

PLAT RECORDING SHEET

PLAT NAME: New Wine Chapel Rosenberg

PLAT NO: _____

ACREAGE: 5.2321

LEAGUE: J. J. Dickerson Survey, B.B.B.&C R.R. Co. Survey No. 1

ABSTRACT NUMBER: 401, 127

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: New Wine Chapel, a Texas Non-profit Corporation

(DEPUTY CLERK)

STATE OF TEXAS:
COUNTY OF FORT BEND:

We, New Wine Chapel, a Texas non-profit organization, acting by and through Adeleke Samuel Banjo, Chairperson, hereinafter referred to as Owner of the 5.2321 acre tract described in the above and foregoing map of NEW WINE CHAPEL ROSENBERG, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owner does 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 tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner does hereby dedicate to the public a strip of land twenty (20') 0" feet wide on each side of the center line of any and all boulevards, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Rosenberg, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any time for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner does 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 is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation 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, Owner does 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, New Wine Chapel, a Texas non-profit organization, has caused these presents to be signed by Adeleke Samuel Banjo, Chairperson, thereunto authorized, this ____ day of _____, 2018.

New Wine Chapel, a Texas non-profit organization

Adeleke Samuel Banjo, Chairperson

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared Adeleke Samuel Banjo, Chairperson of New Wine Chapel, a Texas non-profit organization, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and on behalf of such entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public in and for the State of _____

My Commission Expires _____ Notary Public

This is to certify that the Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of NEW WINE CHAPEL ROSENBERG, in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg, as shown hereon and authorizes the recording of this plat this ____ day of _____, 2018.

James Urbish, Chairperson

Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of NEW WINE CHAPEL ROSENBERG, in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg, as shown hereon and authorizes the recording of this plat this ____ day of _____, 2018.

William Benton, Mayor

Danyel Swint, City Secretary

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD 83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9999789904.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0400 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
4. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
5. THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 81.5 FEET ABOVE MEAN SEA LEVEL, OR 18 INCHES ABOVE NATURAL GROUND, 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.
6. CONTOURS SHOWN HEREON ARE PER FIELD SURVEY PERFORMED ON MAY 19, 2017, AND ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 09).
7. ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
8. THIS PLAT LIES WHOLLY WITHIN THE FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED BD, THE ETJ OF THE CITY OF ROSENBERG, AND FORT BEND COUNTY, TEXAS.
9. 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.
10. THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L22.
11. - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
12. THERE ARE NO VISIBLE OR KNOWN APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.
13. 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.
14. ALL DETENTION FACILITIES/STRUCTURES SHALL BE OWNED, MAINTAINED AND OPERATED AS REFLECTED IN F.B.C.C.F. NO. 2018052708.
15. ASSENT 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. 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 FENCES.
16. THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
17. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, G.F. NO. 1060701800048, EFFECTIVE DATE MAY 3, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
18. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
19. BENCHMARK: NGS C.O.R.S. REFERENCE STATIONS (NAVD '88)
20. THE PROJECT BENCHMARK FOR THIS PROJECT IS A BOX CUT ON ROP NEAR EAST CORNER OF SUBJECT TRACT, AS SHOWN. $X=2,998,170.81$
 $Y=13,730,782.80$
ELEVATION = 80.10' (NAVD '88)
21. SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN VOL. 441, PG. 143 AND VOL. 408, PG. 573 OF THE DEED RECORDS OF FORT BEND COUNTY; AND ALSO FORT BEND COUNTY CLERK'S FILE NOS. 2017122357.

ACREAGE
JACK E. CLARK INTERESTS, L.P.
16.540 ACRES
(F.B.C.C.F. NO. 2018007381)

UNRESTRICTED
RESERVE "A"
4.8175 ACRES
(209,849 SQ. FT.)

BLOCK ①

NEW WINE CHAPEL
(F.B.C.C.F. NO. 2015061728)
(F.B.C.C.F. NO. 2015061729)

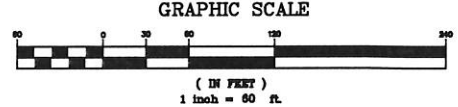
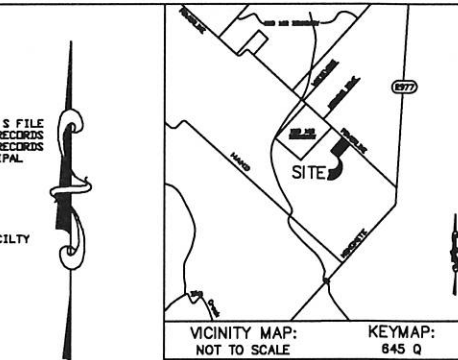
Brian Nesvadba, R.P.L.S.
Texas Registration No. 5778



Nikodem I. Oleto, P.E.
Texas Registration No. 79423



- LEGEND**
- B.L. - BUILDING LINE
 - ESMT - EASEMENT
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - F.B.C.M.U.D. - FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 167
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - L.E. - LANDSCAPE EASEMENT
 - R.W. - RIGHT OF WAY
 - S.W.C.F.E. - STORM WATER CONTROL FACILITY EASEMENT
 - SQ. FT. - SQUARE FEET
 - W/ - WITH



I, Richard W. Stollie, P.E., 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.

Richard W. Stollie, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas this ____ day of _____, 2018.

Vincent M. Morales, Jr., Commissioner
Precinct 1

Grady Prestage, Commissioner
Precinct 2

Robert E. Hebert, County Judge

W. A. "Andy" Meyers, Commissioner
Precinct 3

James Patterson, Commissioner
Precinct 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDED IN MY OFFICE ON _____, 2018, AT ____ O'CLOCK ____ M., IN PLAT NUMBER(S) _____ 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: LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: DEPUTY

**NEW WINE CHAPEL
ROSENBERG**
A 5.2321 ACRE TRACT OF LAND
IN THE J.J. DICKERSON SURVEY, ABSTRACT NO. 401, AND
IN THE B.B.B. & C. R.R. CO. SURVEY NO. 1,
ABSTRACT NO. 127,
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

~ Owner ~

NEW WINE CHAPEL

a Texas non-profit corporation

1108 FM 2977

Richmond, Texas 77469

PHONE: (281) 467-6206

~ Surveyor ~

TEXAS ENGINEERING AND MAPPING COMPANY

12718 Century Drive

Stafford, TX 77477

PHONE: (281) 491-2525 FAX: (281) 491-2535

SURVEYING FIRM NO. 10118006 / ENGINEERING FIRM NO. F-8008

JOB NO. 1323-1

JUNE 10, 2018