

PLAT RECORDING SHEET

PLAT NAME: Grand Vista Sec 18

PLAT NO: _____

ACREAGE: 42.35

LEAGUE: Hugh Rogers Survey

ABSTRACT NUMBER: A-390

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 75

NUMBER OF RESERVES: 5

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 42.35 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GRAND VISTA SEC 18, 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 ADJUTING 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 _____, 2020.

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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, DAVID E. HUNT, 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.

DAVID E. HUNT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5198

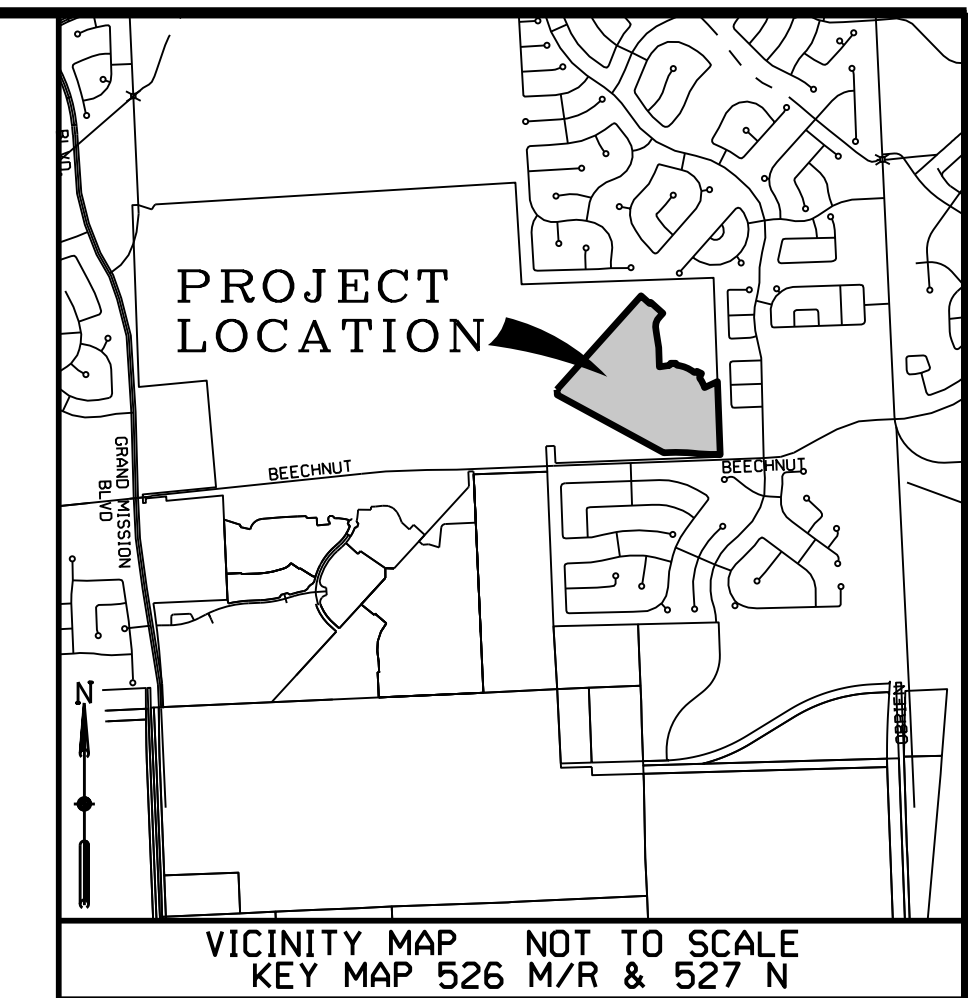
I, JASON M. ROBINETT, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

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 18, 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 _____, 2020.

MARTHA L. STEIN, CHAIR
OR
M. SONNY GARZA, VICE CHAIRPERSON

MARGARET WALLACE BROWN, AICP, CNU-A, SECRETARY



I, J. STACY SLAWINSKI, 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.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS
THIS _____ DAY OF _____, 2020.

