

# PLAT RECORDING SHEET

**PLAT NAME:** Arcola Farms Replat No 2

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

**ACREAGE:** 3.0021

**LEAGUE:** Manuel Escalera Survey

**ABSTRACT NUMBER:** A-170

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 6

**NUMBER OF RESERVES:** 2

**OWNERS:** Non-Denominational Church of the Lord Jesus Christ;

Gustavo De La Luz-Soto and Anallely Diaz Leal Lopez

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, FIRST NON-DENOMINATIONAL CHURCH OF THE LORD JESUS CHRIST, ACTING BY AND THROUGH, JAMES E. TURNER AND JOSEPHINE TURNER TRUSTEES, AND GUSTAVO DE LA LUZ-SOTO AND ANALLELY DIAZ LEAL LOPEZ (OWNER OF LOT 5), HERINAFTER REFERRED TO AS OWNER OF THE 3.0021 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ARCOLA FARMS AMENDING REPLAT NO. 2 DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, 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, WE DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, I WE 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 TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, I WE 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 BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES; FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, I 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 ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

THE OWNERS HEREBY CERTIFY THAT THIS REPLAT OR AMENDING PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. WE FURTHER CERTIFY THAT NO PORTION OF THE AREA TO BE REPLATED IS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

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, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, FIRST NON-DENOMINATIONAL CHURCH OF THE LORD JESUS CHRIST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES E. TURNER AND JOSEPHINE TURNER, ITS TRUSTEES AND GUSTAVO DE LA LUZ-SOTO AND ANALLELY DIAZ LEAL LOPEZ (OWNER OF LOT 5) THERE UNTO AUTHORIZED, THIS DAY OF 2024.

FIRST NON-DENOMINATIONAL CHURCH OF THE LORD JESUS CHRIST

BY: JAMES E. TURNER, TRUSTEE

BY: JOSEPHINE TURNER, TRUSTEE

BY: GUSTAVO DE LA LUZ-SOTO, OWNER OF LOT 5

BY: ANALLELY DIAZ LEAL LOPEZ, OWNER OF LOT 5

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NAME, JAMES E. TURNER AND JOSEPHINE TURNER TRUSTEES, OF FIRST NON-DENOMINATIONAL CHURCH OF THE LORD JESUS CHRIST, AND GUSTAVO DE LA LUZ-SOTO AND ANALLELY DIAZ LEAL LOPEZ, OWNER OF LOT 5, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2024.

PRINT NAME

NOTARY PUBLIC IN AND FOR  
FORT BEND COUNTY, TEXAS

PLAT NOTES:

- 1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.SE. INDICATES STORM EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE; EASEMENT INDICATES EASEMENT, F.B.C.C. FILE NO. INDICATES FORT BEND CLERKS FILE NUMBER; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS.
- 2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF CITY PLANNING LETTER ISSUED BY INTEGRITY TITLE.
- 3. THE BEARINGS SHOWN HERE ON ARE BASED ON STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999867155.
- 5. 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 THE CODE OF ORDINANCES, CITY OF ARCOLA, ETJ, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- 6. THIS PLAT LIES ENTIRELY WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
- 7. THIS PLAT WAS PREPARED TO MEET REQUIREMENTS OF THE CITY OF ARCOLA AND FORT BEND COUNTY.
- 8. THERE ARE NO PIPELINES OR PIPELINE EASEMENT WITHIN THE PLATTED AREA AS SHOWN HEREON.
- 9. THIS PROPERTY LIES ENTIRELY WITHIN THE CITY OF ARCOLA ETJ, FORT BEND COUNTY, AND IN FORT BEND INDEPENDENT SCHOOL DISTRICT.
- 10. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES 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 AMERICANS WITH DISABILITIES ACT.
- 11. 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.
- 12. T.B.M.: SET "X" CUT ON TOP OF CULVERT AT THE EAST END, NEAR SOUTHWEST CORNER. ELEVATION = 60.40 BENCHMARK.
- 13. WATER SERVICE IS PROVIDED BY PRIVATE WATER WELLS.

