

PLAT RECORDING SHEET

PLAT NAME: Grand Mission Estates Sec 31

PLAT NO: _____

ACREAGE: 8.34

LEAGUE: John Frederick Survey

ABSTRACT NUMBER: A-171

NUMBER OF BLOCKS: 2

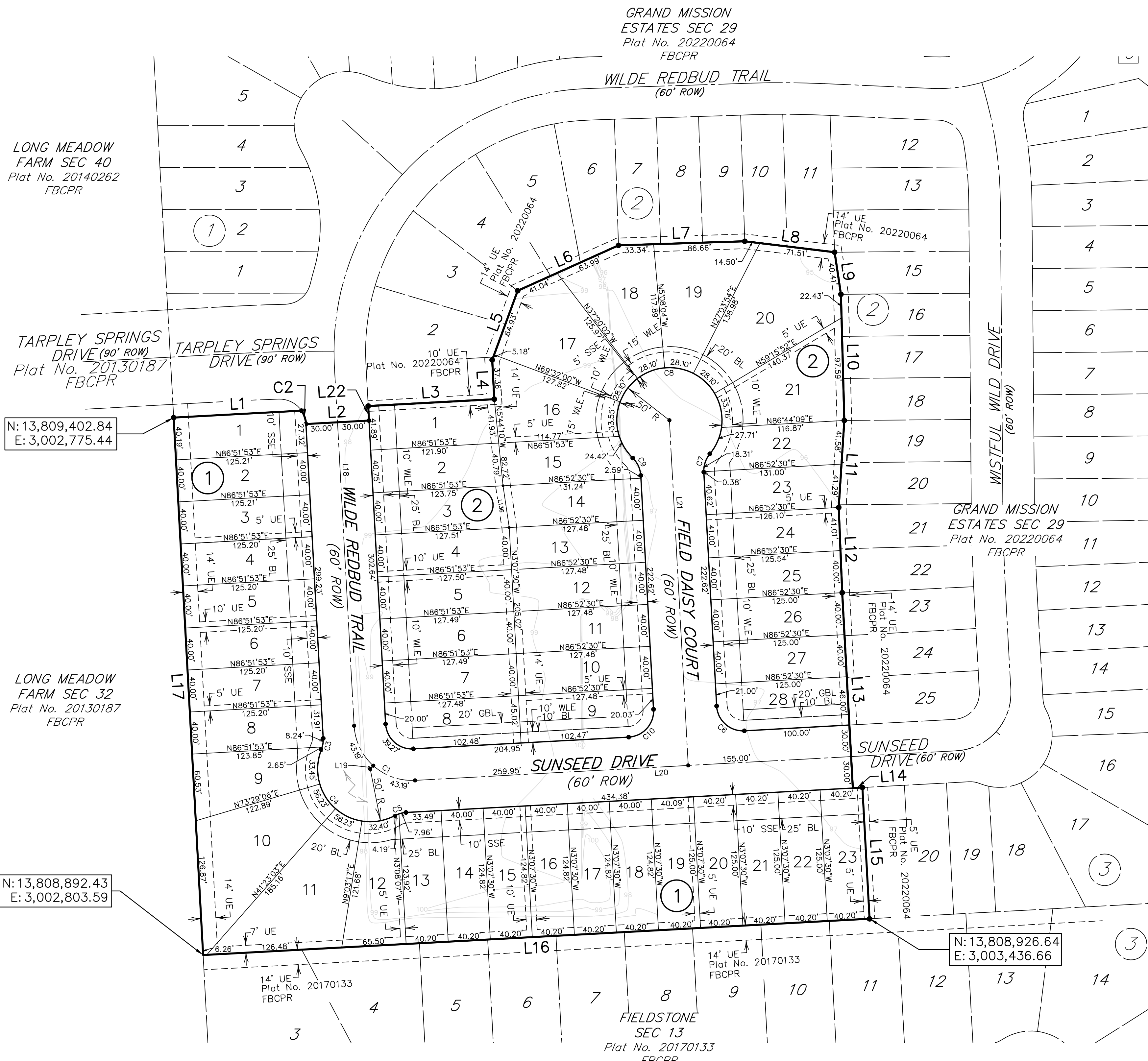
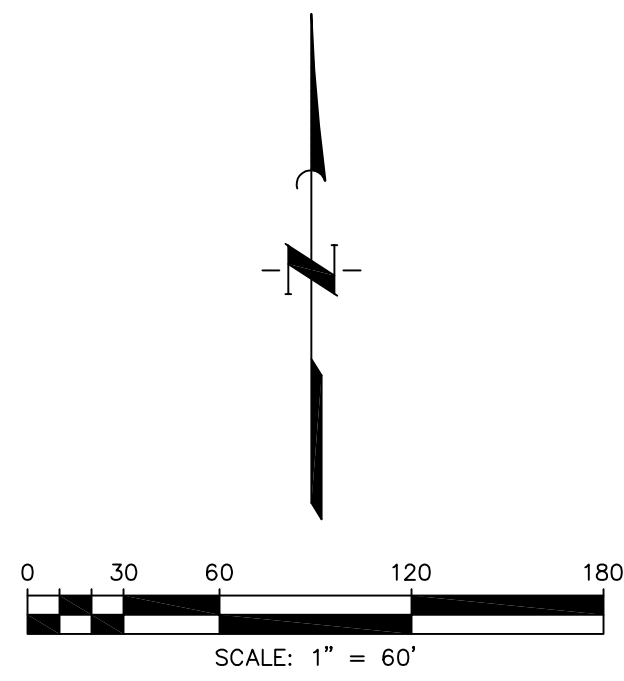
NUMBER OF LOTS: 51

