

PLAT RECORDING SHEET

PLAT NAME: Legacy Hill

PLAT NO: _____

ACREAGE: 6.5908

LEAGUE: M.M. Battle Survey

ABSTRACT NUMBER: A-9

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: Oak Lake Baptist Church f/k/a Braeburn Baptist Church

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FREDDY LOWE, TRUSTEE AND JOHN LAWSON, TRUSTEE, BEING OFFICERS OF A OAK LAKE BAPTIST CHURCH F/K/A BRAEBURN BAPTIST CHURCH, OWNERS OF THE 6.5908 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LEGACY HILL, 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), 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, 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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (1' 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 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 UNOBSTRUCTED 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 THE 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 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 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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 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, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL 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 SHALL HEREBY BE 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 ABUTTING 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 UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE OAK LAKE BAPTIST CHURCH F/K/A BRAEBURN BAPTIST CHURCH, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FREDDY LOWE, TRUSTEE, HERETO AUTHORIZED, ATTESTED BY ITS TRUSTEE, JOHN LAWSON, AND ITS COMMON SEAL HERETO AFFIXED THIS _____ DAY OF _____, 2020.

OAK LAKE BAPTIST CHURCH F/K/A BRAEBURN BAPTIST CHURCH
BY: FREDDY LOWE, TRUSTEE ATTEST: JOHN LAWSON, TRUSTEE

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITIES, ON THIS DAY PERSONALLY APPEARED FREDDY LOWE, TRUSTEE AND JOHN LAWSON, TRUSTEE, 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 AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CHURCH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: _____

MY COMMISSION EXPIRES: _____

WE, TRADITION BANK, A TEXAS BANKING CORPORATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS LEGACY HILL, SAID LIEN BEING EVIDENCED BY INSTRUMENTS OF RECORD IN THE CLERK'S FILE NUMBER 2013034621, 2013034622 AND 2018055991 OF THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TRADITION BANK, A TEXAS BANKING CORPORATION
BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID BANK.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, CRAIG A. LANEY, 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 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 (3) FEET AND THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983-SOUTH CENTRAL ZONE.

CRAIG A. LANEY, R.P.L.S.
TEXAS REGISTRATION NO. 4507

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF LEGACY HILL SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS, AND THE ORDINANCE OF THE CITY OF HOUSTON, AS SHOWN HERON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2020.

BY: MARTHA L. STEIN, CHAIR OR MARGARET WALLACE BROWN AICP, CNU-A, SECRETARY

ATTEST: M. SONNY GARZA, VICE CHAIR

I, _____ 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.

BY: _____ NAME: _____

UNRESTRICTED RESERVE "A"
BLOCK 1

OAK LAKE ESTATES
SECTION 1
SLIDE NO. 1199 B, P.R.F.B.C.T.X.

LOT 17

RESTRICTED RESERVE "B"
(RESTRICTED FOR LANDSCAPING)

WEST AIRPORT BOULEVARD (100.00' R.O.W.)
(SLIDE NO. 741 B, F.B.C.M.R.)

THIS 0.0045 ACRE TRACT
196.02 SQUARE FEET
IS HEREBY DEDICATED TO
THE PUBLIC FOR R.O.W. PURPOSES

R=1950.00' L=269.09' Δ=07°54'24"
Ch.Brg-S89°01'28"E ~ 268.88'

RESTRICTED RESERVE "A"
(RESTRICTED FOR LANDSCAPING)

OLD RICHMOND ROAD (SLIDE NOS. 741 B & 1373 A, F.B.C.M.R.)
(VARIABLE WIDTH)

UNRESTRICTED RESERVE "B"
0.9131 ACRE TRACT
39,774.64 SQUARE FEET

UNRESTRICTED RESERVE "A"
4.4585 ACRE TRACT
194212.26 SQUARE FEET

BLOCK 1

0.7144 ACRE TRACT
STORM WATER CONTROL
FACILITIES ESMT.
(C.F.NO.2020029606)

UNRESTRICTED RESERVE "C"

