

- 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

GRAND MISSION HOME OWNERS ASSOCIATION, INC. C.F. NO. 2011027866 O.R.F.B.C.

KORONIS ENTERPRISES LTD. LLP C.F. NO. 2016090817 O.R.F.B.C.

SAZ MEDICAL SERVICES, L.P. C.F. NO. 2016006459 O.R.F.B.C.

DRY LAND & CATTLE CO. SURVEY, A-451
BENJAMIN ORSBURN SURVEY, A-390

0.1716 ACRES C.F. NO. 2012067822 O.R.F.B.C.

SEE INSET "A"

GRAND MISSION SECTION TWO SLIDE NOS 914A AND 914B F.B.C.P.R.

UNRESTRICTED RESERVE "A"

UNRESTRICTED RESERVE "C" 2.0286 AC. / 88.366 SO.FT.

UNRESTRICTED RESERVE "B" 2.0179 AC. / 87.900 SO.FT.

UNRESTRICTED RESERVE "A" 1.2164 AC. / 52.988 SO.FT.

GRAND MISSION SEC. 5 SLIDE NO. 2560/B F.B.C.P.R.

WESTPARK TOLLWAY (FM 1093) (WIDTH VARIES)

UNRESTRICTED RESERVE "D" 1.0079 AC. / 43.904 SO.FT.

ALEXAN GRAND MISSION APARTMENTS PLAT NO. 20070265 F.B.C.P.R.

UNRESTRICTED RESERVE "F" 1.0026 AC. / 43.672 SO.FT.

ALEXAN GRAND MISSION APARTMENTS PLAT NO. 20070265 F.B.C.P.R.

GENERAL NOTES:

