

PLAT RECORDING SHEET

PLAT NAME: Grand Mission Estates Sec 28

PLAT NO: _____

ACREAGE: 13.43

LEAGUE: John Frederick Survey

ABSTRACT NUMBER: A-171

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 79

NUMBER OF RESERVES: 1

OWNERS: 688 Development, Inc.

(DEPUTY CLERK)

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, owner hereinafter referred to as Owners of the 13.43 acre tract described in the above and foregoing map of GRAND MISSION ESTATES SEC 28, 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 ten feet (10' 0") 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 3rd day of December, 2020 thereunto authorized, attested by its Division President, Keith E. Faseler, this 3rd day of December, 2020.

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

STATE OF TEXAS §
COUNTY OF FORT BEND §

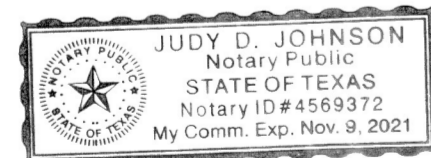
BEFORE ME, the undersigned authority, on this day personally appeared Gary R. Tesch, President, and Keith E. Faseler, Division President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of December, 2020.

[Signature]
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.

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

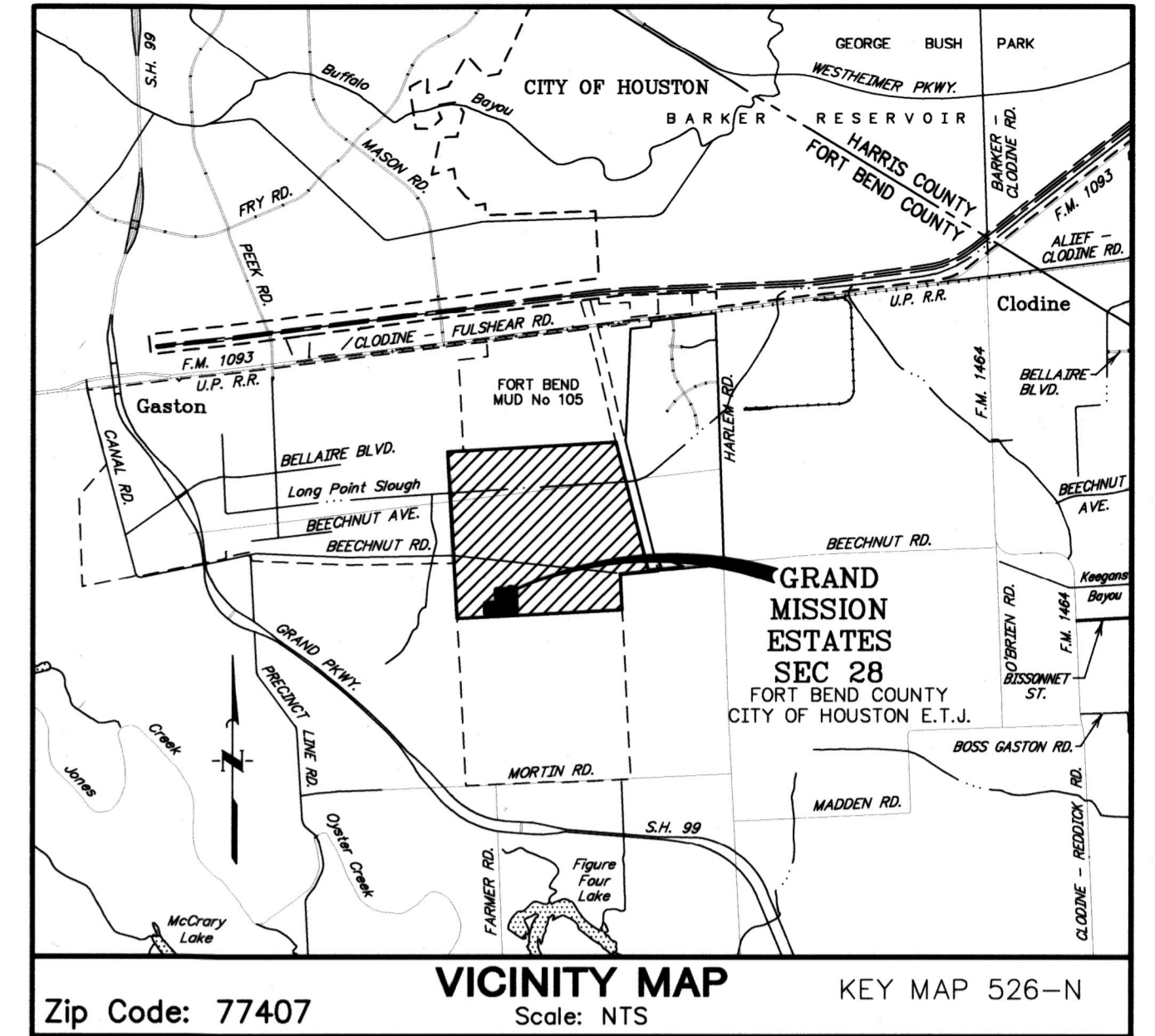
I, Blair M. Bozarth, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

