

PLAT RECORDING SHEET

PLAT NAME: Second Baptist Church No. 3

PLAT NO: _____

ACREAGE: 47.40

LEAGUE: W. M. Andrus Survey

ABSTRACT NUMBER: 752

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Second Baptist Church a Texas Non-profit Corporation

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SECOND BAPTIST CHURCH, A TEXAS NON-PROFIT CORPORATION, ACTING BY AND THROUGH ITS OFFICERS, MOLTON GOODRUM, JR., CHAIRMAN AND LOYD DALTON, SECRETARY OF THE BOARD OF DIRECTORS, OWNERS HEREBY REFERRED, TO AS OWNERS OF THE 47.40 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SECOND BAPTIST CHURCH NO. 3, DO HEREBY HAVE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LAWS, ORDINANCES, RESTRICTIONS AND NOTATIONS ON SAID MAPS, OR PLAT AND HEREBY INDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, ON PERMANENT ACCESS EASEMENTS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREON 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 PURPOSES, FOREVER UNDESTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SEVENTEEN FEET (17' 0") PERMETER GROUND EASEMENTS, FROM A PLANE BETWEEN FEET (16' 0") ABOVE GROUND LEVEL, UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DEDICATED WITH AERIAL EASEMENTS (S.U. AND A.E.) AS DEDICATED AND NOTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY ONE FEET, SIX INCHES (31' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER UNDESTRUCTED 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 SEVENTEEN FEET (17' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE BETWEEN FEET (16' 0") ABOVE GROUND LEVEL, UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DEDICATED WITH AERIAL EASEMENTS (S.U. AND A.E.) AS DEDICATED AND NOTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY WARRANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY EFFLUENT THINGS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE UTILITY OTHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS 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 EXISTING DRAINAGE DITCHES, DRAINAGE DITCHES, OR OTHER DRAINAGE FACILITIES LOCATED IN SAID PLAT AS EASEMENTS FOR DRAINAGE PURPOSES, DRAINAGE DITCHES, DRAINAGE DITCHES, OR OTHER DRAINAGE FACILITIES, OR ANY OTHER DRAINAGE FACILITY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY WARRANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DRAINAGE DITCH, OR OTHER DRAINAGE FACILITY, SHALL BE RESTRICTED TO KEEP SUCH DRAINAGE DITCHES AND EASEMENTS CLEAR OF FENCES, BALANCE, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH OBSTRUCTING PROPERTY SHALL NOT BE PERMITTED TO DRIFT 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 OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS, AND DO HEREBY WARRANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT IN JANUARY 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN WITNESS WHEREOF, SECOND BAPTIST CHURCH, A TEXAS NON-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MOLTON GOODRUM, JR., ITS BOARD CHAIRMAN, THEREAFTER, AND ATTESTED BY LOYD DALTON, ITS BOARD ASSISTANT SECRETARY THIS _____ DAY OF _____ 2013.

SECOND BAPTIST CHURCH
A TEXAS NON-PROFIT CORPORATION

BY: _____ ATTEST:
MOLTON GOODRUM, JR. BOARD CHAIRMAN LOYD DALTON, BOARD ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED, AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOLTON GOODRUM, JR. AND LOYD DALTON, CHAIRMAN AND ASSISTANT SECRETARY RESPECTIVELY OF THE BOARD OF DIRECTORS, SHOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED, AND IN THE CAPACITY THEREIN AND NOTED STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2013.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

I, MY DEAR CHAIRMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO 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 PERMETER BOUNDARY CORNERS, INCLUDING ALL POINTS, PORTS OF CORNER, AND OTHER POINTS OF REFERENCE ON THE BOUNDARY OF THE SUBDIVISION HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RINGS 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.

MY DEAR CHAIRMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4345
JAMES H. CREED, INC.
TEXAS LICENSE NO. 10177908



I, JAMES H. CREED, P.E., 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.

JAMES H. CREED, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 8488
ELITE ASSOCIATES, INC.
TEXAS LICENSE NO. 829

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SECOND BAPTIST CHURCH NO. 3 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 _____ 2013.

BY: _____ MARLENE L. GARNICK, SECRETARY
MARLENE L. GARNICK, SECRETARY

I, RICHARD W. SKELLES, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING PLANS 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 INTERSECTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. SKELLES, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____ 2013.