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 _____, 2020, 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 18

A SUBDIVISION OF 42.35 ACRES
LOCATED IN THE
HUGH ROGERS SURVEY, A-309 AND
BENJAMIN ORSBURN SURVEY, A-390
FORT BEND COUNTY, TEXAS

75 LOTS 3 BLOCKS 5 RESERVES

DATE: OCTOBER, 2020

OWNER:
TAYLOR MORRISON
OF TEXAS, INC.
A TEXAS CORPORATION
ROBERT L. SKINNER, AUTHORIZED AGENT-LAND
2829 BRIARPARK DRIVE, SUITE 400
HOUSTON, TEXAS 77042
PHONE: 281-598-3035

PLANNER:
META
PLANNING + DESIGN

24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

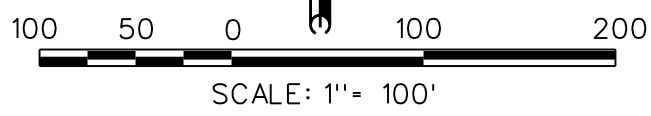


ENGINEERING AND SURVEYING
2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580, Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486

M&B'S NO. 135719
S:\NEW\TERRAVISTA LAKES\20150220\87\PLAT022087.dgn

SHEET 1 OF 2

RESERVE TABLE			
RESERVE "A"	LANDSCAPE / OPEN SPACE	1.68 ACRES / 73,377 SQ. FT.	
RESERVE "B"	DRAINAGE / DETENTION	19.22 ACRES / 836,992 SQ. FT.	
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.18 ACRES / 7,752 SQ. FT.	
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.20 ACRES / 8,562 SQ. FT.	
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.50 ACRES / 21,902 SQ. FT.	
TOTAL:		21.78 ACRES / 948,585 SQ. FT.	