[Signature]
Blair M. Bozarth, P.E.
Professional Engineer No. 115515
12.2.2020

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 28 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 21 day of DECEMBER, 2020.

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

By: [Signature]
Margaret Wallace Brown, AICP, CNU-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.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer
Date _____
APPROVED by the Commissioners' 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

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 _____, 2020 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.

[Signature]
Laura Richard
Fort Bend County, Texas
By: _____
Deputy

GRAND MISSION ESTATES

SEC 28

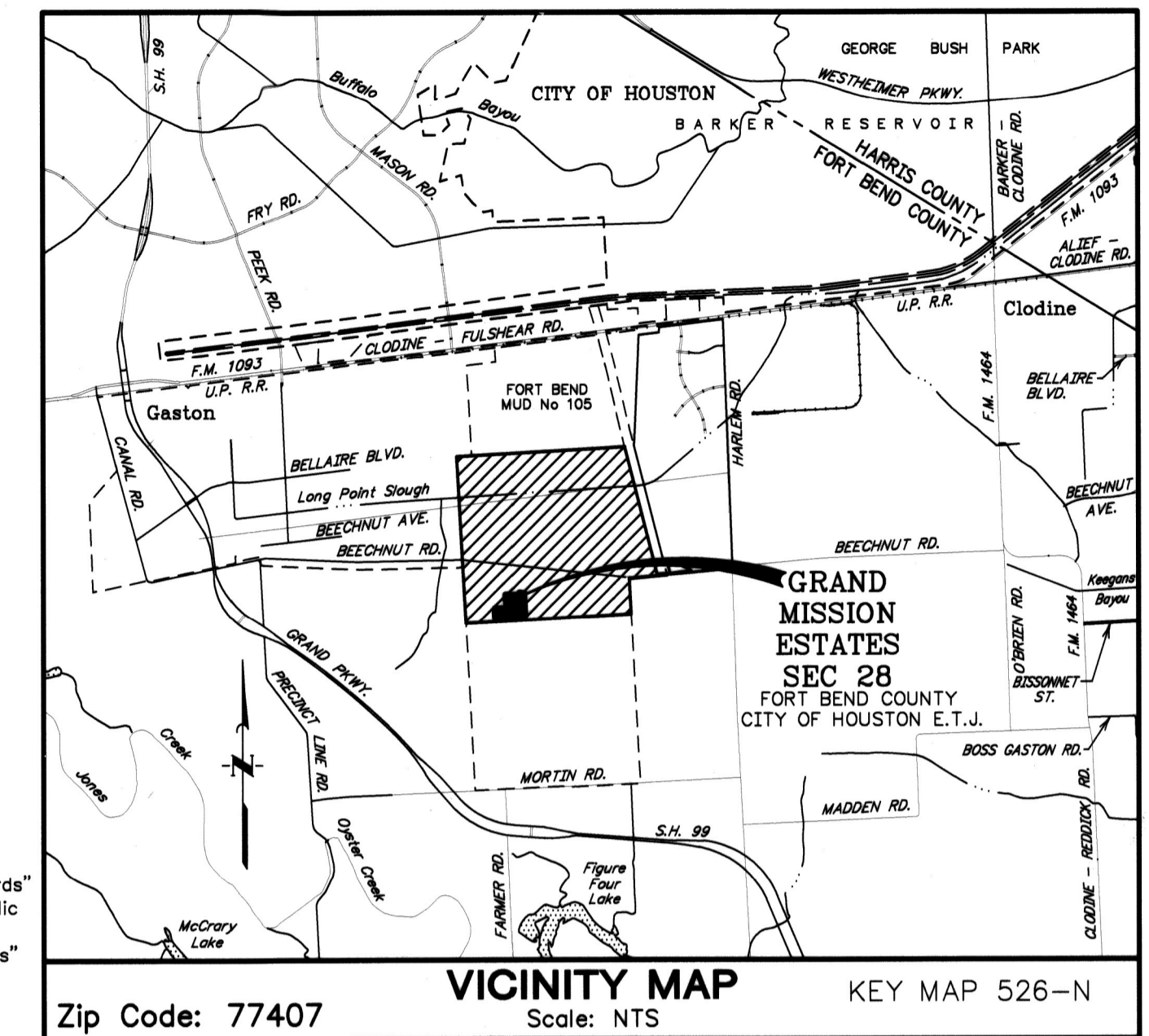
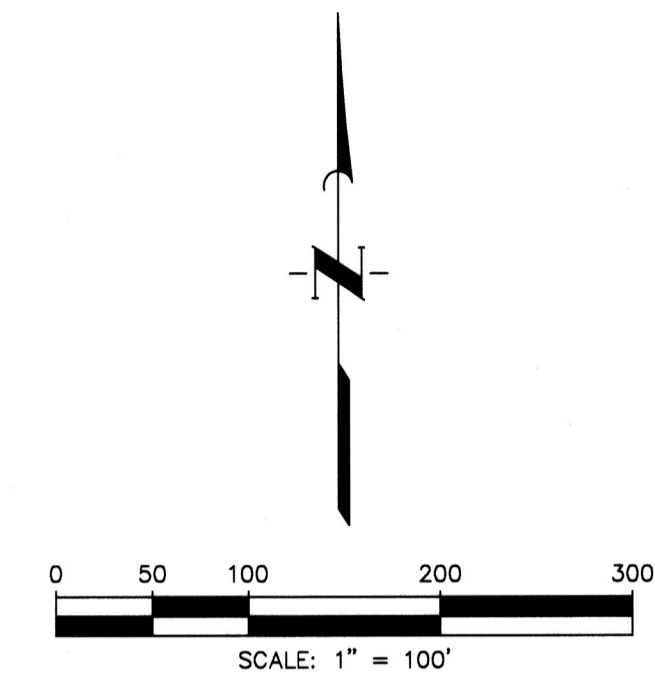
A SUBDIVISION OF 13.43 ACRES OF LAND
OUT OF THE
JOHN FREDERICK SURVEY, A-171
FORT BEND COUNTY, TEXAS
79 LOTS 1 RESERVE 3 BLOCKS
NOVEMBER 2020

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. 14,438
Texas Board of Professional and Surveying Registration No. 25866-04
1505 West Loop South, Suite 1507-McAllen, TX 77401-7237 (713) 537-3337

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

A RESTRICTED RESERVE "A"
 Restricted to Landscape, Open
 Space & Incidental Utility
 Purpose Only
 0.3865 AC
 16,837 Sq Ft



