

**PLAT RECORDING SHEET**

**PLAT NAME:** Calvary Southwest Houston

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 5.1715

\_\_\_\_\_

**LEAGUE:** Moses Shipman League

\_\_\_\_\_

**ABSTRACT NUMBER:** 86

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 2

\_\_\_\_\_

**OWNERS:** Forever Families, Inc. and Calvary Chapel Southwest Houston

\_\_\_\_\_

\_\_\_\_\_  
**(DEPUTY CLERK)**



STATE OF TEXAS:  
COUNTY OF FORT BEND:

We, Forever Families, INC., a Texas non-profit corporation, acting by and through Sophia Davis-Fields, President, Valencia Dotson, Vice President, and Calvary Chapel Southwest Houston, a Texas non-profit corporation, acting by and through Brett Bergstrom, President, and Ron Hindt, Secretary; hereinafter referred to as Owners of the 5.1715 acre tract described in the above and foregoing map of CALVARY SOUTHWEST HOUSTON, 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, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11' 6") 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 ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. & 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 designed with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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

FURTHER, Owners do 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 operations and maintenance of the drainage facility and that such obutting property shall not be permitted to drain 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 Incorporated 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 THE, Forever Families, INC., a Texas non-profit corporation, acting by and through Sophia Davis-Fields, President, and Valencia Dotson, Vice President, thereunto authorized, this \_\_\_\_ day of \_\_\_\_, 2022.

By: Forever Families, INC.,  
a Texas non-profit corporation

Sophia Davis-Fields, President  
Valencia Dotson, Vice President

STATE OF TEXAS:

COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, on this day personally appeared Sophia Davis-Fields, President, and Valencia Dotson, Vice President, of Forever Families, INC., a Texas non-profit corporation, known 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 therein expressed and in the capacity therein stated and on behalf of such corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_, 2022.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_  
Notary Public

IN TESTIMONY WHEREOF THE, Calvary Chapel Southwest Houston, a Texas non-profit corporation, acting by and through Brett Bergstrom, President, and Ron Hindt, Secretary, thereunto authorized, this \_\_\_\_ day of \_\_\_\_, 2022.

By: Calvary Chapel Southwest Houston,  
a Texas non-profit corporation

Brett Bergstrom, President  
Ron Hindt, Secretary

STATE OF TEXAS:

COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, on this day personally appeared Brett Bergstrom, President, and Ron Hindt, Secretary, of Calvary Chapel Southwest Houston, a Texas non-profit corporation, known 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 therein expressed and in the capacity therein stated and on behalf of such corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_, 2022.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_  
Notary Public

#### 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 0.99986965995.
- 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-0315 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF 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 FLOODING 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 TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 68.05 FEET ABOVE MEAN SEA LEVEL (NAVD '88). 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' ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 6.) CONTOURS SHOWN HEREON ARE FROM A SURVEY ON THIS TRACT PERFORMED IN THE FIELD ON JANUARY 5, 2022, AND ARE BASED ON GPS OBSERVATIONS USING NGS CORS. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
- 7.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 8.) ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, FORT BEND ESD NO. 7, FORT BEND INDEPENDENT SCHOOL DISTRICT, AND FORT BEND COUNTY, TEXAS.
- 9.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, 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.
- 10.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3.
- 11.) • - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: "MOKIM & CREED", UNLESS OTHERWISE NOTED.
- 12.) THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS 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 BY THE OWNER(S) OR THEIR REPRESENTATIVES FOR THE ENTIRE DURATION OF THE FACILITY/STRUCTURE, IF APPLICABLE.
- 15.) ABSENT 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 AT 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 FENCING.
- 16.) 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.
- 17.) CONSTRUCTION PLANS FOR NEW DEVELOPMENT SHALL BE SUBMITTED TO FORT BEND COUNTY DRAINAGE DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION ON SITE. CONSTRUCTION PLANS SHALL INCLUDE A DRAINAGE IMPACT ANALYSIS WITH DETAILS TO MITIGATE ADVERSE DRAINAGE CONDITIONS OF ADJACENT PROPERTIES. DRAINAGE EASEMENTS SHALL BE DEDICATED FOR ANY FACILITIES DESIGNED TO OFFSET ANY DRAINAGE IMPACTS.
- 18.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN SINCLAIR REFINING COMPANY EASEMENT RECORDED IN VOL. 178, PG. 525 OF THE FORT BEND COUNTY DEED RECORDS.

