

PLAT RECORDING SHEET

PLAT NAME: Grand Park West Estate

PLAT NO: _____

ACREAGE: 5.9191

LEAGUE: George Fields Survey and Brooks and Burleson Survey

ABSTRACT NUMBER: 591 & 145

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Pacfin 6 LTD

(DEPUTY CLERK)

We, Pacfin 6, Ltd., acting by and through Robert B. Ferguson, Jr., being officers of Pacfin 6, Ltd., owner (or owners) of the 5.9191 acre tract described in the above and foregoing map of GRAND PARK WEST ESTATE, do hereby make and establish said restrictions and dedications on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, ports, water courses, drains, easements and public places shown thereon for the purposes and uses hereinafter expressed, and the same shall be subject to the same (or any) terms and stipulations set forth on the plat and forever defend the title to the land so dedicated.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all boulevards, creeks, gulches, canals, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the priority of Houston, Harris County, or any other governmental entity having jurisdiction over the plat and the land thereon for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby consent and agree that all of the property within the boundaries of this plat not 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, parking, and other obstructions to the operations and maintenance of such drainage ways and easements, and that the same shall be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby acknowledge the receipt of the Orders for Regulation of Drainage of this plat 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 Pacfin 6, Ltd. has caused these presents to be signed by Robert B. Ferguson, Jr., its Vice President, thereto authorized, this _____ day of Pacific 6, Ltd.

By: Robert B. Ferguson, Jr., Vice President STATE OF TEXAS COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Robert B. Ferguson, Jr., 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 20 _____

My Commission expires: _____ Notary Public in and for the State of Texas Print Name _____

We, Sunflower Bank, N.A., owner and holder of liens against the property described in the plat known as GRAND PARK WEST ESTATE, said liens being evidenced by instrument of record in the Clerk's File Nos. 2022134972 and 2022134973 of the O.P.R.O.R.P. of Fort Bend County, Texas, do hereby consent and agree that the same shall be subject to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: Maurice Geringhoff, Commercial Relationship Manager STATE OF TEXAS COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Maurice Geringhoff, 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 _____ 20 _____

My Commission expires: _____ Notary Public in and for the State of Texas Print Name _____

I, Fred W. Lawton, am authorized (or registered) under the laws of the State of Texas to prepare and execute this instrument and to certify that the same is true and accurate and 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, and other points of interest have been personally observed and measured by me (or my assistants) and that the same are true and correct to the best of my knowledge and belief; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Fred W. Lawton, P.E. Texas Registration No. 2321

Table with 2 columns: DISTRICT NAMES, Fort Bend County Drainage District, City of Houston EIU, Fort Bend MUD 50, Fort Bend County ESD 100, Parkway Lakes Development EDA-, North TBK Redevelopment Authority.

