

PLAT RECORDING SHEET

PLAT NAME: Grace Community Bible Church

PLAT NO: _____

ACREAGE: 12.68

LEAGUE: Samuel Isaacs League

ABSTRACT NUMBER: 35

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Grace Community Bible Church

(DEPUTY CLERK)

			<p>This tract lies within Zones "X-Shaded," "AE" & "A" of the Flood Insurance Rate Map, Community No. 480231, Map Number 48157C0120L, Panel 0120, Suffix "L" with a date of April 2, 2014, and revised under Case No. 17-06--0094P, dated October 18, 2016 for Fort Bend County, Texas and incorporated areas.</p> <p>Zone "A" is defined as Special Flood Hazard Areas inundated by 100-year flood. No base flood elevations determined.</p> <p>Zone "AE" is defined as Special Flood Hazard Areas inundated by 100-year flood. Base flood elevations determined.</p> <p>Zone "X Shaded" is defined as 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.</p>
LINE	BEARING	DISTANCE	
L1	N 37°55'47" W	96.14'	
L2	N 64°43'16" W	51.36'	
L3	N 83°41'15" W	10.89'	
L4	S 00°53'08" E	93.53'	

- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement does not create liability on the part of the surveyor.
- The location of the flood zone lines shown herein were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones|Carter, Inc. assumes no liability as to the accuracy of the location of the flood zone limits.
- Bearings and coordinates are based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
- Elevations shown hereon are based on GPS observations taken July 30, 2016, and processed using the NGS OPUS online program. Stations referenced were Wharton CORS, Rosenberg CORS, and Addicks 1795 CORS. Datum is NAVD88.
- The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (NAD83) and may be brought to surface by applying the following combined scale factor of 0.99987643.
- Temporary Benchmark "A" being a set ½ IP w/Cap Marked "Kalkomey Control Point", as shown herein. Elevation = 88.78' (NAVD88).
- Elevations used for delineating contour lines are based upon U.S.C&G.S. datum, NAVD88.
- This plat was prepared to meet City of Richmond and Fort Bend County requirements.
- 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.
- B.L. indicates building line; U.E. indicates utility easement; STM. S.E. indicates storm sewer easement; W.L.E. indicates water line easement; P.E. indicates sanitary sewer easement; H.L. & P.E. indicates Houston Lighting and Power easement; D.E. indicates drainage easement; I.P. indicates property line.
- All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easements through an approved drainage structure.
- Site plans shall be submitted to the City of Richmond for staff review and approval prior to construction. Driveway requirements for the locations, widths and offset, from an intersection and any existing driveways or proposed driveways, shall conform to the design standards of the City of Richmond.
- This tract lies wholly within Lamar Consolidated Independent School District, Fort Bend County, and a portion within the City of Richmond Extra Territorial Jurisdiction.
- Approval of this plat will expire one year from City Commission approval if not recorded in the Real Property Records of the County of Fort Bend.
- This tract is located in Lighting Zone LZ3 in Fort Bend County.
- Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following condition: the driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement.
- This plat was prepared from information furnished by StarTex Title Agency, G.F. No. 5225002709, effective date Dec. 13, 2017. The surveyor has not abstracted the above property.
- The minimum slab elevation shall be 90.80', eighteen inches (18") above the 100-year flood plain elevation and maximum ponding elevation, eighteen inches (18") above natural ground, or twelve inches (12") above the top of curb at the front of the lot, whichever is higher. 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.
- Sidewalks shall be built per Section 4.5.201 of the City of Richmond's Unified Development Code.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both side of all dedicated right-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.
- There are no known pipelines or pipeline easements within the limits of the plat boundary.
- 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.
- All drainage easements shall be owned and maintained by the property owner, Grace Community Bible Church, and maintenance responsibility shall transfer to any future owners upon transfer of ownership.

These standard symbols will be found in the drawing.

P.O.B." - POINT OF BEGINNING

"IRS" - SET 5/8" IR W/CAP
"JONES/CARTER"

F.B.C.T. - PLAT RECORDS,
FORT BEND CO., TX.

F.B.C.T. - DEED RECORDS,
FORT BEND CO., TX.

F.B.C.T. - OFFICIAL RECORDS,
FORT BEND CO., TX.

F.B.C.T. - OFFICIAL PUBLIC RECORDS,
FORT BEND CO., TX.

ETJ - EXTRA TERRITORIAL JURISDICTION

THE PURPOSE OF THIS PLAT IS TO COMBINE
5 TRACTS INTO ONE RESERVE

[illegible]

Texas Board of Professional Land Surveying Registration No. 10046104
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