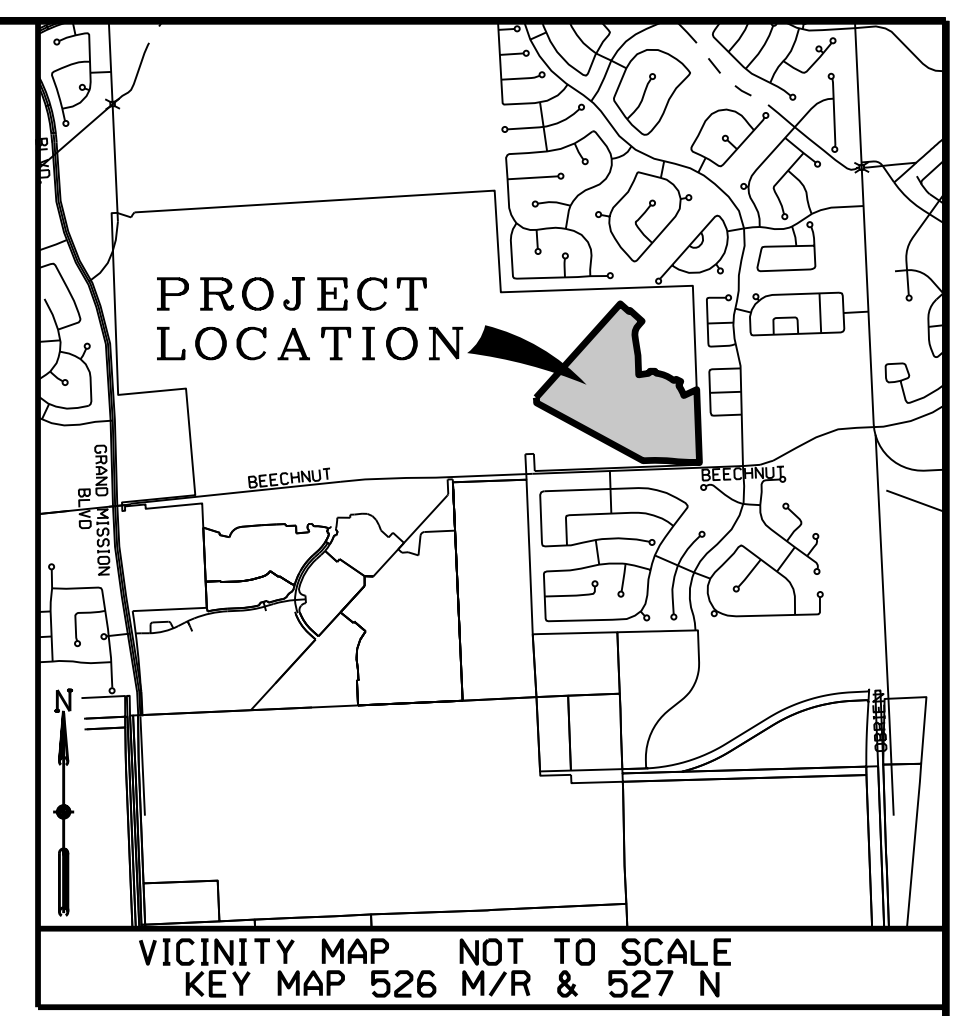
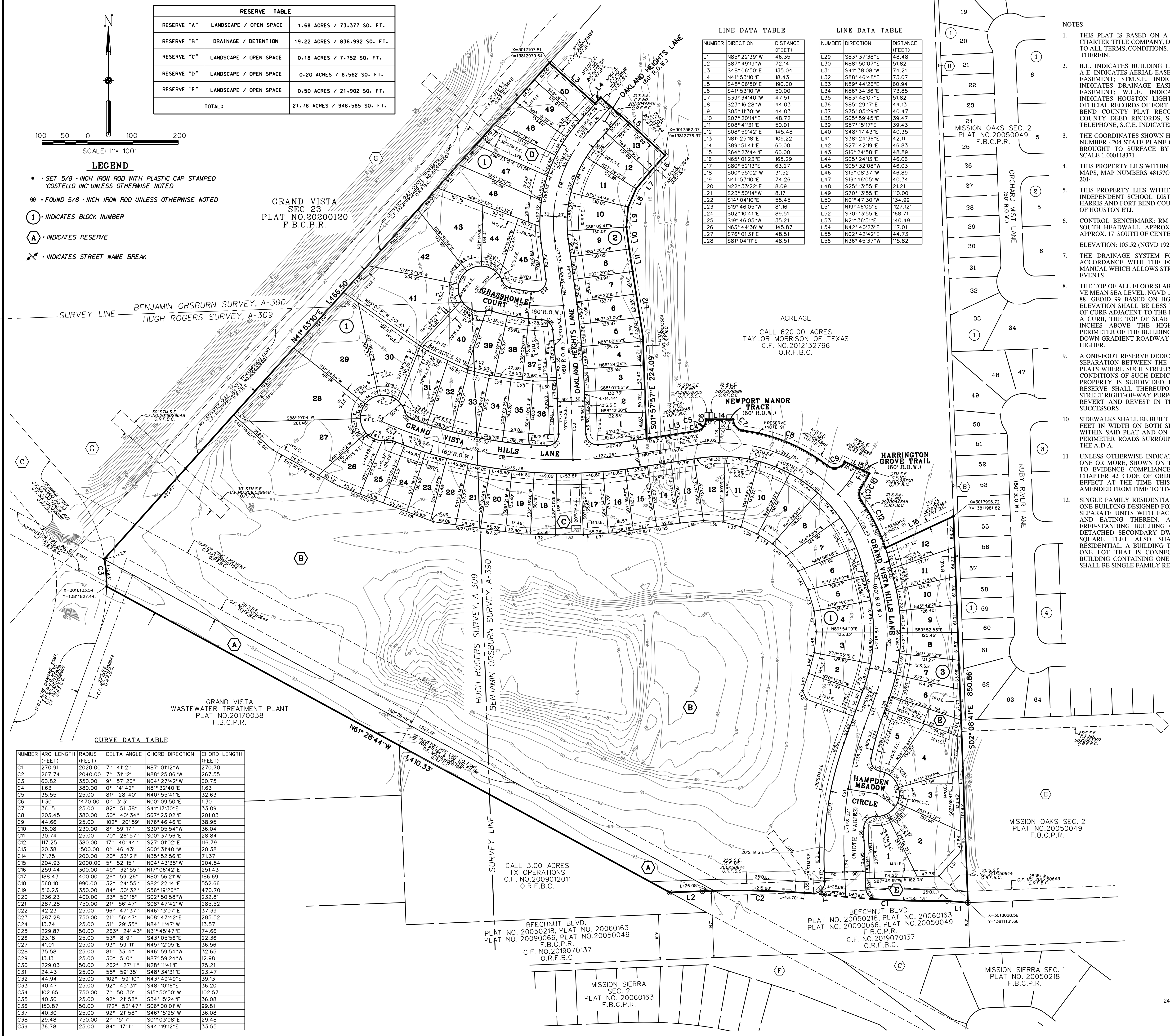


