

PLAT RECORDING SHEET

PLAT NAME: Trinity Baptist Church of Katy Replat No 1

PLAT NO: _____

ACREAGE: 16.65

LEAGUE: I. & G. N. R.R. Co Survey

ABSTRACT NUMBER: A 365

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Trinity Baptist Church of Katy

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND
WE, TRINITY BAPTIST CHURCH OF KATY, TEXAS ACTING BY AND THROUGH, LYNOLD DEW, BEING DIRECTOR OF TRINITY BAPTIST CHURCH OF KATY, TEXAS, OWNER HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 16.660 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TRINITY BAPTIST CHURCH OF KATY REPLAT NO. 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEVIATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), 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 ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBTAINED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBTAINED 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 SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTAL THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE 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 COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004.

IN TESTIMONY WHEREOF, THE TRINITY BAPTIST CHURCH OF KATY, TEXAS HAS CAUSED THESE PRESENTS TO BE SIGNED BY LYNOLD DEW, DIRECTOR, THEREUNTO AUTHORIZED.

THIS THE 17 DAY OF November, 2021

TRINITY BAPTIST CHURCH OF KATY, TEXAS

BY: Lynold Dew
LYNOLD DEW, DIRECTOR

THE STATE OF TEXAS
COUNTY OF Fort Bend

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LYNOLD DEW, DIRECTOR, TRINITY BAPTIST CHURCH OF KATY, TEXAS, 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 AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

BY:

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17 DAY OF November, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KATHY L. SHELLEN, PRESIDENT, PROSPERITY BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS TRINITY BAPTIST CHURCH OF KATY, TEXAS, AGAINST THE PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN THE COUNTY CLERK'S FILE NO. 2011107935 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIENS AND HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: Kathy L. Shelden
KATHY L. SHELLEN, PRESIDENT

THE STATE OF TEXAS
COUNTY OF Fort Bend

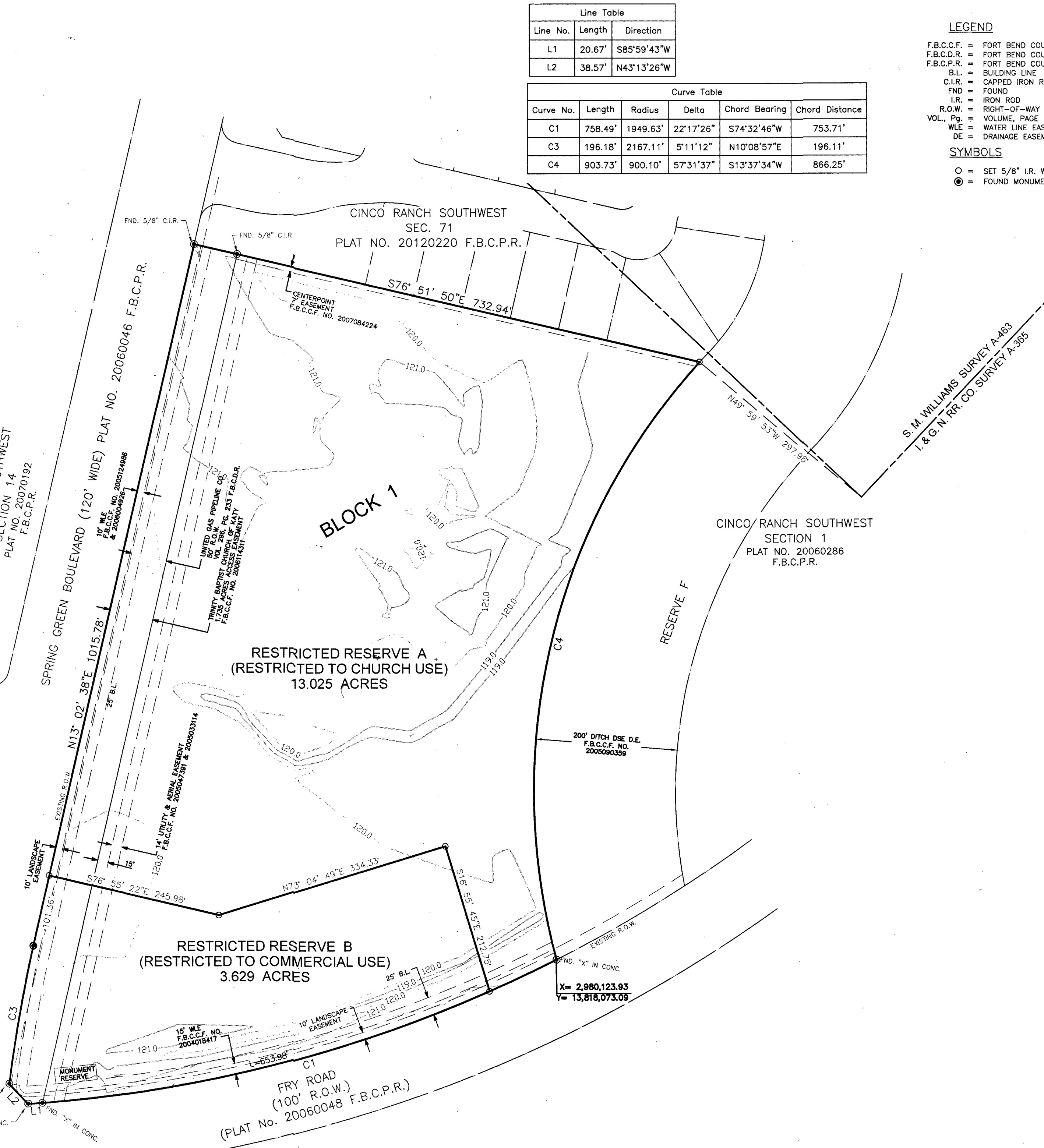
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHY L. SHELLEN, PRESIDENT, PROSPERITY BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17 DAY OF November, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

1. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. ALL DISTANCES ARE HORIZONTAL, GROUND LEVEL LENGTHS AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998869901.
3. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 UTILIZING NATIONAL GEODETIC SURVEY MONUMENT SHOSCO 86 WITH AN ELEVATION OF 136.56 FEET AND F 1280 WITH AN ELEVATION OF 127.37 FEET. SITE BENCHMARK IS AT ONE (1) LETTERS "USA" ON THE TOP FLANGE OF THE FIRE HYDRANT LOCATED APPROXIMATELY 100 FEET NORTH OF FRY ROAD ON THE EAST SIDE OF SPRING GREEN BOULEVARD WITH AN ELEVATION 123.92.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY ABSTRACT SERVICES OF HOUSTON, FILE NO. 7910-21-2532, DATE: SEPTEMBER 29, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
5. SUBJECT TO RESTRICTIONS AS SET FORTH IN CLERK'S FILE NO'S. 2006114308, 2006114312, 2011102411 AND 2017137221, F.B.C.C.F.; AND IN PLAT NO. 20120021 F.B.C.M.R.
6. ALL KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
7. THIS PLAT LIES WITHIN FORT BEND COUNTY OUTDOOR LIGHTING ZONE L23.
8. THIS PLAT WAS PREPARED TO MEET FORT BEND COUNTY REQUIREMENTS.
9. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
11. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
12. THIS PLAT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBERS 48157C0110L AND 48157C0109L, BOTH REVISED APRIL 2, 2014.
13. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 122.15 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAIN, WHICHEVER IS HIGHER. THE MINIMUM SLAB ELEVATION LISTED ABOVE DOES NOT ACCOUNT FOR ON-SITE DETENTION AND PONDING. ELEVATIONS, WHICH MUST BE CHECKED AT THE TIME OF SITE PLAN DEVELOPMENT.
14. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS 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.
15. 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 A.D.A.
16. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SYSTEM.
17. FUTURE DEVELOPMENT OF EACH RESERVE MAY REQUIRE ON-SITE DRAINAGE AND DETENTION FACILITIES WITHIN A DEDICATED EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNER.
18. ABSENT WRITTEN AUTHORIZATION BY THE AFFETED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTAINED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS REMOVED BY ANY PUBLIC UTILITY OR THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT 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.

