

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)

STATE OF TEXAS
COUNTY OF FORT BEND

We, PacFin 6, Ltd., acting by and through Robert B. Ferguson, Jr., being officers of PacFin6, 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 subdivision and development plot 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), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs and assigns to warrant and forever defend the title to 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 dedicate to the public a strip of land fifteen feet (15' 0") 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 plot, as easements for drainage purposes, giving the City of Houston, Harris 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 natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners 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 PacFin 6, Ltd. has caused these presents to be signed by Robert B. Ferguson, Jr., its Vice President, thereunto authorized, this _____ day of _____, 20____.

PacFin 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 purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas
Print Name _____

My Commission expires: _____

We, Sunflower Bank, N.A., owner and holder of liens against the property described in the plot known as GRAND PARK WEST ESTATE, said liens being evidenced by instrument of record in the Clerk's File Nos. 2022134872 and 2022134873 of the O.P.R.O.R.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property 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: Mauricio Gemignani
Commercial Relationship Manager

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Mauricio Gemignani, 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____.

Notary Public in and for the State of Texas
Print Name _____

My Commission expires: _____

I, Fred W. Lawton, am authorized (or 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.

By: Lisa M. Clark (or) M. Sonny Garza
Title Chair or Vice Chairman

Fred W. Lawton
Texas Registration No. 2321

I, Fred W. Lawton, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County, Texas.

Fred W. Lawton, P.E.
Texas Registration no. 44878

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of GRAND PARK WEST ESTATE 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 (or instrument when appropriate) this _____ day of _____, 20____.