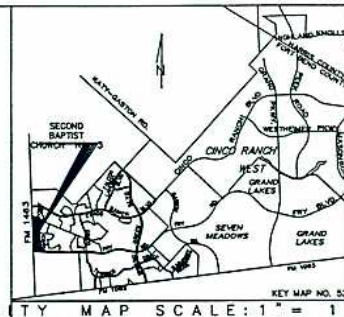
BY: _____ GRADY PRESTAKE, COMMISSIONER, PRECINCT 3
GRADY PRESTAKE, COMMISSIONER, PRECINCT 3

BY: _____ ROBERT E. HENERT, COUNTY CLERK
ROBERT E. HENERT, COUNTY CLERK

I, DANNAE WILSON, 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 _____ 2013, AT _____ O'CLOCK _____ A.M., IN PLAT NUMBER _____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: _____ DANNAE WILSON, COUNTY CLERK
DANNAE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS



VICINITY MAP SCALE: 1" = 1

- NOTES:
1. BL INDICATES BUILDING LINE.
 2. LK INDICATES UTILITY EASEMENT.
 3. SEE INDICATES SANITARY SEWER EASEMENT.
 4. WLE INDICATES WATER LINE EASEMENT.
 5. STM INDICATES STORM SEWER EASEMENT.
 6. F/A INDICATES FIRE ALARM.
 7. F.A.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS.
 8. F.A.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS.
 9. F.A.C.O.R. INDICATES FORT BEND COUNTY DEED RECORDS.
 10. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4304 STATE PLANE COORDINATES (DAVED) AND MAY BE BROUGHT TO SURFACE BY APPLYING (OPENED BY) THE FOLLOWING COMBINED SCALE FACTOR OF 0.999999999.
 11. BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
 12. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, THE SURVEYOR RELIES ON A CITY PLANNING LETTER DATED BY FLEMING TITLE COMPANY DATED _____ 2013, FILE NO. 1057712120.
 13. THE RADIIUS ON ALL BLOCK CORNERS IS 25.00 FEET UNLESS OTHERWISE NOTED.
 14. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO ENSURE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 46 CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 15. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS PLAT UNLESS SHOWN OTHERWISE.
 16. THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF FORT BEND COUNTY.
 17. THIS PLAT LIES WITHIN CHAND SOUTHWEST MANORIAL UTILITY DISTRICT NO. 3, THE FORT BEND COUNTY DRAINAGE DRAINAGE DISTRICT AND THE CITY OF HOUSTON EXTRA-TERRESTRIAL JURISDICTION.
 18. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE L23.
 19. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE ORDINANCE MANUAL, WHICH ALLOWS STREET PARKING WITH INTERSECTING RAMP-ALL EVENTS.
 20. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
 21. TOPOGRAPHY IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY MORM & CREED, INC. IN MAY, 2013. ELEVATIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2001 ADJUSTMENT.
 22. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 15.00 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 MEAN SEA LEVEL.
 23. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 24. ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 25. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 1810000101, EFFECTIVE DATE JANUARY 3, 1995, THE SUBJECT PROPERTY LIES WITHIN UNDEVELOPED ZONE S, AREAS RETURNED TO BY OUTSIDE, 500-YEAR FLOODPLAIN. THIS INFORMATION IS AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND MORM & CREED, INC. ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.
 26. NO CONSTRUCTION IS TO BEGIN UNTIL THE PLAT IS FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK, FORT BEND COUNTY, TEXAS.
 27. CHAND CONTROL MONUMENT NO. CH-102 (CH-102A, 102B, 102C, 102D, 102E, 102F, 102G, 102H, 102I, 102J, 102K, 102L, 102M, 102N, 102O, 102P, 102Q, 102R, 102S, 102T, 102U, 102V, 102W, 102X, 102Y, 102Z) IS A BRASS DISH SET IN CONCRETE LOCATED APPROXIMATELY AS SHOWN, HAVING AN ELEVATION OF 155.17 FEET, REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1983, 2001 ADJUSTMENT.
 28. THE SUBJECT PROPERTY IS SUBJECT TO RESTRICTIONS AS RECORDED UNDER CLIENT'S FILE NO. 1010000107 AND NOTED UNDER CLIENT'S FILE NO. 1010000107 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