We, Castle Family Trust, owner and holder of a lien against the property described in the plat known as CALVARY SOUTHWEST HOUSTON, in instrument of record in Fort Bend County Clerk's File Nos. 2021195092 and 2021195095, do hereby in all things subordinate to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

This \_\_\_\_ day of \_\_\_\_, 2022.

By: \_\_\_\_\_

By: \_\_\_\_\_  
(Print Name and Title)

STATE OF TEXAS:

COUNTY OF \_\_\_\_\_:

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_,

\_\_\_\_\_ of Castle Family Trust, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

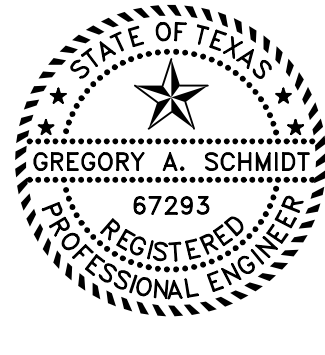
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_, 2022.

Notary Public in and for the State of \_\_\_\_\_

My Commission Expires \_\_\_\_\_  
Notary Public

I, Gregory A. Schmidt, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

Gregory A. Schmidt, P.E.  
Texas Registration No. 67293



I, Robert Chris Kelly, am authorized 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 rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Robert Chris Kelly, R.P.L.S.  
Texas Registration No. 6833

#### LEGEND

- B.L. - BUILDING LINE
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- R.O.W. - RIGHT OF WAY
- SQ.FT. - SQUARE FEET
- W/ - WITH

#### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

I, J. STACY SLAWINSKI, 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.

J. STACY SLAWINSKI, P.E.,  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS \_\_\_\_ DAY OF \_\_\_\_, 2022.

VINCENT M. MORALES, JR., COMMISSIONER  
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER  
PRECINCT 2

KP GEORGE, COUNTY JUDGE

W. A. "ANDY" MEYERS, COMMISSIONER  
PRECINCT 3

KEN R. DEMERCHANT, 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 \_\_\_\_\_, 2022, 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

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	N/A
LID	N/A
DID	N/A
SCHOOL	FORT BEND ISD
FIRE	FORT BEND ESD 7
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT
OTHER	F.W.S.D. #1

## CALVARY SOUTHWEST HOUSTON

A SUBDIVISION OF A 5.1715 ACRE TRACT .  
OF LAND BEING A REPLAT OF A PORTION OF  
LOT 7 AND LOT 8, BLOCK 22,  
COCHRAN & McCLUER SUBDIVISION  
(VOL. 58, PG. 75; F.B.C.D.R.)  
IN THE MOSES SHIPMAN LEAGUE,  
ABSTRACT NO. 86,  
FORT BEND COUNTY, TEXAS