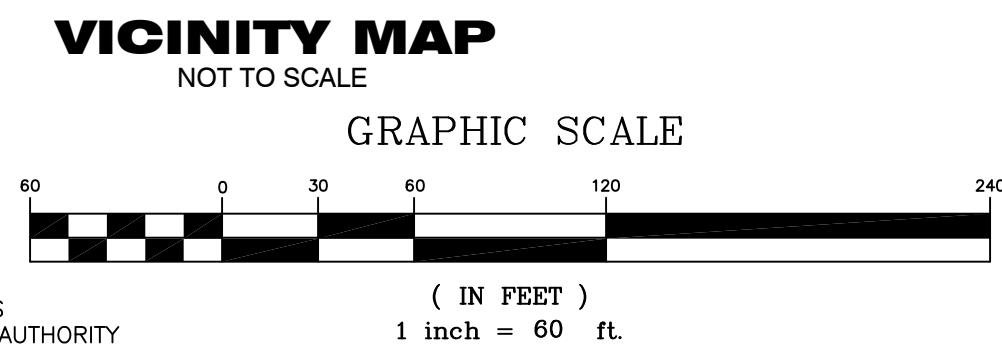
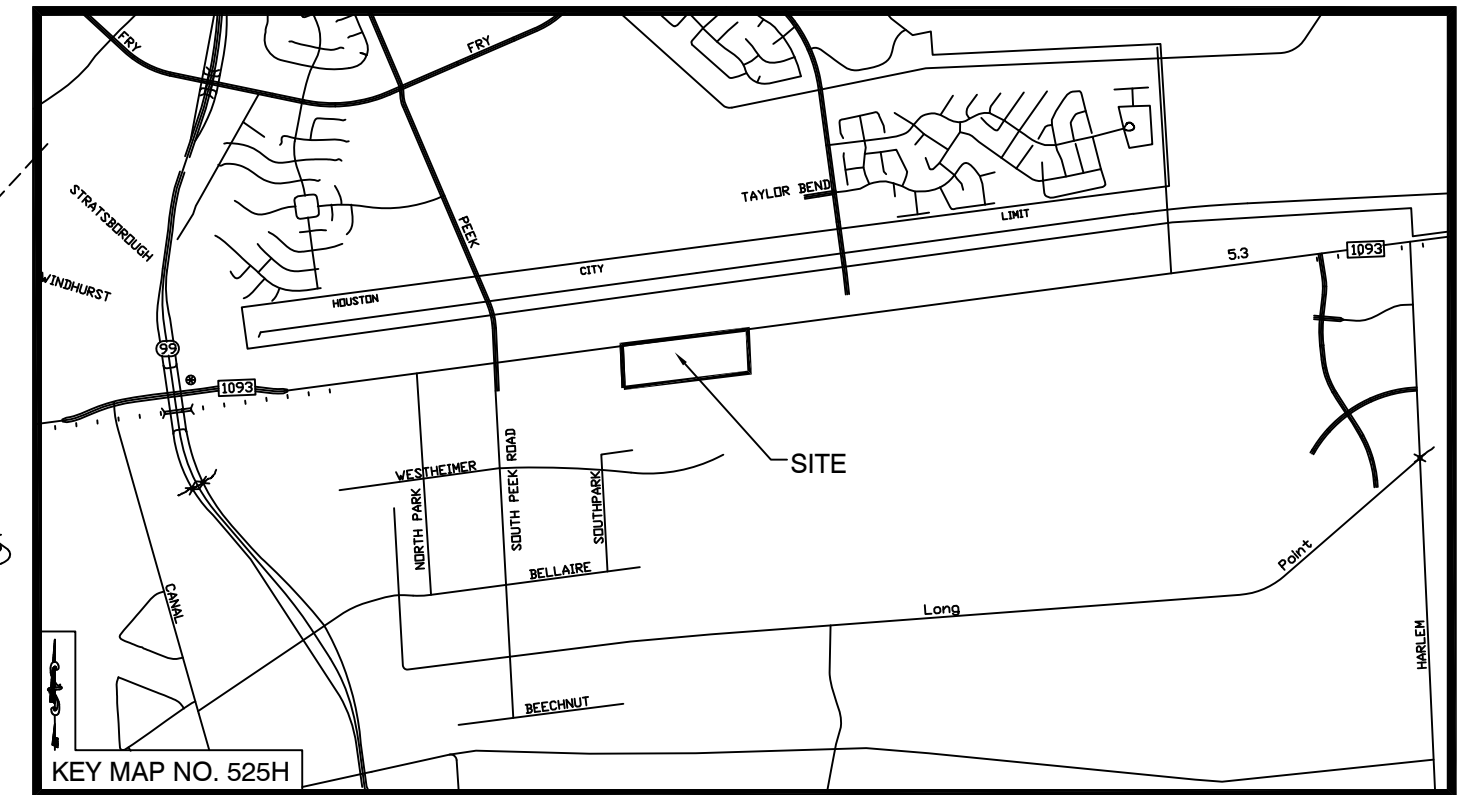
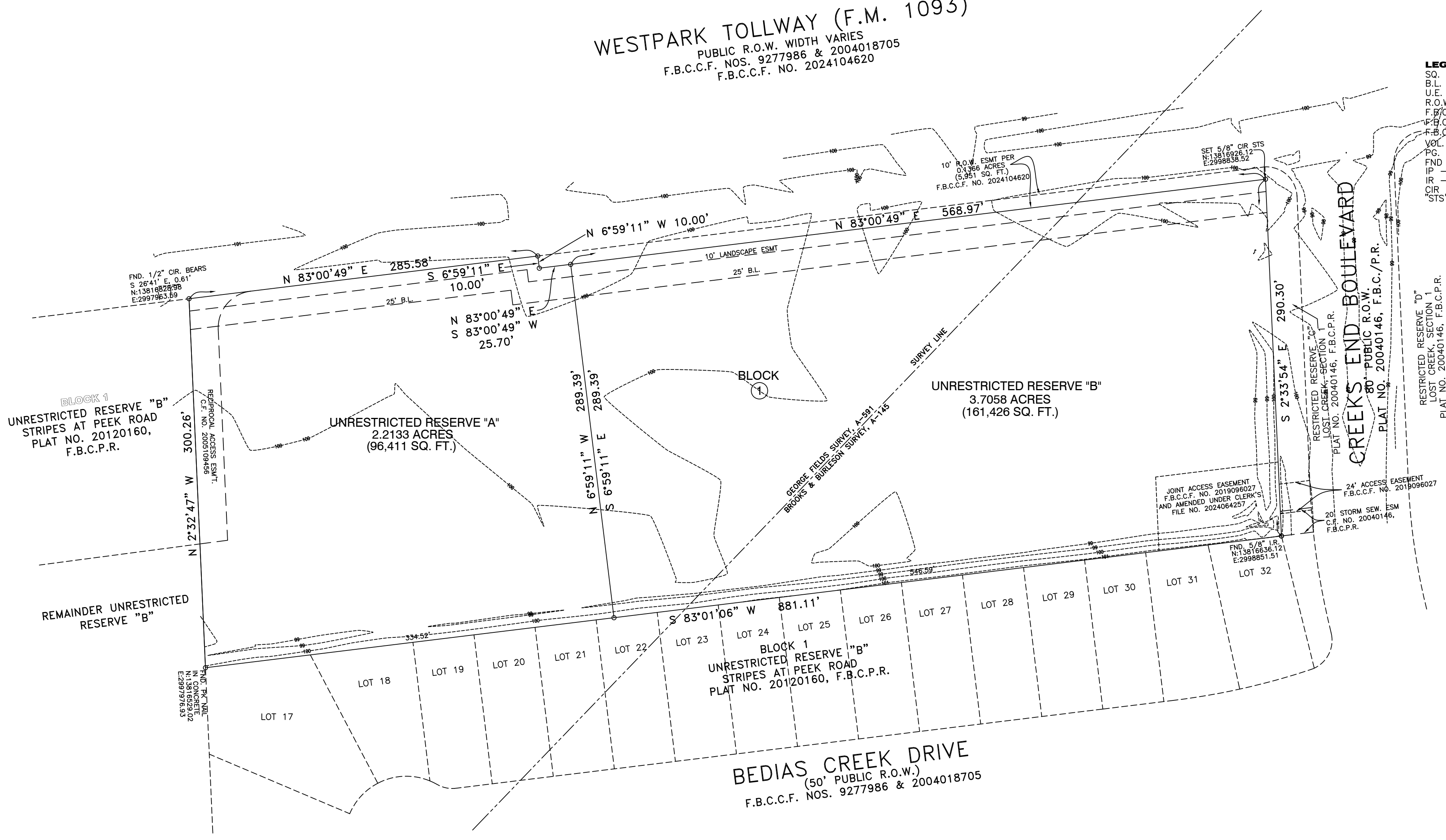
By: Vonn Tran
Secretary