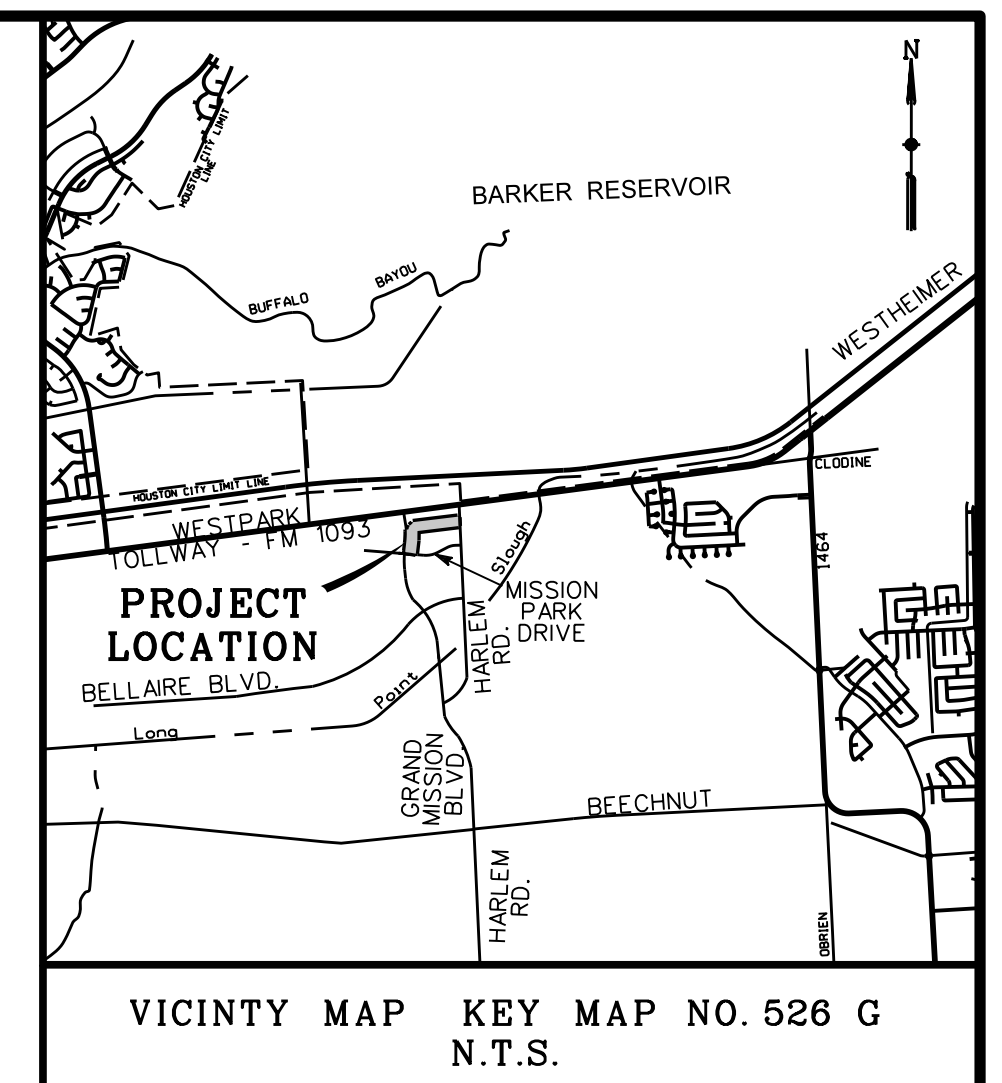
1. THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, DATED APRIL 15, 2019 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATERLINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; H.L.P. INDICATES HOUSTON LIGHTING AND POWER; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; R.O.W. INDICATES RIGHT-OF-WAY; AND F.H.E. INDICATES FIRE HYDRANT EASEMENTS.
3. 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 1.0001168.
4. THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, PAGE NUMBERS 481570130 L, DATED APRIL 02, 2014.
5. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, AND FORT BEND INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY LID NO. 12, GRAND MISSION MUD NO. 1, FORT BEND COUNTY / HARRIS ESD NO. 4 AND THE CITY OF HOUSTON ETJ.
6. CONTROL BENCHMARK: NORTH FORT BEND WATER AUTHORITY CONTROL POINT NUMBER 220 5/8" IRON ROD WITH A NORTH FORT BEND WATER AUTHORITY ALUMINUM CAP SET IN THE MEDIAN OF SOUTH PEER ROAD, SOUTH OF THE BANK OF BUFFALO BAYOU, APPROXIMATELY 1,400 FEET NORTH OF SPRING WALK DRIVE ELEVATION = 106.70 NAVD 1988, (2002 AD).
7. 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.
8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 94.40 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. IN ADDITION, ALL TOP OF SLAB ELEVATIONS SHALL BE A MINIMUM OF 12" ABOVE ALL IMPACTING MAXIMUM PONDING / SHEET FLOW ELEVATIONS AS CALCULATED DURING FUTURE SITE DESIGNS.
9. 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.
10. 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 PROVISION 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.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004.
14. 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.
15. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
16. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA.
17. 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.
18. 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.
19. THIS PLAT IS SUBJECT TO AN ACCESS AGREEMENT WITH FORT BEND COUNTY TOLL ROAD AUTHORITY RECORDED IN C.F. NO. 2007154830, OF THE O.R.F.B.C.