NUMBER OF RESERVES: 0

OWNERS: 688 Development Inc.

(DEPUTY CLERK)

| 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 |



LONG MEADOW FARM SEC 40
Plat No. 20140262
FBCPR

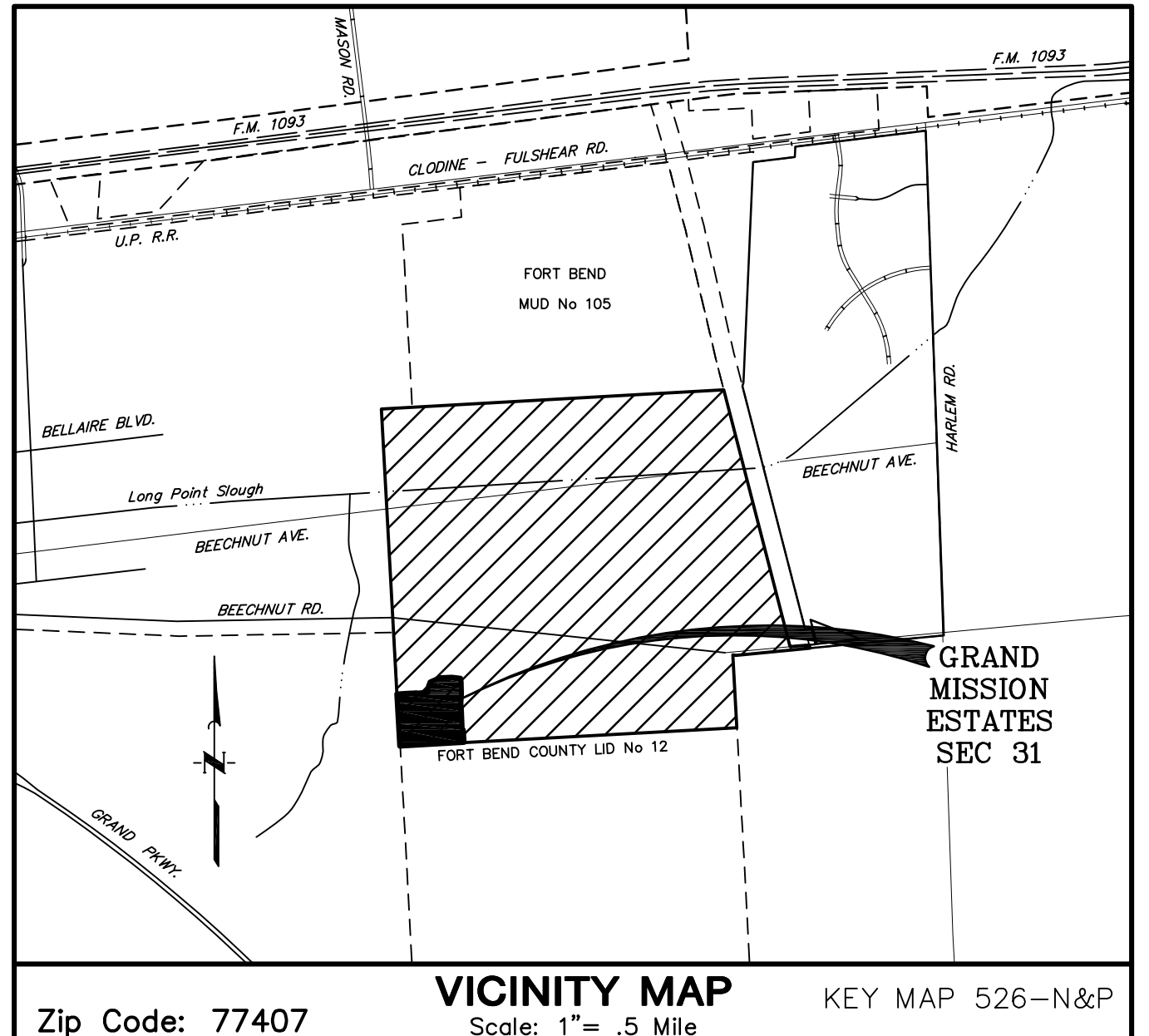
TARPLEY SPRINGS DRIVE (90' ROW)
Plat No. 20130187
FBCPR