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SECOND BAPTIST CHURCH NO. 3

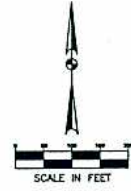
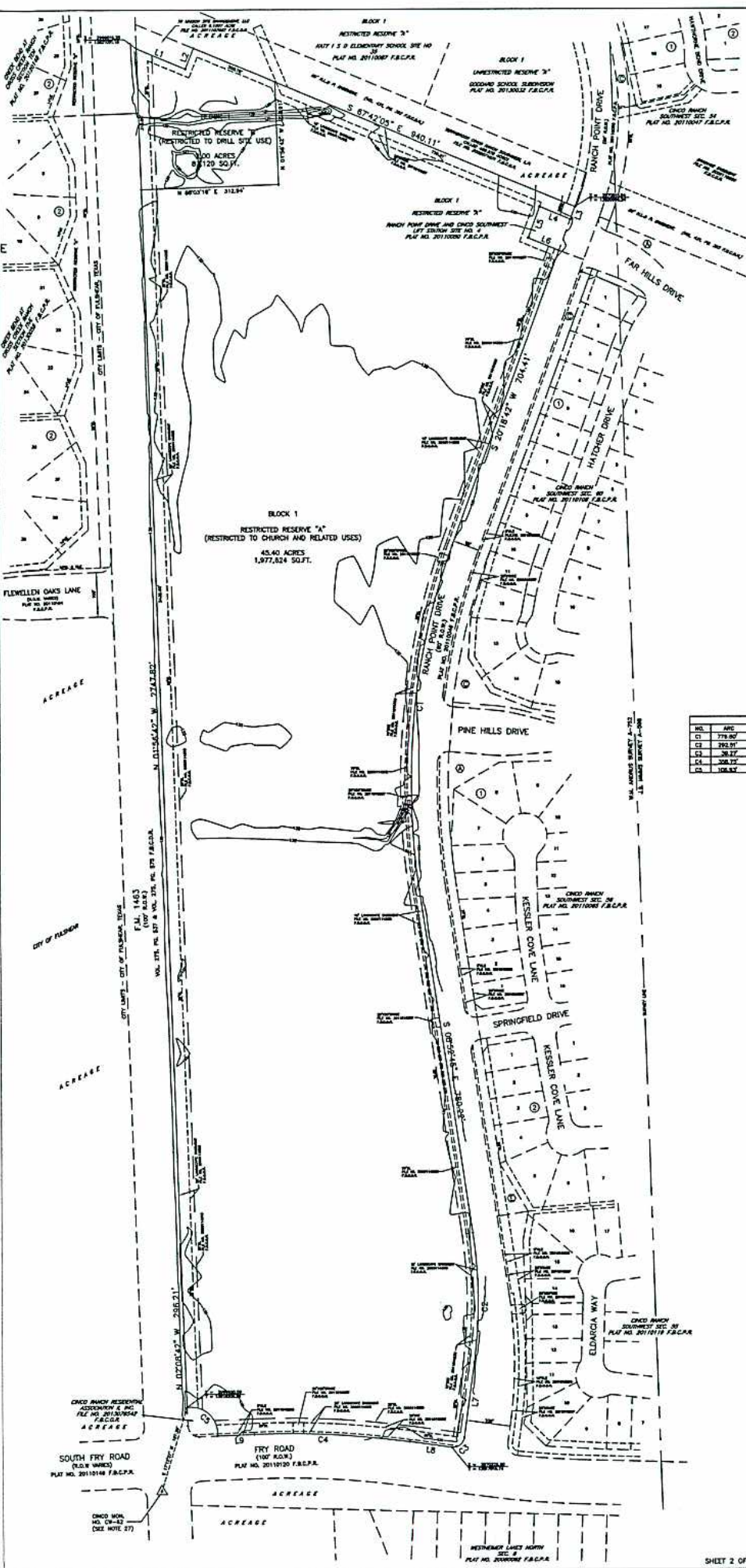
BEING A SUBDIVISION OF 47.40 ACRES OUT OF
THE W. M. ANDRUS SURVEY, A-752
FORT BEND COUNTY, TEXAS

2 RESERVES
SCALE: 1" = 100'

1 BLOCK
AUGUST, 2013

OWNERS
SECOND BAPTIST CHURCH
A TEXAS NON-PROFIT CORPORATION
8402 WOODWAY DRIVE
HOUSTON, TEXAS 77057
713-248-2332

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
5737 Woodway Drive, Suite 175
Houston, TX 77057
713-409-0201
www.mckimcreed.com



NO.	BEARING	DISTANCE
11	S 84°42'00"E	130.00'
12	N 82°17'00"E	80.00'
13	S 80°14'00"E	80.00'
14	N 87°48'00"W	75.00'
15	S 80°18'00"W	75.00'
16	N 74°54'00"E	75.00'
17	S 62°54'00"W	80.00'
18	N 82°03'00"E	80.00'
19	S 74°54'00"E	80.00'

NO.	ARC	DELTA	CHORD	CHORD BEARS	CHORD DIST.
C1	178.80°	28°11'37"	155.00'	S 80°14'00"E	77.50'
C2	280.91°	18°48'37"	1040.00'	S 60°28'00"E	520.48'
C3	26.87°	180°00'	75.00'	S 82°17'00"E	38.28'
C4	208.17°	103°01'34"	508.00'	N 87°48'00"W	254.00'
C5	108.87°	50°57'00"	80.00'	N 74°54'00"E	40.00'

SECOND BAPTIST CHURCH NO. 3

BEING A SUBDIVISION OF 47.40 ACRES OUT OF
THE W. M. ANDRUS SURVEY, A-752
FORT BEND COUNTY, TEXAS

2 RESERVES 1 BLOCK
SCALE: 1" = 100' AUGUST, 2013

OWNERS
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8400 WOODWAY DRIVE
HOUSTON, TEXAS 77057
713-621-0000
www.mckimcreed.com