LINE DATA TABLE

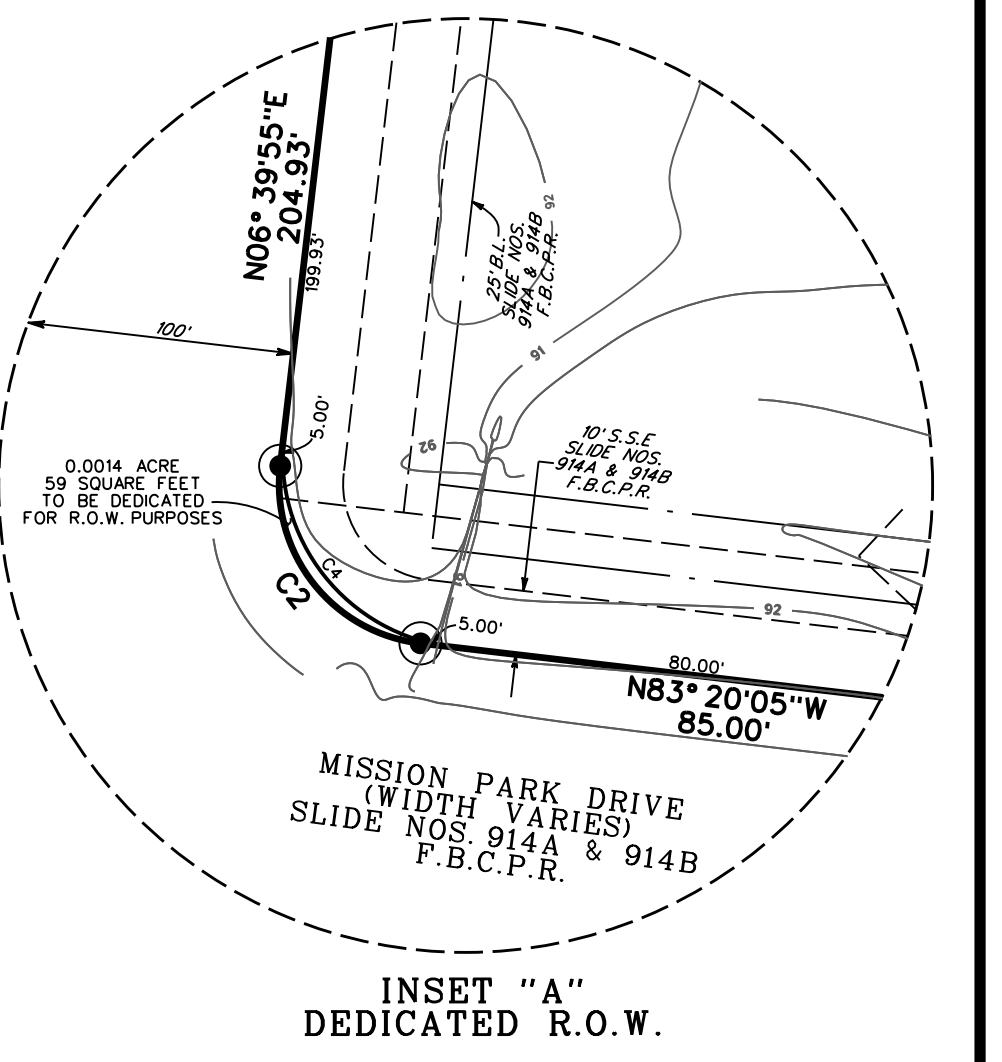
NUMBER	DIRECTION	DISTANCE (FEET)
L1	S49°29'52"E	20.36
L2	N01°19'53"W	40.55
L3	N88°43'07"E	39.02
L4	N18°21'25"E	40.62
L5	N30°06'55"E	20.25
L6	N06°57'00"W	13.76

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	32.50	500.00	3° 43' 25"	N81° 28' 23" W	32.49
C2	39.27	25.00	90° 0' 0"	N38° 20' 05" W	35.36
C3	284.33	2050.00	7° 58' 48"	N02° 41' 31" E	284.10
C4	47.12	30.00	90° 0' 0"	N38° 20' 05" W	42.43



TERRAVISTA LAKES, LLC. C.F. NO. 2006064288 O.R.F.B.C.



GRAND MISSION RESERVES

A SUBDIVISION OF 9.5828 ACRES LOCATED IN THE DAY LAND AND CATTLE CO. SURVEY, A-451 AND IN THE BENJAMIN ORSBURN SURVEY, A-390 FORT BEND COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF GRAND MISSION SECTION TWO UNRESTRICTED RESERVES "A" AND "B", AS RECORDED IN SLIDE NOS 914A AND 914B, OF THE FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS

REASON FOR REPLAT: (IS TO SUBDIVIDE A PORTION OF UNRESTRICTED RESERVE "A" AND THE REMAINING PORTION OF UNRESTRICTED RESERVE "B" AND REMOVE A 16' UTILITY EASEMENT WITH A 7' AERIAL EASEMENT)

0 LOTS 1 BLOCK 6 RESERVES

SCALE: 1"=60' DATE: JULY, 2019

OWNER:
WESTPARK REAL ESTATE, LLC.
A TEXAS LIMITED LIABILITY COMPANY
3618 ACORN WOOD WAY
HOUSTON, TEXAS 77059
PHONE NO. 281-546-0324
AJAY K. JAIN, MEMBER

ENGINEER/SURVEYOR:
Costello
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486