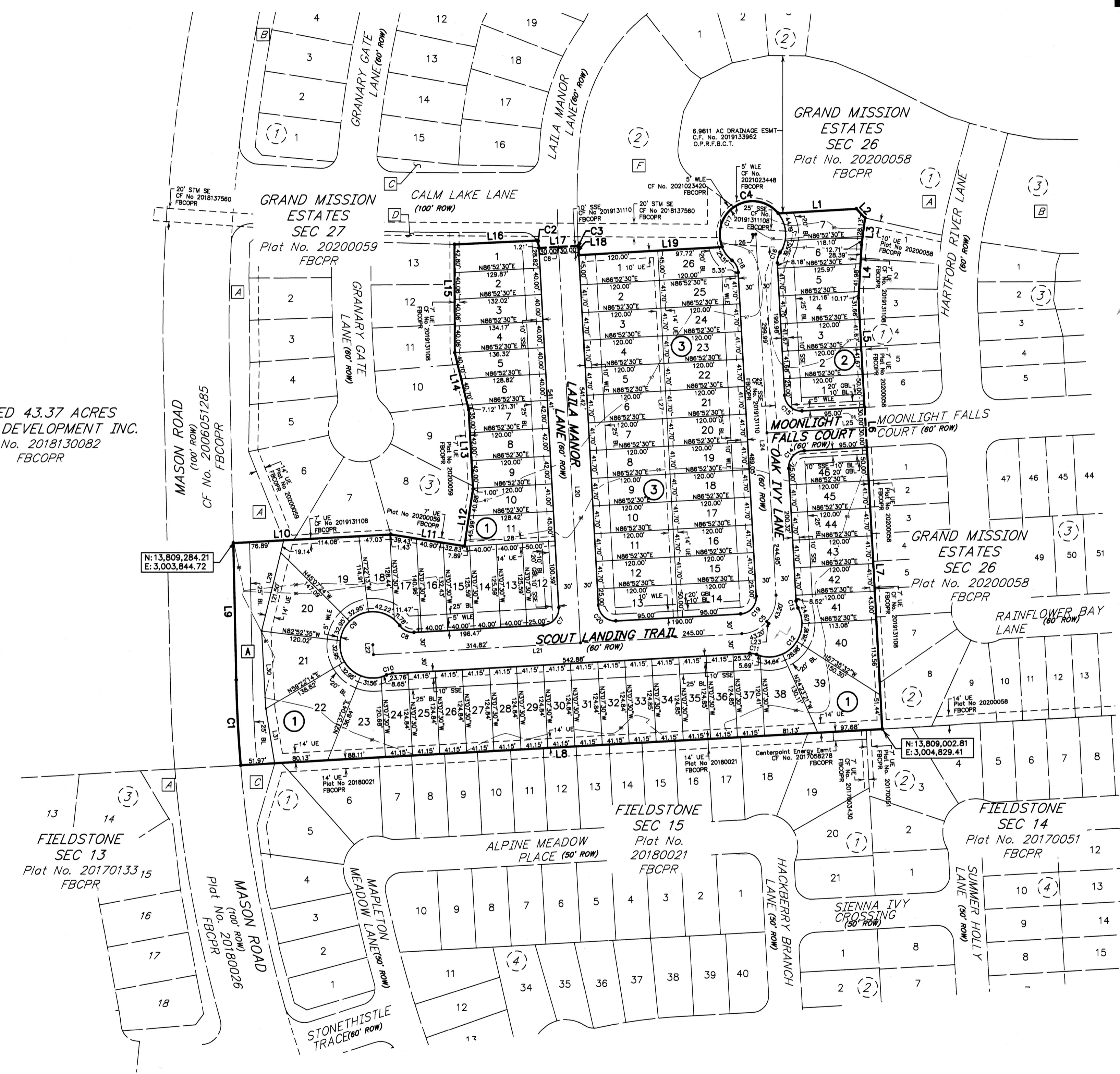
- General Notes
- BL "Building Line"
 - CF "Clerk's File"
 - ESMT "Easement"
 - "T" "Found 3/4" Iron Rod w/cop stamped Jones/Carter"
 - FBCCR "Fort Bend County Dead Records"
 - FBOPR "Fort Bend County Official Public Records"
 - FBPCR "Fort Bend County Plat Records"
 - GBL "Garage Building Line"
 - NO "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/cop stamped Jones/Carter Property Corner"
 - "Street Name Break"