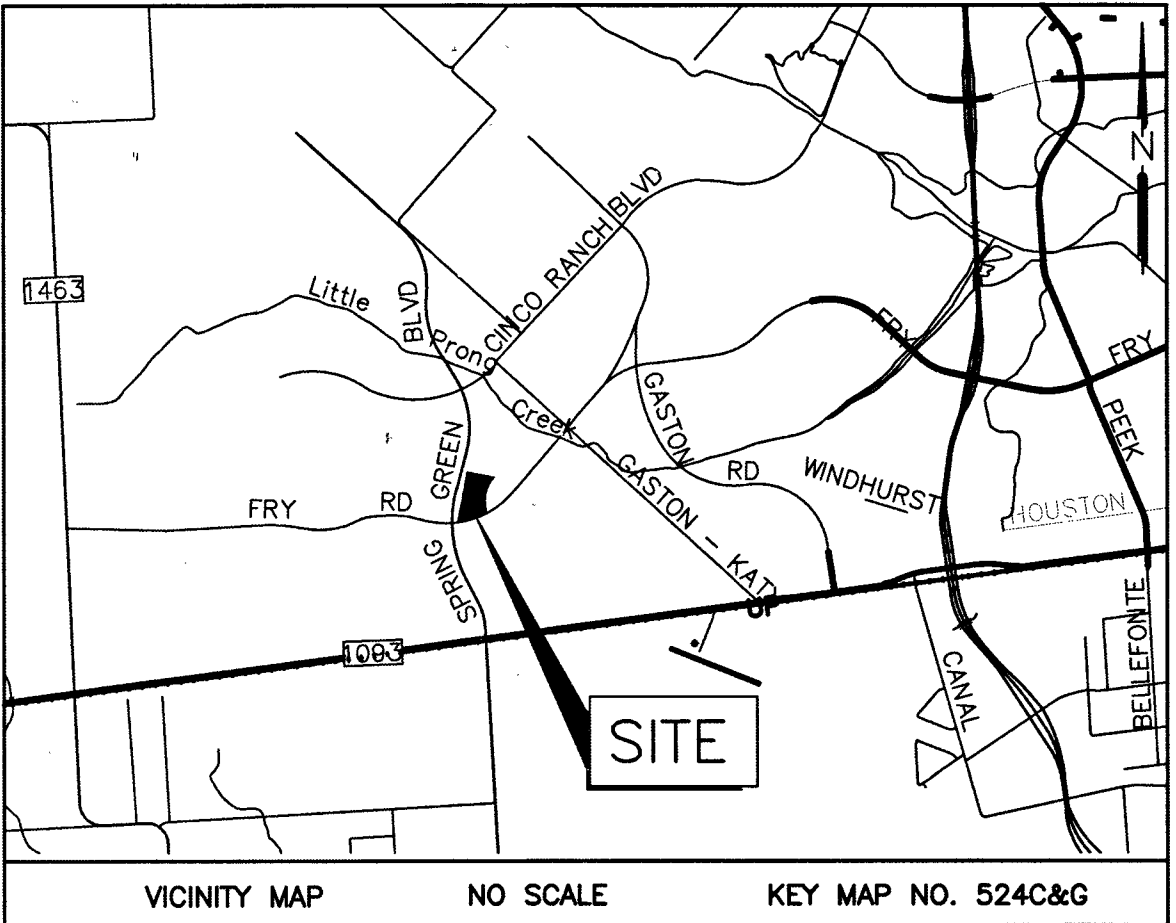
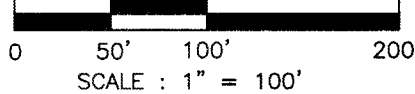


DISTRICT NAMES	
COUNTY ASSISTANCE	DISTRICT 1
DISTRICT	CINCO SOUTHWEST M.U.D. #2
M.U.D.	KATY I.S.D.
SCHOOL	HOUSTON
CITY E.T.J.	HOUSTON
UTILITY	CENTERPOINT POWER
UTILITY	CENTERPOINT GAS
FIRE	FORT BEND CO. ESD NO. 4
DRAINAGE	FORT BEND CO. DRAINAGE DISTRICT
SUBSIDENCE	FORT BEND CO. SUBSIDENCE DISTRICT

