	39.27'	N48°07'30"W	35.36'	25.00'
C31	365.02'	15°52'24"	101.12'	N76°30'11"E	100.80'	50.89'

CALLED 51.42 ACRES  
TO 688 DEVELOPMENT INC.  
BY SPECIAL WARRANTY DEED  
CF No. 2018130082  
FBCOPR



GRAND MISSION  
ESTATES  
SEC 25  
Plat No. 20190033  
FBCPR

GRAND MISSION  
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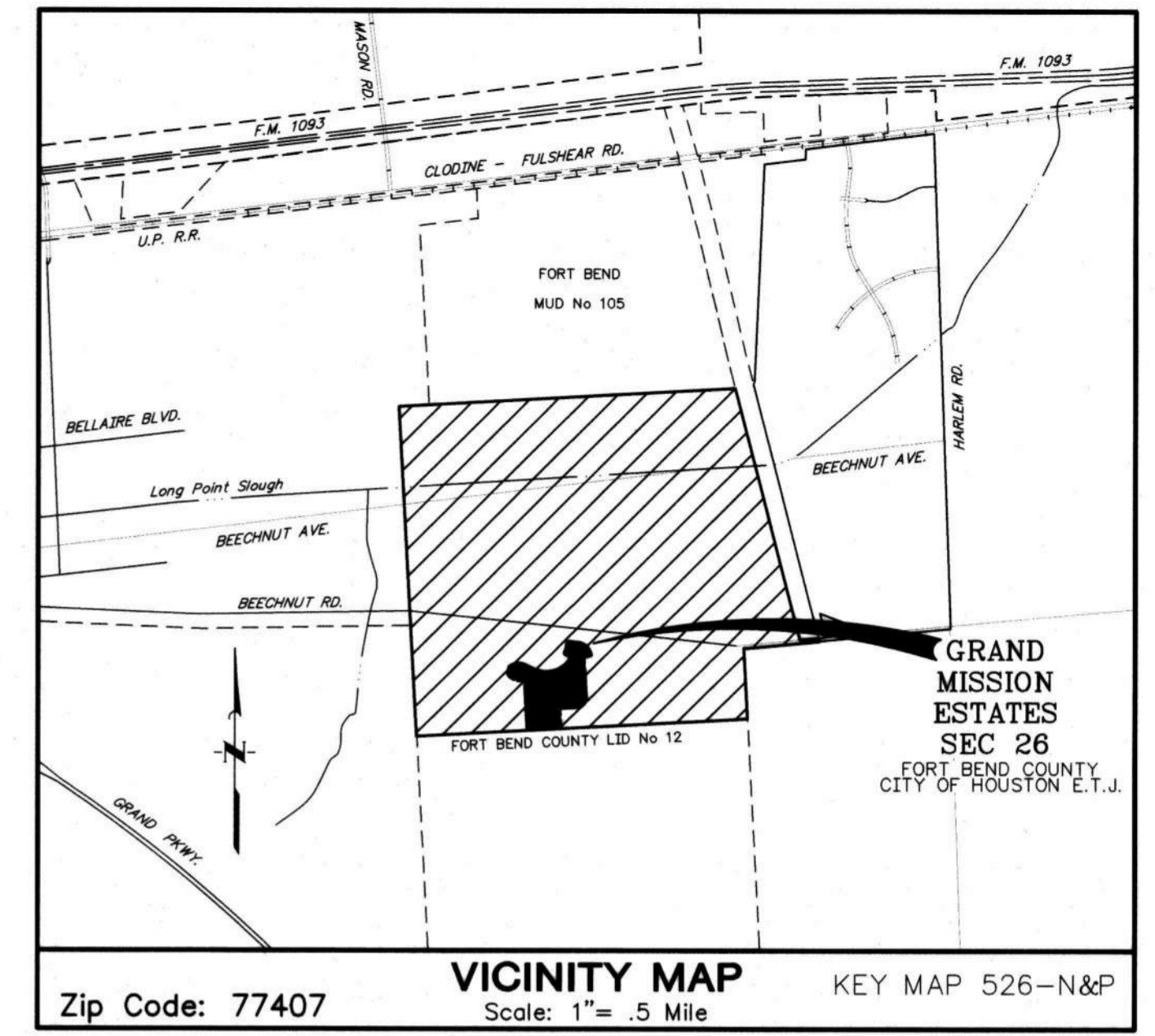
140' DRAINAGE TRACT  
FBCMUD 165  
CF No. 2011004619  
FBCOPR