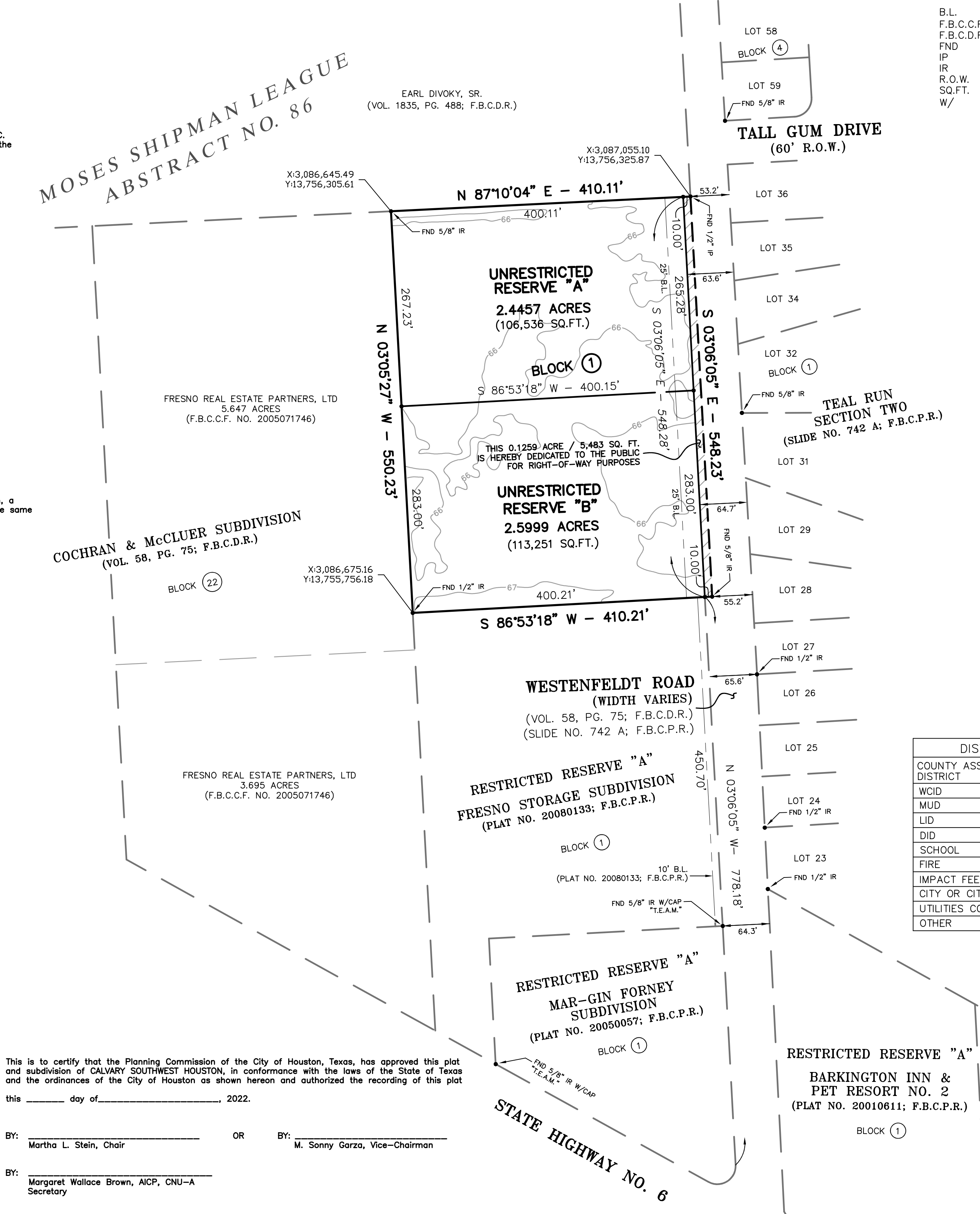
1 BLOCK - 2 RESERVES - 0 LOTS

~ OWNERS ~

**FOREVER FAMILIES, INC.**  
a Texas non-profit corporation  
12125 Highway 6, Suite A  
Fresno, Texas 77545  
PHONE: 832.329.2277

~ SURVEYOR ~  
**MCKIM & CREED**  
ENGINEERS, SURVEYORS, PLANNERS  
12718 Century Drive  
Stafford, Texas 77477  
281.491.2525  
www.mckimcreed.com  
TBEPLS Firm Registration No. 10177600  
JOB NO. 08814-0001  
APRIL 27, 2022

**CALVARY CHAPEL SOUTHWEST HOUSTON**  
a Texas non-profit corporation  
4402 Whitehaven Pine Way  
Rosharon, Texas 77583  
PHONE: 823.693.2312



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CALVARY SOUTHWEST HOUSTON, 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 \_\_\_\_, 2022.

By: \_\_\_\_\_ OR By: \_\_\_\_\_  
Martha L. Stein, Chair M. Sonny Garza, Vice-Chairman

By: \_\_\_\_\_  
Margaret Wallace Brown, AICP, CNU-A  
Secretary