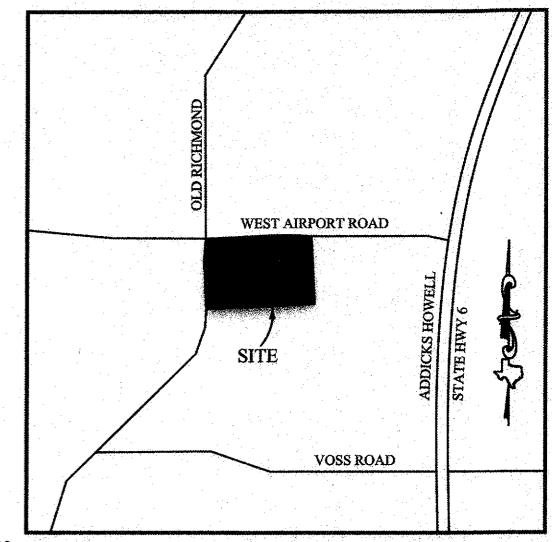
1.2147 ACRE TRACT
52912.33 SQUARE FEET

UNRESTRICTED RESERVE "A"
BLOCK 1
DIETZ ACRES
PLAT NO.20160086 FORT BEND
COUNTY MAP RECORD

UNRESTRICTED RESERVE "A"
BLOCK 1
IMPERIAL BUSINESS PARK
PLAT NO.20180302 FORT BEND
COUNTY MAP RECORD

GENERAL NOTES

- 1. U.E. INDICATES "UTILITY EASEMENT"
- 2. B.L. INDICATES "BUILDING LINE"
- 3. I.R. INDICATES "IRON ROD"
- 4. FND INDICATES "FOUND"
- 5. R.O.W INDICATES "RIGHT-OF-WAY"
- 6. ESMT. INDICATES "EASEMENT"
- 7. C.F.NO. INDICATES "CLERK'S FILE NUMBER"
- 8. F.B.C.D.R. INDICATES "FORT BEND COUNTY DEED RECORD"
- 9. P.R.F.B.C.T.X. INDICATES "PROPERTY RECORD FORT BEND COUNTY TEXAS"
- 10. E.T.L. INDICATES "EXTRA TERRITORIAL JURISDICTION"
- 11. INDICATES "FOUND 5/8" IRON ROD WITH CAP STAMPED E.I.C. SURVEYING CO."
- 12. THERE ARE NO PIPELINE OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THE HEREIN DESCRIBED TRACT.
- 13. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 41 AND ESD NO. 5.
- 14. THIS PLAT LIES WITHIN THE CITY OF HOUSTON E.T.J. AND FORT BEND COUNTY.
- 15. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00012540.
- 16. 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.
- 17. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) 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.
- 18. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATES AREAS COMMUNITY PANEL NO.48157-C-014-S1, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 19. 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.
- 20. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS IN RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND ASSIGNMENTS RECORDED IN FORT BEND COUNTY CLERK'S FILE NOS. 2020029606.
- 21. THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3.
- 22. SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT ON THE CONTIGUOUS RIGHT-OF-WAY ON ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- 23. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL (NAVD88 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 24. 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.
- 25. ALL DRAINAGE EASEMENTS AND RESERVES SHALL BE OWNED AND MAINTAINED BY OAK LAKE BAPTIST CHURCH F/K/A BRAEBURN BAPTIST CHURCH AND MAINTENANCE RESPONSIBILITY SHALL TRANSFER TO FUTURE OWNERS UPON SALE OF THE PROPERTY.



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 COMMISSIONER'S 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 ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

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

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 2020.

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

K.P. 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, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020, 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: _____

LEGACY HILL

A SUBDIVISION OF A 6.5908 ACRE TRACT,
287,095.25 SQUARE FEET,
IN THE M.M. BATTLE SURVEY, A-9
AND BEING A REPLAT OF UNRESTRICTED RESERVE "A"
OF OAK LAKE BAPTIST SUBDIVISION AS RECORDED IN SLIDE NO. 1373A
OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS
(REASON FOR REPLAT IS TO CREATE 3 RESERVES)

CONTAINING
3 RESERVES 1 BLOCK
OCTOBER 2020

OWNER

OAK LAKE BAPTIST CHURCH F/K/A BRAEBURN BAPTIST CHURCH 15555 W AIRPORT BOULEVARD SUGARLAND, TEXAS 77498 (281) 568 - 7220

DEVELOPER

KNOLL ENGINEERING, INC. FIRM NO. F-3697 1314 NAGLE STREET HOUSTON TEXAS 77003 (281) 955 - 9519

SURVEYOR

E.I.C. SURVEYING COMPANY FIRM NO. 10033400 12345 JONES ROAD #270 HOUSTON, TEXAS 77070 (281) 955-2772