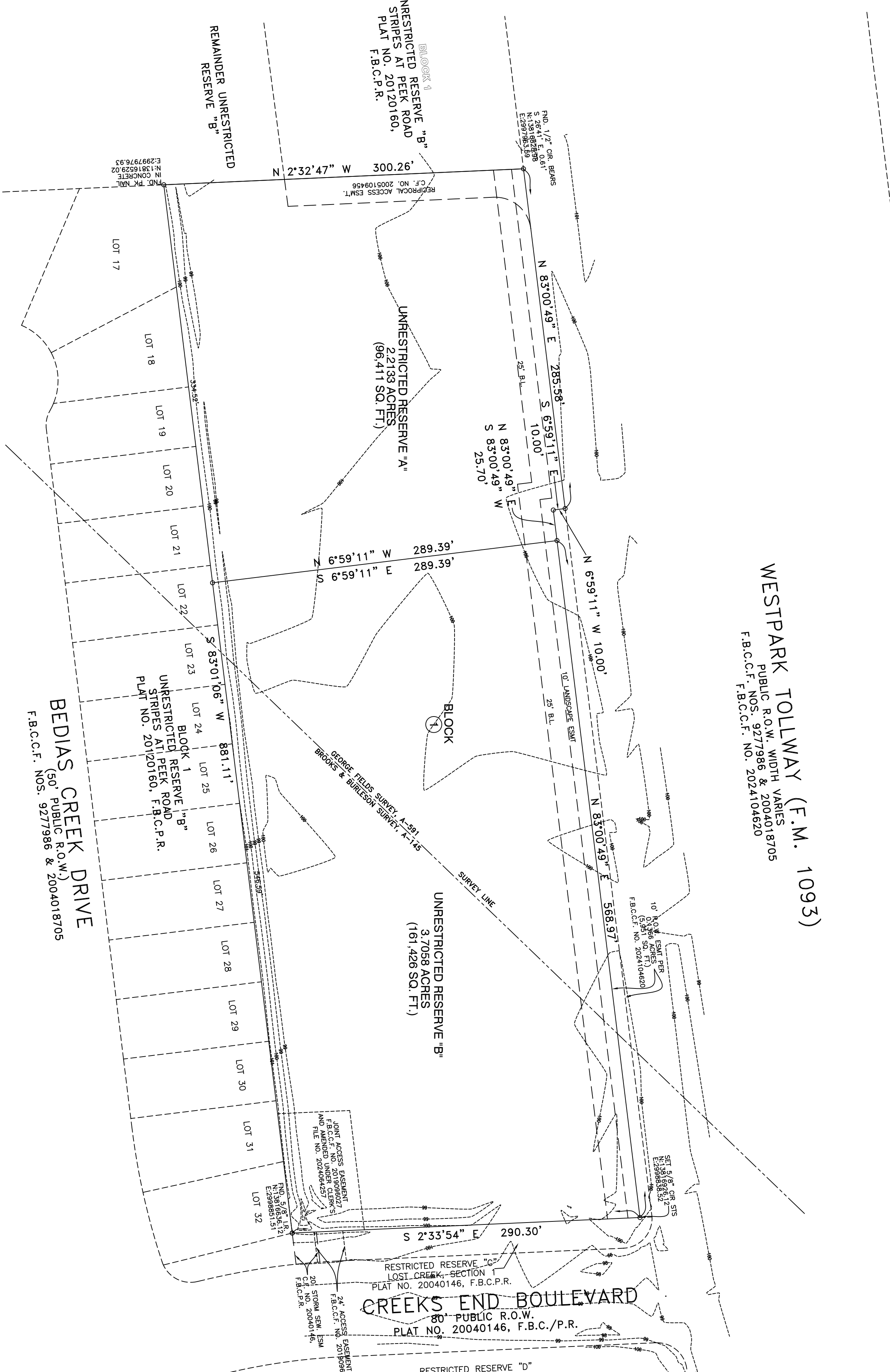
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BLOCK 1 UNRESTRICTED RESERVE "A" CALLED 2093 APARTMENTS GINCO AT FM 20190067, F.B.C.P.R. PLAT NUMBER 20190067, F.B.C.P.R.