APPROVED BY MOTION ADOPTED BY THE CITY COUNCIL  
ON THE DAY OF 2024

CITY OF ARCOLA

BY: FRED BURTON, MAYOR ATTEST: SALLY CANTU, CITY SECRETARY

CERTIFICATE FOR SURVEYOR

I, HENRY M. SANTOS, 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

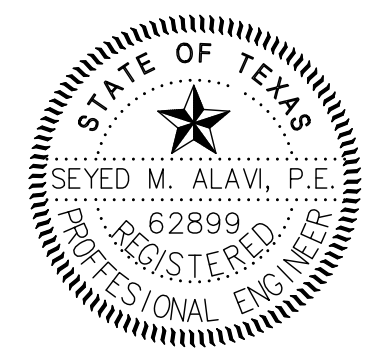


HENRY M. SANTOS  
TEXAS REGISTRATION NO. 5450

ENGINEER'S PLAT AFFIDAVIT

I, SEYED M. ALAVI, 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.

SEYED M. ALAVI, PE  
TEXAS REGISTRATION NO. 62899  
ARK ENGINEERING

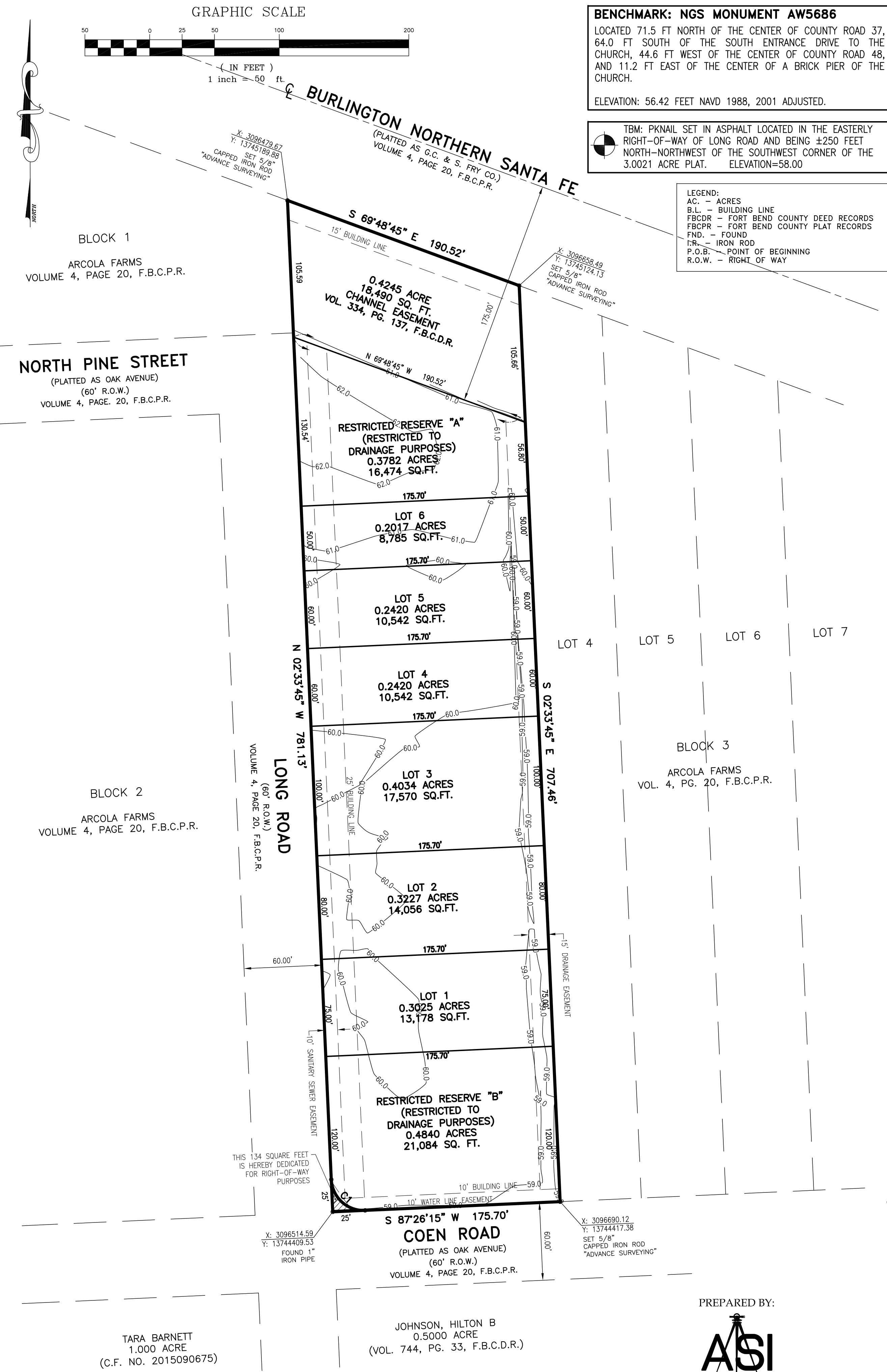


DISTRICT NAMES table with columns for W/OID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO. and their corresponding values.

