Plat showing survey of and location of improvements on Lot No. Twenty-One (1) in Block No. Three (3) of Grand River Subdivision (Slide 1650/A, 1650/B, 1651/A, 1651/B, 1652/A, 1652/B, 1653/A, 1653/B, and 1654/A; Plat Records of Fort Bend County, Texas) being in the Randall Jones Survey, Abstract No. 42, Fort Bend County, Texas.

I, C. Tim Griffith, a Registered Professional Land Surveyor of the State of Texas, do hereby state that this survey was made on the ground, that this plat represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards for a Category 1B, Condition III Survey.

As per the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map for Fort Bend County, Texas, and Incorporated Areas (Map No. 48157C0210J, Effective Date January 3, 1997), it appears that a portion of this lot lies within Zone X Shaded – Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood, a portion of this lot lies within Zone AE – Base flood elevations determined, and a portion of this lot lies within Zone A – No base flood elevations determined.

C. Tim Griffith, R.P.L.S. No. 4349

October 16, 2007

Plat Prepared By:

KELLY R. KALUZA & ASSOCIATES, INC.
Consulting Engineers and Surveyors
3014 Avenue I
Rosenberg, Texas 77471
(281) 341-0808

STATE OF TEXAS REGISTERED C. TIM GRIFFITH 4349 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 50'

NOTES:

1) Restrictions: (Slide Nos. 1650/A&B, 1651/A&B, 1652/A&B, 1653/A&B, & 1654/A; P.R.); (F.B.C.C.F. No. 9443909); (F.B.C.C.F. No. 9775092); (F.B.C.C.F. No. 2002130178); (F.B.C.C.F. No. 2004128270); (F.B.C.C.F. No. 2004128271).

2) Annual maintenance charge (F.B.C.C.F. No. 9775092).

3) The "100-year flood hazard area" is subject to change as detailed studies become available and/or as watershed or channel conditions change. The floodplain information cited on this plat is to be used to determine flood insurance rates and is not intended to identify specific flooding conditions.

LEGEND:

R.O.W. – RIGHT-OF-WAY
VOL. – VOLUME
PG. – PAGE
D.R. – DEED RECORDS OF FORT BEND COUNTY
O.R. – OFFICIAL RECORDS OF FORT BEND COUNTY
P.R. – PLAT RECORDS OF FORT BEND COUNTY
F.B.C.C.F. – FORT BEND COUNTY CLERK'S FILE No.
U.E. – UTILITY EASEMENT

N 02°20'53" W 23.33'

Δ= 1°11'33"
R=1035.00'
L=21.54'
T=10.77'
C=N 01°45'07" W 21.54'

Δ=10°19'54"
R=1035.00'
L=186.63'
T=93.57'
C=N 04°00'37" E 186.38'

S 88°48'40" E 37.88'

S 52°27'26" E 250.99'

S 51°10'12" E 234.07'

S 24°18'25" E 149.74'

S 29°14'08" E 185.03'

S 21°02'48" W 514.99'

FUTURITY LANE (70' R.O.W.)

N 08°10'34" E 387.25'

LOT 21
3.875 AC.

LOT 20
4.771 AC.

GRAND RIVER
(SLIDE No. 1650/A&B, 1651/A&B, 1652/A&B, 1653/A&B, & 1654/A; P.R.)

0.572 ACRES IN DRAINAGE EASEMENT (WIDTH VARIES)

DRAINAGE EASEMENT

FOUND 5/8" IRON ROD

SET 5/8" IRON ROD

℄ EXISTING GULLY

25' U.E.W.E.

35'

60' B.L.

67.37'

100' B.L. (F.B.C.C.F. No. 2002130178)

447.62'

100'

60'

10' U.E.

ELECTRICAL BOX

℄ TRIPLE CROWN DRIVE
(70' R.O.W.)

Δ=80°24'21"
R=25.00'
L=35.08'
T=21.13'
C=N 31°01'37" W 32.27'

Δ=37°17'00"
R=335.00'
L=217.99'
T=113.01'
C=N 52°35'17" W 214.16'

LOT 26
5.739 AC.

LOT 25
5.188 AC.

LOT 24
4.509 AC.

LOT 22
4.638 AC.