Line Table		
Line No.	Length	Direction
L1	20.67'	S85°59'43"W
L2	38.57'	N43°13'26"W

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	758.49'	1949.63'	22°17'26"	S74°32'46"W	753.71'
C3	196.18'	2167.11'	5°11'12"	N10°08'57"E	196.11'
C4	903.73'	900.10'	57°31'37"	S13°37'34"W	866.25'

LEGEND
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
B.L. = BUILDING LINE
C.I.R. = CAPPED IRON ROD
FND = FOUND
I.R. = IRON ROD
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME, PAGE
W.E. = WATER LINE EASEMENT
DE = DRAINAGE EASEMENT
SYMBOLS
○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)



I, _____, 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.

FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

VINCENT MORALES, JR. COMMISSIONER, PRECINCT 1 GRADY PRESTAGE COMMISSIONER, PRECINCT 2

KP GEORGE COUNTY JUDGE

W.A. "ANDY" MEYERS COMMISSIONER, PRECINCT 3 KEN DeMARCHANT 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 RECORDATION IN MY OFFICE ON _____ 2021, A.D., AT _____ O'CLOCK (A.M. OR P.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.

LAURA RICHARD CLERK OF THE COUNTY FORT BEND COUNTY, TEXAS

BY: _____ DEPUTY

TRINITY BAPTIST CHURCH OF KATY REPLAT NO 1

A SUBDIVISION OF A 16.65 ACRE TRACT OF LAND, BEING A REPLAT OF ALL OF RESTRICTED RESERVE "A", BLOCK 1 OF TRINITY BAPTIST CHURCH OF KATY, A SUBDIVISION IN FORT BEND COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT No. 20120021 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS LOCATED IN THE I.&G.N. R.R. CO. SURVEY ABSTRACT No. 365

RESERVES: 2 BLOCK: 1

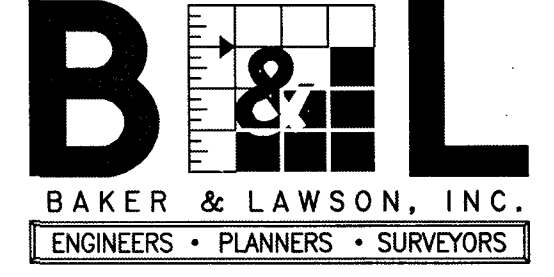
REASON FOR REPLAT: TO CREATE 2 RESERVES
DATE: JULY, 2021

OWNER:

TRINITY BAPTIST CHURCH OF KATY
10000 SPRING GREEN BLVD.
KATY, TEXAS 77494
281-579-6724

SURVEYOR:

4005 TECHNOLOGY DRIVE,
SUITE 1530 ANGLETON,
TEXAS 77515 (979) 849-6681
TBPELS No. 10052500
REG. NO. F-825
B&L No. 14767



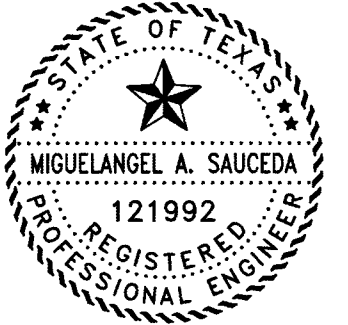
I, PHIL HAMMONS, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS 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.

SIGNED: Phil Hammons MASTER
PHIL HAMMONS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5840



ENGINEERS PLAT AFFIDAVIT

I, MIGUEL ANGEL A. SAUCEDA, 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.



The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992

DATE: 11/5/21

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF TRINITY BAPTIST CHURCH OF KATY, TEXAS 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 6th DAY OF December, 2021.

BY: Margaret Wallace Brown MARGARET WALLACE BROWN ACIP, CIVIL-A
BY: H. Rodriguez H. RODRIGUEZ ACIP, CIVIL-A