LEGEND

- 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 BLOCK NUMBER
- A INDICATES RESERVE
- ✕ INDICATES STREET NAME BREAK

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE (FEET)
L1	N85°22'39"W	46.35
L2	S87°49'19"W	72.14
L3	S48°06'50"E	135.04
L4	N41°53'10"E	18.43
L5	S48°06'50"E	190.00
L6	S41°53'10"W	50.00
L7	S39°34'40"W	47.51
L8	S23°16'28"W	44.03
L9	S05°11'30"W	44.03
L10	S07°20'14"E	48.72
L11	S08°41'31"E	50.01
L12	S08°59'42"E	145.48
L13	N81°25'18"E	109.22
L14	S89°51'41"E	60.00
L15	S64°23'44"E	60.00
L16	N65°01'23"E	165.29
L17	S80°52'13"E	63.27
L18	S00°55'02"W	31.52
L19	N41°53'10"E	74.26
L20	N22°33'22"E	8.09
L21	S23°50'14"W	8.17
L22	S14°04'10"E	55.45
L23	S19°46'05"W	81.16
L24	S02°10'41"E	89.51
L25	S19°46'05"W	35.21
L26	N63°44'36"W	145.87
L27	S76°01'31"E	48.51
L28	S81°04'11"E	48.51

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE (FEET)
L29	S83°37'38"E	48.48
L30	N88°50'07"E	51.82
L31	S41°38'08"W	74.21
L32	S88°46'48"E	73.07
L33	N89°44'28"E	60.94
L34	N86°34'36"E	73.85
L35	N83°48'07"E	51.82
L36	S85°29'17"E	44.13
L37	S75°05'29"E	40.47
L38	S65°59'45"E	39.47
L39	S57°15'17"E	39.43
L40	S48°17'43"E	40.35
L41	S38°24'36"E	42.11
L42	S27°42'19"E	46.83
L43	S16°24'58"E	48.89
L44	S05°24'13"E	46.06
L45	S05°32'08"W	46.03
L46	S15°08'37"W	46.89
L47	S19°46'05"W	40.34
L48	S25°13'55"E	21.21
L49	S70°13'55"E	110.00
L50	N01°47'30"W	134.99
L51	N19°46'05"E	127.12
L52	S70°13'55"E	168.71
L53	N21°36'15"E	140.19
L54	N42°40'23"E	117.01
L55	N02°42'42"E	44.73
L56	N63°45'37"W	115.82



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

CALL 3.00 ACRES
TXI OPERATIONS
C.F. NO.2009012011
O.R.F.B.C.

MISSION OAKS SEC. 2
PLAT NO.20050049
F.B.C.P.R.

MISSION SIERRA SEC. 1
PLAT NO. 20050218
F.B.C.P.R.