FIELDSTONE  
SEC 15  
Plat No. 20180021  
FBCPR

FIELDSTONE  
SEC 14  
Plat No. 20170051  
FBCPR

FIELDSTONE  
SEC 12  
Plat No. 20160097  
FBCPR

- General Notes
- 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 thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
  - 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"  
F ..... "Found 3/4" Iron Rod w/cap stamped Jones/Carter"  
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"  
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"  
Ⓢ ..... "Block Number"  
● ..... "Set 3/4" Iron Rod w/cap stamped Jones/Carter Property Corner"
  - All easements are centered on lot lines unless shown otherwise.
  - There are no pipelines within the platted area.
  - Grand Mission Estates Sec 26 lies within lighting zone LZ3 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 0.9998847799
  - 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, vegetation, and other obstructions to the operation and maintenance of drainage facility.
  - This property lies within Unshaded Zone X as per the Flood Insurance Rate Maps, Community Panel No. 48157C0140L 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 elevation of 96.50 feet (NAVD 88) - 2001 adjustment. 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 thereon. 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 as 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 Law Enforcement 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 solid 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 said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
  - Contours shown hereon are based on NAVD88 datum, 2001 adjustment.
  - 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.
  - 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.
  - Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision.
  - The Planning Commission granted the requested variance to allow for excessive block length along the southern GP Boundary. (2015-0388).
  - Restricted Reserve "A", "B" will be maintained by Grand Mission Municipal Utility District No. 2.



Zip Code: 77407  
Scale: 1" = .5 Mile  
KEY MAP 526-N&P

# GRAND MISSION ESTATES

## SEC 26

A SUBDIVISION OF 19.97 ACRES OF LAND  
OUT OF THE  
JOHN FREDERICK SURVEY, A-171  
FORT BEND COUNTY, TEXAS  
77 LOTS 3 RESERVES 3 BLOCKS  
DECEMBER 2019

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

PLANNER/ENGINEER/SURVEYOR:  
J.C. JONES & CARTER  
Texas Board of Professional Engineers Registration No. A-439  
Texas Board of Professional Land Surveyors Registration No. 35648-01  
2800 West Loop South, Suite 100 • Dallas, TX 75241 • 214.271.9307

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. Fasel, owner hereinafter referred to as Owners of the 19.97 acre tract described in the above and foregoing map of GRAND MISSION ESTATES SEC 26, 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, 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 17<sup>th</sup> day of December, 2019 thereunto authorized, attested by its Division President, Keith E. Fasel, this 17<sup>th</sup> day of December, 2019.

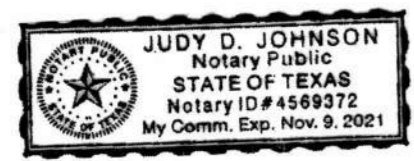
688 Development Inc.,  
A Texas Corporation  
By: [Signature]  
Gary R. Tesch  
President  
Attest: [Signature]  
Keith E. Fasel  
Division President

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Gary R. Tesch, President, and Keith E. Fasel, 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 17<sup>th</sup> day of December, 2019.

[Signature]  
Notary Public in and for the State of Texas  
[Signature]  
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.

[Signature]  
Steven Jares  
Registered Professional Land Surveyor  
Texas Registration No. 5317