KNIGHT & WHITE SURVEY
ABSTRACT NO. 46

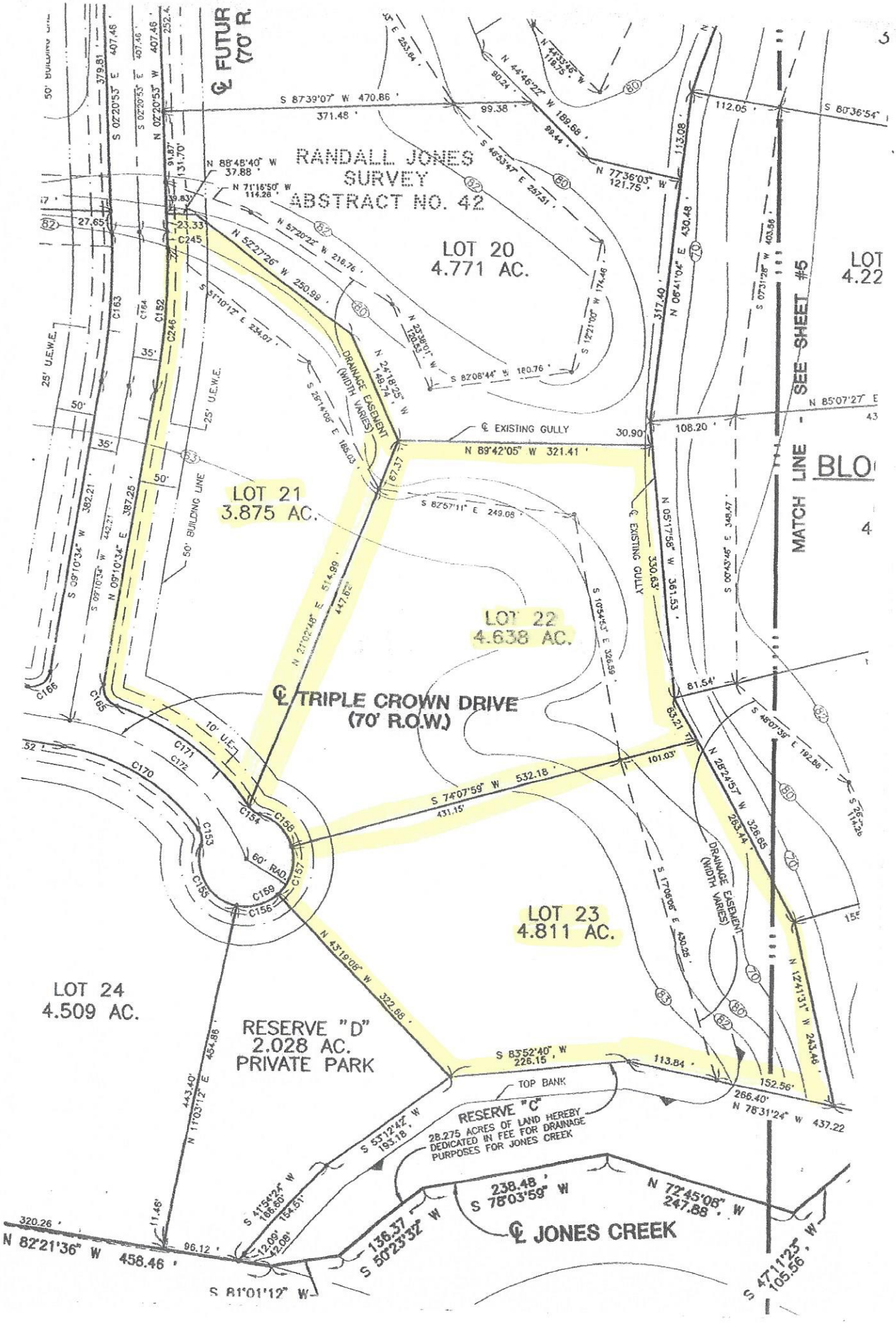
RANDALL JONES SURVEY
ABSTRACT NO. 42

GRAND RIVER REPLAT No. 1
(SLIDE Nos. 1867/B, 1868/A&B, 1869/A&B, P.R.)

SURVEY LINE

BLOCK No. 3

FILE NAME: GrandRiver21-3.dwg
PLOT DATE: 10/16/07 @ 3:03 pm


RANDALL JONES SURVEY
ABSTRACT NO. 42
LOT 20
4.771 AC.
LOT 21
3.875 AC.
LOT 22
4.638 AC.
LOT 23
4.811 AC.
LOT 24
4.509 AC.
℄ TRIPLE CROWN DRIVE
(70' R.O.W.)
RESERVE "D"
2.028 AC.
PRIVATE PARK
RESERVE "C"
28.275 ACRES OF LAND HEREBY
DEDICATED IN FEE FOR DRAINAGE
PURPOSES FOR JONES CREEK
℄ JONES CREEK
℄ EXISTING GULLY
DRAINAGE EASEMENT
(WIDTH VARIES)
50' BUILDING LINE
25' U.E.W.E.
10' U.E.
60' RAD.
TOP BANK
MATCH LINE - SEE SHEET #5
℄ FUTUR
(70' R.
LOT
4.22
BLO