DISTRICT NAMES	
Drainage District	Fort Bend County Drainage District
School District	Lamar CISD
Extra-Territorial Jurisdiction	City of Houston ETJ
LID	Fort Bend LID 12
MUD	Fort Bend MUD 50
ESD	Harris - Fort Bend County ESD 100
Redevelopment Authority	Parkway Lakes Development EDA - North FB Redevelopment Authority

BLOCK 1
UNRESTRICTED RESERVE "A"
CALLED 11,455 ACRES
WESTPARK TOLLWAY APARTMENTS
PLAT NUMBER 20190067, F.B.C.P.R.

BLOCK 1
UNRESTRICTED RESERVE "A"
CALLED 20.66 ACRES
CINCO AT FM 1093 APARTMENTS
PLAT NUMBER 20190067, F.B.C.P.R.

WESTPARK TOLLWAY (F.M. 1093)
PUBLIC R.O.W. WIDTH VARIES
F.B.C.C.F. NOS. 9277986 & 2004018705
F.B.C.C.F. NO. 2024104620



- LEGEND:
- SQ. FT. - SQUARE FEET
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - R.O.W. - RIGHT OF WAY
 - F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
 - F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
 - F.B.C.T.R.A. - FORT BEND COUNTY TOLL ROAD AUTHORITY
 - VOL. - VOLUME
 - P.C. - PAGE
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - COR - CAPPED IRON ROD
 - STS - STAMPED SOUTH TEXAS SURVEYING

I, J. Stacy Slawinski, 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
Fort Bend County Engineer

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

Vincent M. Morales, Jr. Grady Prestage
Precinct 1, County Commissioner Precinct 2, County Commissioner

W. A. Andy Meyers Dexter L. McCoy
Precinct 3, County Commissioner 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 recordation in my office on _____ o'clock _____ m. in plot number _____ of the plat records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

County Clerk Fort Bend County, Texas
By: _____
Deputy

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 BURLESON 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
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

- NOTES:
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
 - The top of all floor slabs shall be a minimum of 101.50 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.
 - 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.
 - 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: 0.99986312056595.
 - This property lies within zone "X" as per flood insurance rate maps, map number 48157C 0110L, dated April 02, 2014.
 - There are no pipelines or pipeline easements within the platted area shown hereon.
 - This plat lies within Light Zone LZ-3 of the Fort Bend County Lighting Ordinance.
 - This property lies within City of Houston ETJ, Fort Bend County, Lamar CISD, and Harris-Fort Bend ESD 100, Fort Bend LID 12, Fort Bend MUD 50, Parkway Lakes Development Redevelopment Authority.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the 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.
 - Unless otherwise indicated, the building lines [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.
 - Per an agreement with the Fort Bend County Toll Road Authority, no additional driveways along the frontage road will be allowed for the property with the exception of existing reciprocal access easement, recorded under clerk's file no. 2005109459, as shown.
 - 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.
 - 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.
 - PacFin6, Ltd. will have ownership and the maintenance responsibility of drainage easements and drainage reserves.
 - Restrictions as set forth in those instruments recorded under Instrument Nos. 2017058565, 2017119872 and 2019096027.