LONG MEADOW FARM SEC 32
Plat No. 20130187
FBCPR

GRAND MISSION ESTATES SEC 29
Plat No. 20220064
FBCPR

GRAND MISSION ESTATES SEC 29
Plat No. 20220064
FBCPR

FIELDSTONE SEC 13
Plat No. 20170133
FBCPR



General Notes

- BL "Building Line"
 - CF "Clerk's File"
 - DE "Drainage Easement"
 - ESMT "Easement"
 - "T" "Found 3/4" Iron Rod w/ cap stamped Jones/Carter Property Corner"
 - FBCDR "Fort Bend County Deed Records"
 - FBCPR "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"
 - Strn SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Set 3/4" Iron Rod w/ cap stamped Quiddity 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 31 lies within lighting 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 0.9998814799.
 - 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 Zone X as per the Flood Insurance Rate Map, Community Panel No. 4815700140L 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 elevation of 96.80 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 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.
 - 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 a 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 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.
 - 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) Contours shown hereon are based on NAVD88 datum, 2001 adjustment.
 - 22) All lots shall have adequate wastewater collection service.
 - 23) The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.
 - 24) 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 | N86°51'53"E | 121.63' |
| L2 | N86°51'53"E | 60.00' |
| L3 | N86°51'53"E | 120.00' |
| L4 | N03°08'07"W | 37.36' |
| L5 | N20°12'59"E | 70.11' |
| L6 | N65°49'03"E | 105.03' |
| L7 | N88°08'15"E | 120.00' |
| L8 | S83°04'40"E | 86.01' |
| L9 | S08°37'50"E | 40.41' |
| L10 | S01°30'31"E | 120.02' |
| L11 | S03°41'20"W | 82.87' |
| L12 | S02°20'41"E | 81.01' |
| L13 | S03°07'30"E | 186.00' |
| L14 | N86°52'30"E | 9.07' |
| L15 | S03°07'30"E | 124.83' |
| L16 | S86°52'34"W | 634.18' |
| L17 | N03°08'09"W | 511.53' |
| L18 | N03°08'07"W | 304.13' |
| L19 | N41°52'11"E | 4.39' |
| L20 | N86°52'30"E | 414.95' |
| L21 | N03°07'30"W | 328.61' |
| L22 | N03°08'07"E | 13.76' |

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
|-------|--------|-------------|------------|---------------|--------------|---------|
| C1 | 55.00' | 89°59'23" | 86.38' | S48°07'49"E | 77.77' | 54.99' |
| C2 | 25.00' | 31°00'35" | 13.53' | N18°38'25"W | 13.37' | 6.94' |
| C3 | 25.00' | 24°57'05" | 10.89' | N09°20'25"E | 10.80' | 5.53' |
| C4 | 50.00' | 139°53'32" | 122.08' | S48°07'49"E | 93.94' | 136.97' |
| C5 | 25.00' | 24°57'05" | 10.89' | S74°23'58"W | 10.80' | 5.53' |
| C6 | 25.00' | 90°00'00" | 39.27' | S48°07'30"E | 35.36' | 25.00' |
| C7 | 25.00' | 42°50'00" | 18.69' | S18°17'30"W | 18.26' | 9.81' |
| C8 | 50.00' | 265°40'01" | 231.84' | S86°52'30"W | 73.33' | 53.93' |
| C9 | 25.00' | 42°50'00" | 18.69' | N24°32'30"W | 18.26' | 9.81' |
| C10 | 25.00' | 90°00'00" | 39.27' | N41°52'30"E | 35.36' | 25.00' |

GRAND MISSION ESTATES SEC 31

A SUBDIVISION OF 8.34 ACRES OF LAND
OUT OF THE
JOHN FREDERICK SURVEY, A-171
FORT BEND COUNTY, TEXAS
51 LOTS 0 RESERVES 2 BLOCKS
OCTOBER 2022

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

ENGINEER / SURVEYOR / PLANNER:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-33296 & 3004530
63229 Corporate Drive - Rosenberg, Texas 77471-281342-2033

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 8.34 acre tract described in the above and foregoing map of GRAND MISSION ESTATES SEC 31, 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 _____ day of _____, 2022 thereunto authorized, attested by its Division President, Keith E. Faseler, this _____ day of _____, 2022.

688 Development Inc.,
A Texas Corporation

By: _____
Gary R. Tesch
President

Attest: _____
Keith E. Faseler
Division President

I, Devin P. Espinosa, 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.