TABLE OF POLITICAL JURISDICTION AND UTILITY PROVIDERS

Table listing utility providers for School, County, City, District, M.U.D., L.I.D., E.T.J., Sanitary Sewer, Water, Storm Sewer, Electricity, Gas, and Cable.

- 14. SANITARY SEWER SERVICE IS PROVIDED BY THE CITY OF ARCOLA.
- 15. ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 16. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF HOUSTON UTILITY EASEMENTS MUST BE KEPT UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED AT THE OWNERS EXPENSE.
- 17. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 18. THE PROPERTY OWNER SHALL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE EASEMENT AND THE DETENTION POND WITHIN "RESTRICTED RESERVES "A" AND "B". THE MAINTENANCE RESPONSIBILITY WILL TRANSFER TO THE NEW OWNER UPON THE SALE OF THE PROPERTY.
- 19. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 20. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 64.0 FEET ABOVE MEAN SEA LEVEL (NAVD83 DATUM). IN ADDITION, THE 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.
- 21. THIS PROPERTY LIES WITHIN THE AREA DESIGNATED AS UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS (F.I.R.M.) COMMUNITY PANEL NO. 48157C0455L, EFFECTIVE APRIL 2, 2014.
- 22. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION 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.

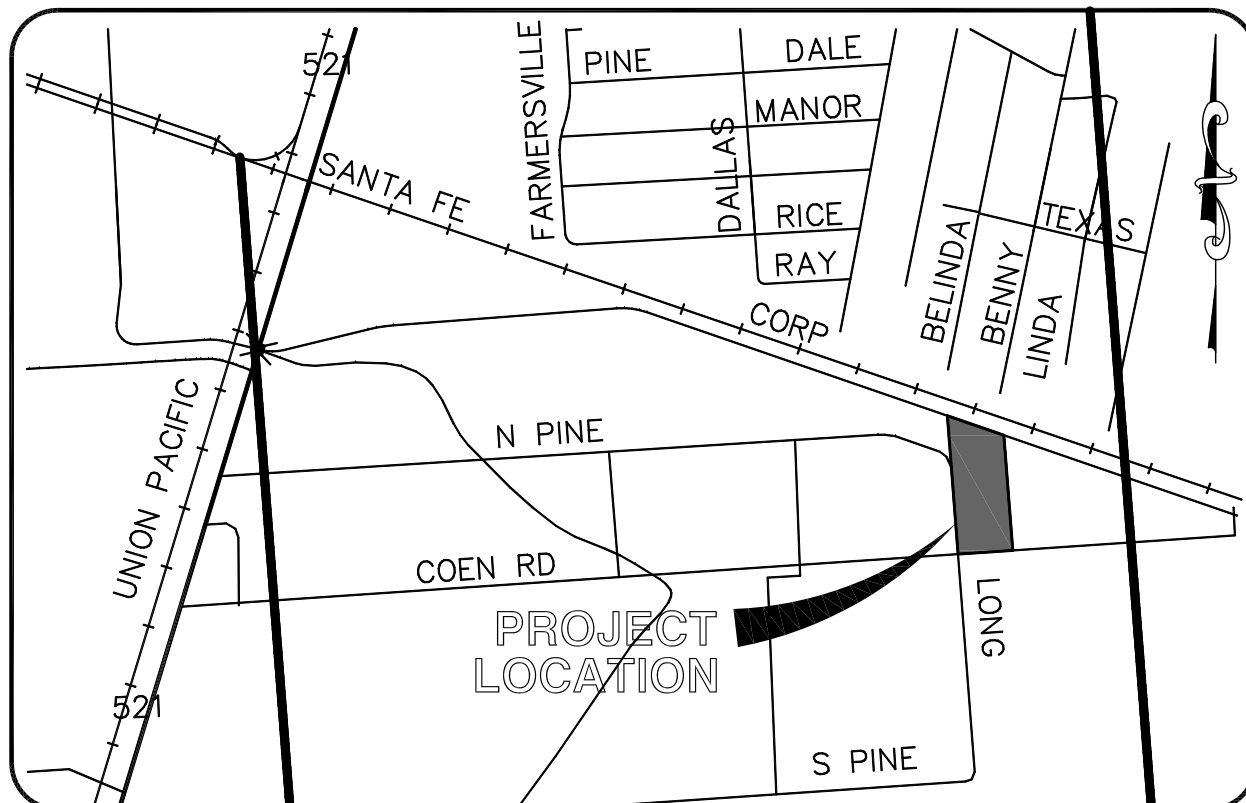


TARA BARNETT 1.000 ACRE (C.F. NO. 2015090675)  
JOHNSON, HILTON B 0.5000 ACRE (VOL. 744, PG. 33, F.B.C.D.R.)

BENCHMARK: NGS MONUMENT AW5686  
LOCATED 71.5 FT NORTH OF THE CENTER OF COUNTY ROAD 37, 64.0 FT SOUTH OF THE SOUTH ENTRANCE DRIVE TO THE CHURCH, 44.6 FT WEST OF THE CENTER OF COUNTY ROAD 48, AND 11.2 FT EAST OF THE CENTER OF A BRICK PIER OF THE CHURCH.  
ELEVATION: 56.42 FEET NAVD 1988, 2001 ADJUSTED.

TBM: PKNAIL SET IN ASPHALT LOCATED IN THE EASTERLY RIGHT-OF-WAY OF LONG ROAD AND BEING ±250 FEET NORTH-NORTHWEST OF THE SOUTHWEST CORNER OF THE 3.0021 ACRE PLAT. ELEVATION=58.00