- 1) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 3) All easements are centered on lot lines unless shown otherwise.
- 4) There are no pipelines within the platted area.
- 5) Grand Mission Estates Sec 28 lies within lightning zone L23 according to the "Order for Regulation of Outdoor Lighting".
- 6) 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 0.999814799.
- 7) 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.
- 8) All property to drain into the drainage easements only through an approved drainage structure.
- 9) All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
- 10) This property lies within Unshaded Flood Zone X as per the Flood Insurance Rate Maps, Community Panel No. 481570C140L effective date April 2, 2014.
- 11) 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.
- 12) The top of all floor slabs shall be a minimum of 96.53 feet above mean sea level (NAVD 88 datum). 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 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.
- 13) 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.
- 14) Each lot shall be restricted to single-family residential uses as defined by Chapter 42 (Ordinance 1992-262).
- 15) 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.
- 16) 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.
- 17) All building lines along street rights-of-way as shown on the plat.
- 18) Sidewalks shall be built or cased 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.
- 19) A minimum distance of 10' shall be maintained between residential dwellings.
- 20) 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.
- 21) All lots shall have adequate wastewater collection service.
- 22) The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.
- 23) 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.
- 24) Contours shown hereon are based on NAVD88 datum, 2001 adjustment.

CALLED 43.37 ACRES
 TO 688 DEVELOPMENT INC.
 CF No. 2018130082
 FBCPR

Line	Bearing	Distance
L1	N86°52'30"E	119.28'
L2	S42°53'37"E	18.66'
L3	S07°16'15"W	40.83'
L4	S03°26'49"W	80.53'
L5	S03°07'30"E	165.00'
L6	S03°07'17"E	60.00'
L7	S03°07'30"E	424.81'
L8	S86°52'34"W	975.11'
L9	N01°10'59"W	206.27'
L10	N87°02'15"E	239.44'
L11	S81°05'54"E	113.16'
L12	N08°45'30"E	86.86'
L13	N03°07'30"W	120.00'
L14	N13°45'03"W	88.52'
L15	N00°02'48"W	162.98'
L16	N87°27'44"E	124.83'
L17	N86°55'53"E	60.00'
L18	S03°07'30"E	12.72'
L19	N86°52'30"E	217.72'
L20	S03°07'30"E	596.42'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1950.00'	3°46'38"	128.56'	N03°04'18"W	128.53'	64.30'
C2	25.00'	27°11'18"	11.86'	S16°39'46"E	11.75'	6.05'
C3	1169.33'	0°03'23"	1.15'	S03°05'48"E	1.15'	0.58'
C4	50.00'	162°47'14"	142.06'	N59°18'35"E	98.87'	330.36'
C5	55.00'	90°00'00"	86.40'	N41°52'30"E	77.78'	55.00'
C6	1199.33'	0°03'23"	1.18'	N03°05'48"W	1.18'	0.59'
C7	25.00'	90°00'00"	39.27'	S41°52'30"W	35.36'	25.00'
C8	25.00'	57°38'13"	25.15'	N64°18'24"W	24.10'	13.75'
C9	50.00'	258°59'07"	226.01'	S15°01'09"W	77.17'	60.67'
C10	25.00'	21°20'54"	9.31'	N76°12'03"E	9.26'	4.71'
C11	25.00'	24°57'05"	10.89'	S80°38'58"E	10.80'	5.53'
C12	50.00'	139°54'09"	122.09'	N41°52'30"E	93.94'	137.01'
C13	25.00'	24°57'05"	10.89'	N15°36'02"W	10.80'	5.53'
C14	25.00'	90°00'00"	39.27'	N41°52'30"E	35.36'	25.00'
C15	25.00'	90°00'00"	39.27'	N48°07'30"W	35.36'	25.00'
C16	25.00'	36°52'28"	16.09'	N15°18'44"E	15.81'	8.33'
C17	50.00'	265°03'37"	231.31'	S81°13'09"W	73.69'	54.51'
C18	25.00'	48°11'09"	21.03'	N27°13'05"W	20.41'	11.18'
C19	25.00'	90°00'00"	39.27'	N41°52'30"E	35.36'	25.00'
C20	25.00'	90°00'00"	39.27'	S48°07'30"E	35.36'	25.00'



GRAND MISSION ESTATES SEC 28

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OWNER:
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Texas Board of Professional Engineers Registration No. 1-439
 Texas Board of Professional Land Surveying Registration No. 120661-04
 6300 West Loop South, Suite 130 • Bellaire, TX 77401 • 713.777.5317