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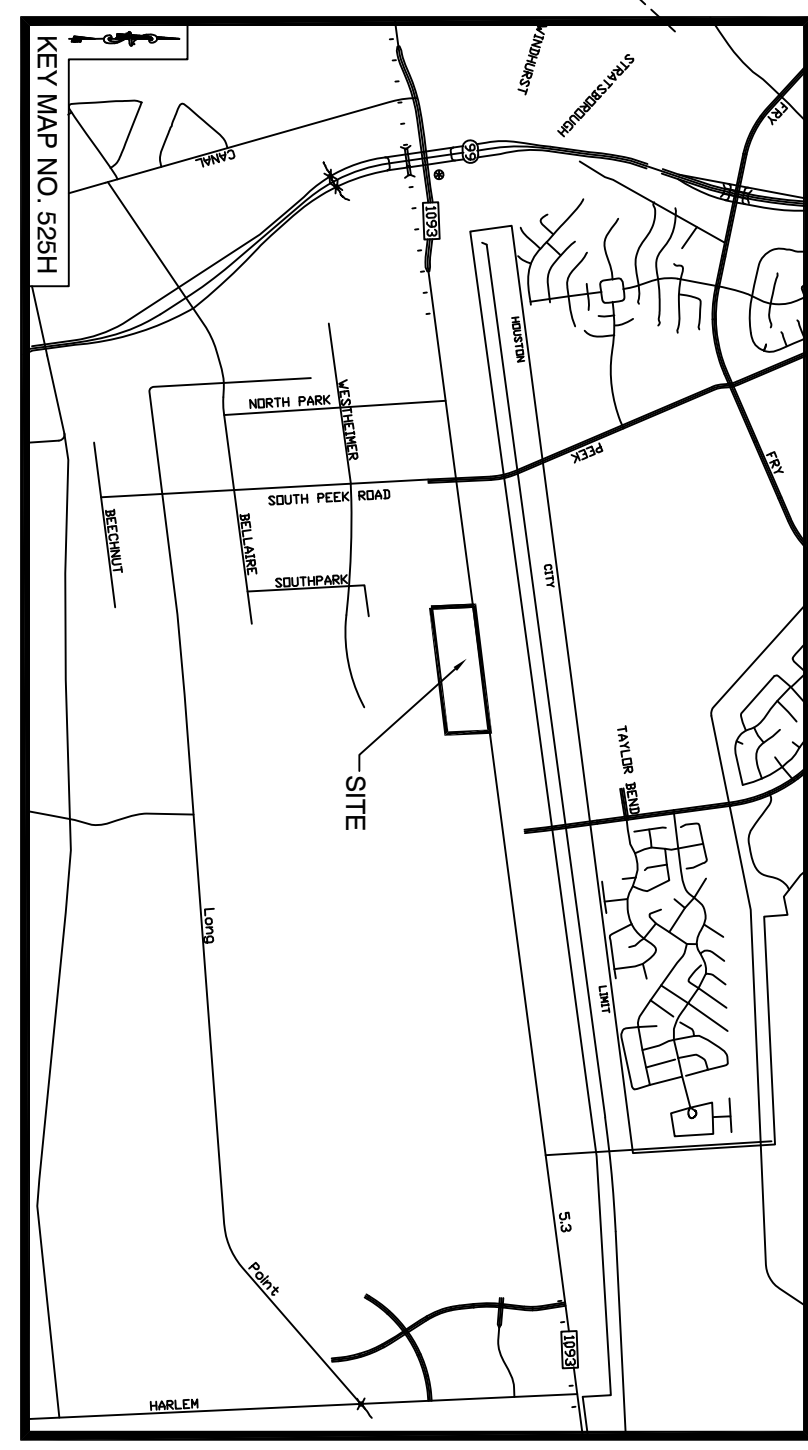
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WESTPARK TOLLWAY (F.M. 1093) PUBLIC R.O.W. WIDTH Varies F.B.C.C.F. NOS: 9277986 & 2004018705 F.B.C.C.F. NOS: 2024104620

CREEKS END BOULEVARD PUBLIC R.O.W. PLAT NO. 20040146, F.B.C./P.R.



VICINITY MAP NOT TO SCALE GRAPHIC SCALE (IN FEET) 1 inch = 60 ft.

- Legend: 50 FT. - BUILDING FOOTPRINT, 10 FT. - RIGHT OF WAY, F.B.C.C.F. - FORT BEND COUNTY MAP RECORDS, F.B.C.P.R. - FORT BEND COUNTY TOLL ROAD AUTHORITY, etc.

I, J. Stacy Shawinski, Fort Bend County Engineer, do hereby certify that the regulations of this subdivision comply with the existing rules and regulations of the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intervening drainage artery or parent stream or on any other area or subdivision within the watershed.

Approved by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____ 20 _____

By: Vincent M. Morales, Jr., Precinct 1, County Commissioner; Grady Prestage, Precinct 2, County Commissioner; W. A. Andy Meyers, Precinct 3, County Commissioner; Dexter L. McCoy, Precinct 4, County Commissioner; KP George, County Judge; 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 record on _____ day of _____ 20 _____ in plot number _____ of the records of Fort Bend County, Texas. Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

GRAND PARK WEST ESTATE 1 BLOCK, 2 UNRESTRICTED RESERVES

A SUBDIVISION OF 5.9191 ACRES (257,837 SQ.FT.) OF LAND BEING LOCATED IN THE GEORGE FIELDS SURVEY, ABSTRACT 591 AND THE BROOKS AND BULELSON SURVEY, ABSTRACT 145, IN FORT BEND COUNTY, TEXAS.

REASON FOR PLAT: TO CREATE 2 UNRESTRICTED RESERVES SCALE: 1" = 60' DATE: 9/2025

Land Planner Owens Management Systems, LLC 12401 S. Post Oak Road, Suite F Houston, Tx 77045 713-643-6333 www.omsbuild.com OWNER: PACFIN 6 LTD ADDRESS: 21711 FM 1093 RD RICHMOND, TEXAS 77407 PHONE: 281-793-8000 SOUTH TEXAS SURVEYING ASSOCIATES, INC. 11281 Richmond Ave, Bldg J, Suite 101, Houston, Texas 77082 281-556-6978 Fax 281-556-9331