CURVE DATA TABLE					
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	270.91	2020.00	7° 41' 21"	N87° 01' 12" W	270.70
C2	267.74	2040.00	7° 31' 12"	N88° 25' 08" W	267.55
C3	60.82	350.00	9° 57' 26"	N04° 27' 42" W	60.75
C4	1.63	380.00	0° 14' 42"	N81° 32' 40" E	1.63
C5	35.55	25.00	81° 28' 40"	N40° 55' 41" E	32.63
C6	1.30	1470.00	0° 3' 3"	N00° 09' 50" E	1.30
C7	36.15	25.00	82° 51' 38"	S41° 17' 30" E	33.09
C8	203.45	380.00	30° 40' 34"	S67° 23' 02" E	201.03
C9	44.66	25.00	102° 20' 59"	N76° 46' 46" E	38.95
C10	36.08	230.00	8° 59' 17"	S30° 05' 54" W	36.04
C11	30.74	25.00	70° 26' 57"	S00° 37' 56" E	28.84
C12	117.25	380.00	17° 40' 44"	S27° 10' 02" E	116.79
C13	20.38	1500.00	0° 46' 43"	S00° 31' 40" W	20.38
C14	71.75	200.00	20° 33' 21"	N35° 52' 56" E	71.37
C15	204.93	2000.00	5° 52' 15"	N04° 43' 38" W	204.84
C16	259.44	300.00	49° 32' 55"	N17° 06' 42" E	251.43
C17	188.43	400.00	26° 59' 26"	N80° 56' 21" W	186.69
C18	560.10	990.00	32° 24' 55"	S82° 22' 14" E	552.66
C19	516.23	350.00	84° 30' 32"	S56° 19' 26" E	470.70
C20	236.23	400.00	33° 50' 15"	S02° 50' 58" W	232.81
C21	287.28	750.00	21° 56' 47"	S08° 47' 42" W	285.52
C22	42.23	25.00	98° 47' 37"	N46° 13' 07" E	37.39
C23	287.28	750.00	21° 56' 47"	N08° 47' 42" E	285.52
C24	13.74	25.00	31° 29' 35"	N84° 11' 47" W	13.57
C25	229.87	50.00	263° 24' 43"	N31° 45' 47" E	74.66
C26	23.38	25.00	53° 8' 9"	S43° 05' 56" E	22.36
C27	41.01	25.00	93° 59' 11"	N45° 12' 05" E	36.56
C28	35.58	25.00	81° 33' 41"	N46° 59' 54" W	32.65
C29	13.13	25.00	30° 5' 0"	N87° 59' 24" W	12.98
C30	229.03	50.00	262° 27' 11"	N28° 11' 41" E	75.21
C31	24.43	25.00	55° 59' 35"	S48° 34' 31" E	23.47
C32	44.94	25.00	102° 59' 10"	N43° 49' 49" E	39.13
C33	40.47	25.00	92° 45' 31"	S48° 10' 16" E	36.20
C34	102.65	750.00	7° 50' 30"	S15° 50' 50" W	102.57
C35	40.30	25.00	92° 21' 58"	S34° 15' 24" E	36.08
C36	150.87	50.00	172° 52' 47"	S06° 00' 01" W	99.81
C37	40.30	25.00	92° 21' 58"	S46° 15' 25" W	36.08
C38	29.48	750.00	2° 15' 7"	S01° 03' 08" E	29.48
C39	36.78	25.00	84° 17' 1"	S44° 19' 12" E	33.55

NOTES:

- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, DATED NOVEMBER 24, 2020, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; S.T.M.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; 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 1.000118371.
- THIS PROPERTY LIES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBERS 48157C0130 L AND 48157C0140 L DATED APRIL 02, 2014.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, AND FORT BEND INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUD NO. 30, HARRIS AND FORT BEND COUNTY ESD NO. 100, CAD NO. 9 AND THE CITY OF HOUSTON ETI.
- CONTROL BENCHMARK: RM 0769: 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 95.60 FEET ABOVE MEAN SEA LEVEL, NGVD 1929 DATUM, 1987 ADJUSTMENT (95.55 NAVD 88, GEOID 99 BASED ON HGSD 66). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 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 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 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 AND 2012132801 OF THE O.R.F.B.C.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF HOUSTON UTILITY EASEMENTS MUST BE KEPT UNOBTSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNERS EXPENSE.
- FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 30 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR RESTRICTED RESERVE "B".
- 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 APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THERE ARE PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN DWELLINGS.

GRAND VISTA SEC 18
A SUBDIVISION OF 42.35 ACRES
LOCATED IN THE
HUGH ROGERS SURVEY, A-309 AND
BENJAMIN ORSBURN SURVEY, A-390
FORT BEND COUNTY, TEXAS
75 LOTS 3 BLOCKS 5 RESERVES
SCALE: 1"=100' DATE: OCTOBER, 2020

OWNER:
TAYLOR MORRISON
OF TEXAS INC
A TEXAS CORPORATION
ROBERT L. SKINNER, AUTHORIZED AGENT-LAND
2929 BRIARPARK DRIVE, SUITE 400
HOUSTON, TEXAS 77042
PHONE: 281-688-3035



PLANNER:
META
PLANNING & DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422