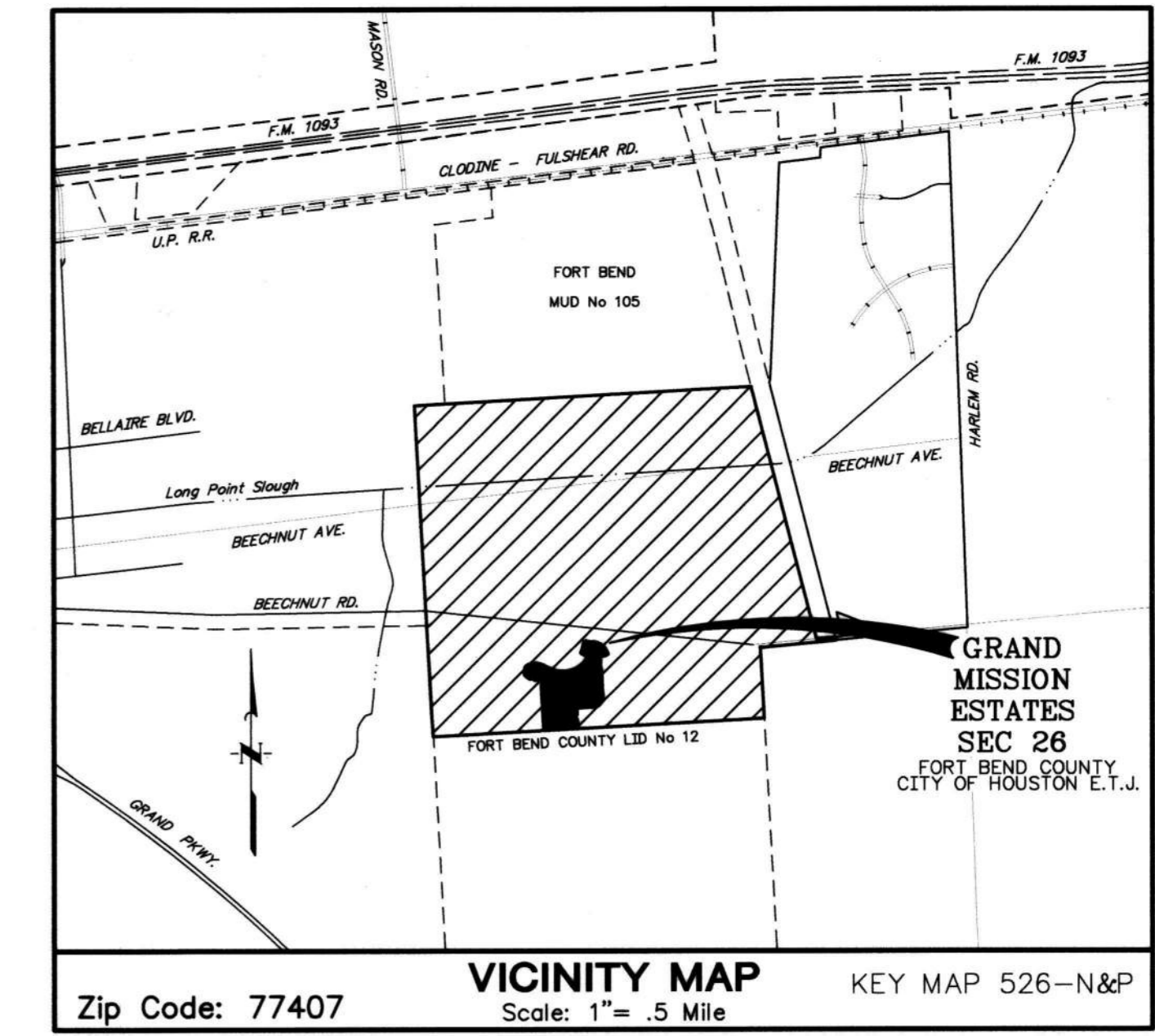
I, Blair M. Bozarth, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

[Signature]  
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 26 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: [Signature] or [Signature]  
Martha L. Stein Title Chair or M. Sonny Garza Vice Chairman  
By: [Signature]  
Margaret Wallace Brown AICP, GNU-A Secretary



I, J. Stacy Slawinski, 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.

[Signature]  
J. Stacy Slawinski, P.E.  
Fort Bend County Engineer  
Date  
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

W.A. "Andy" Meyers, Commissioner, Precinct 3  
Ken R. DeMerchant, Commissioner, Precinct 4

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 Plot 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.  
[Signature]  
Laura Richard  
Fort Bend County, Texas  
By: \_\_\_\_\_  
Deputy

# GRAND MISSION ESTATES SEC 26

A SUBDIVISION OF 19.97 ACRES OF LAND  
OUT OF THE  
JOHN FREDERICK SURVEY, A-171  
FORT BEND COUNTY, TEXAS  
77 LOTS 3 RESERVES 3 BLOCKS  
DECEMBER 2019

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

PLANNER/ENGINEER/SURVEYOR:  
**JONES CARTER**  
Texas Board of Professional Engineers Registration No. 7-439  
Texas Board of Professional Land Surveying Registration No. 25861-210  
6300 West Loop South, Suite 550 - Houston, TX 77042 - 713-797-5397

K:\05298\05298-0184-01 Grand Mission Estates Section 26 Paving\2 Design Phase\CAD\Plotting\Final Plat\Grand Mission Estates Sec 26.dwg Dec 05,2019 - 10:55am JTD