LEGEND:  
AC. - ACRES  
B.L. - BUILDING LINE  
FBCCR - FORT BEND COUNTY DEED RECORDS  
FBCCR - FORT BEND COUNTY PLAT RECORDS  
FND. - FOUND  
I.R. - IRON ROD  
P.O.B. - POINT OF BEGINNING  
R.O.W. - RIGHT OF WAY



VICINITY MAP NOT TO SCALE  
KEY MAP NO.: 651M & 651R

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 2024.  
VINCENT M. MORALES, JR. PRECINCT 1, COUNTY COMMISSIONER  
GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER  
W.A. "ANDY" MEYERS PRECINCT 3, COUNTY COMMISSIONER  
DEXTER MCCOY PRECINCT 4, COUNTY COMMISSIONER  
KP GEORGE COUNTY JUDGE

I, LAURA RICHARD, 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 AT O'CLOCK M. IN PLAT NUMBER OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.  
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK FORT BEND COUNTY, TEXAS  
BY: DEPUTY

ARCOLA FARMS REPLAT NO 2  
A SUBDIVISION OF 3.0021 ACRES  
SITUATED IN THE MANUEL ESCALERA SURVEY, A-170, IN FORT BEND COUNTY, TEXAS; BEING ALL OF ARCOLA FARMS PARTIAL REPLAT NO. 1, RECORDED IN PLAT NUMBER 20170174 OF THE PLAT RECORDS, FORT BEND COUNTY, TEXAS.  
REASON FOR REPLAT  
TO CREATE SIX (6) LOTS, TWO (2) DEDICATION RESERVES, AND ONE (1) BLOCK  
SCALE: 1"=50' DATE: SEPTEMBER, 2023  
OWNERS:  
NON-DENOMINATIONAL CHURCH OF THE LORD JESUS CHRIST  
TEL. NO.: 832-279-7956  
ADDRESS: 900 LONG ROAD, ROSHARON, TX 77583  
OWNER OF LOT 5:  
GUSTAVO DE LA LUZ-SOTO AND ANALLELY DIAZ LEAL LOPEZ  
TEL. NO.: 832-633-7015  
ADDRESS: 898 LONG ROAD, ROSHARON, TX 77583

ADVANCE SURVEYING, INC.  
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099  
PHONE: 281 530-2939 FAX: 281 530-5464 EMAIL: advance\_survey@asi23.com  
www.advancesurveyingtx.com FIRM NO. 10099200

CURVE TABLE table with columns for CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH.

ARK ENGINEERING SEYED M. ALAVI, PE  
TEL. NO. 832-443-0142

JOB NO. 104747-14-04