Devin P. Espinosa P.E.
Professional Engineer No. 139534

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 _____ day of _____, 2022.

Notary Public in and for the State of Texas

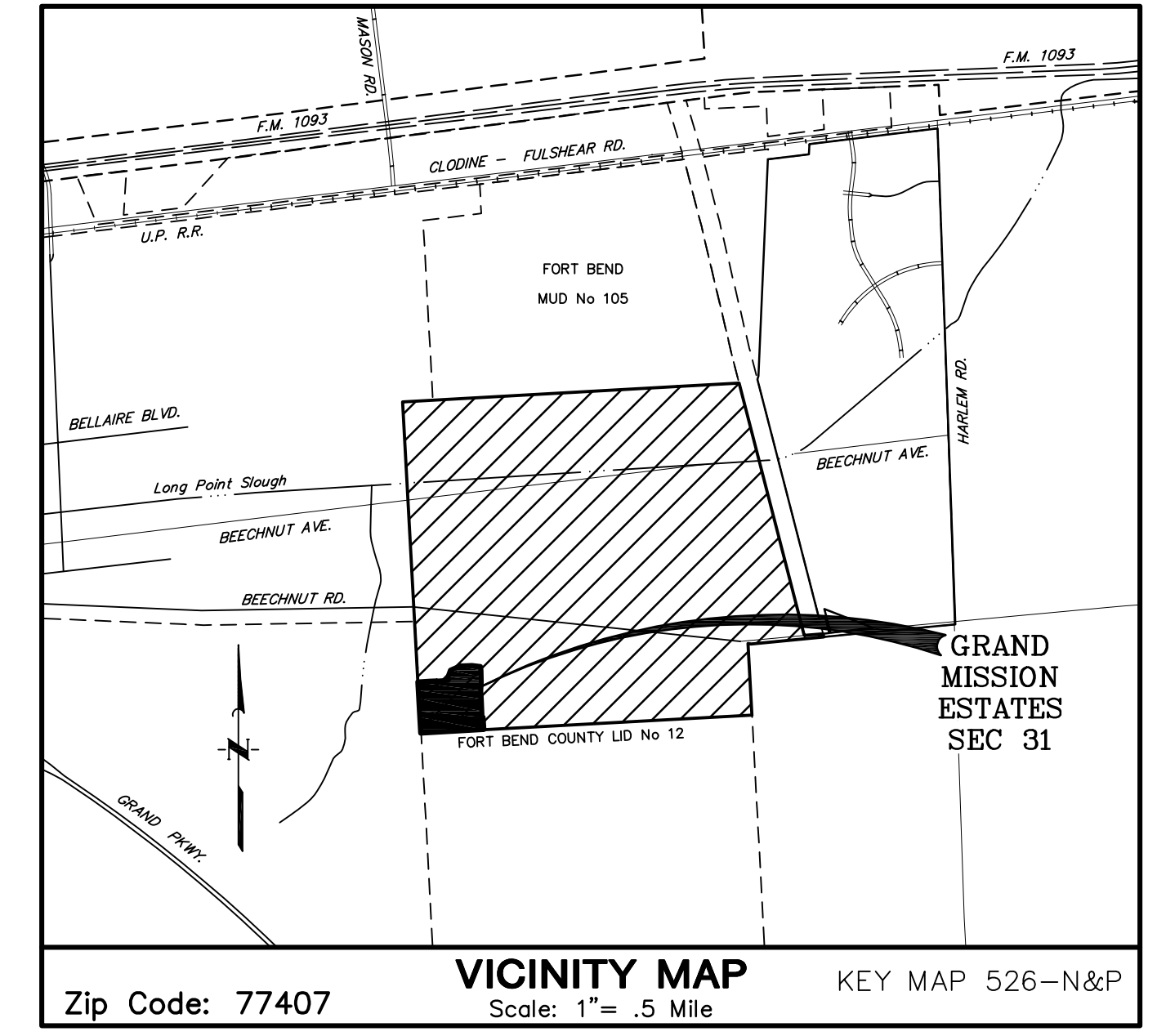
Print Name

My commission expires: _____

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 31 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 _____, 2022.

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

By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary



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, 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 _____, 2022

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 _____, 2022 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.


Laura Richard
Fort Bend County, Texas

By: _____
Deputy

GRAND MISSION ESTATES

SEC 31
A SUBDIVISION OF 8.34 ACRES OF LAND
OUT OF THE
JOHN FREDERICK SURVEY, A-171
FORT BEND COUNTY, TEXAS
51 LOTS 0 RESERVES 2 BLOCKS
OCTOBER 2022

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

ENGINEER / SURVEYOR / PLANNER:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046300
61229 Corporate Drive - Rosenberg, Texas 77471 • 281.342.2033