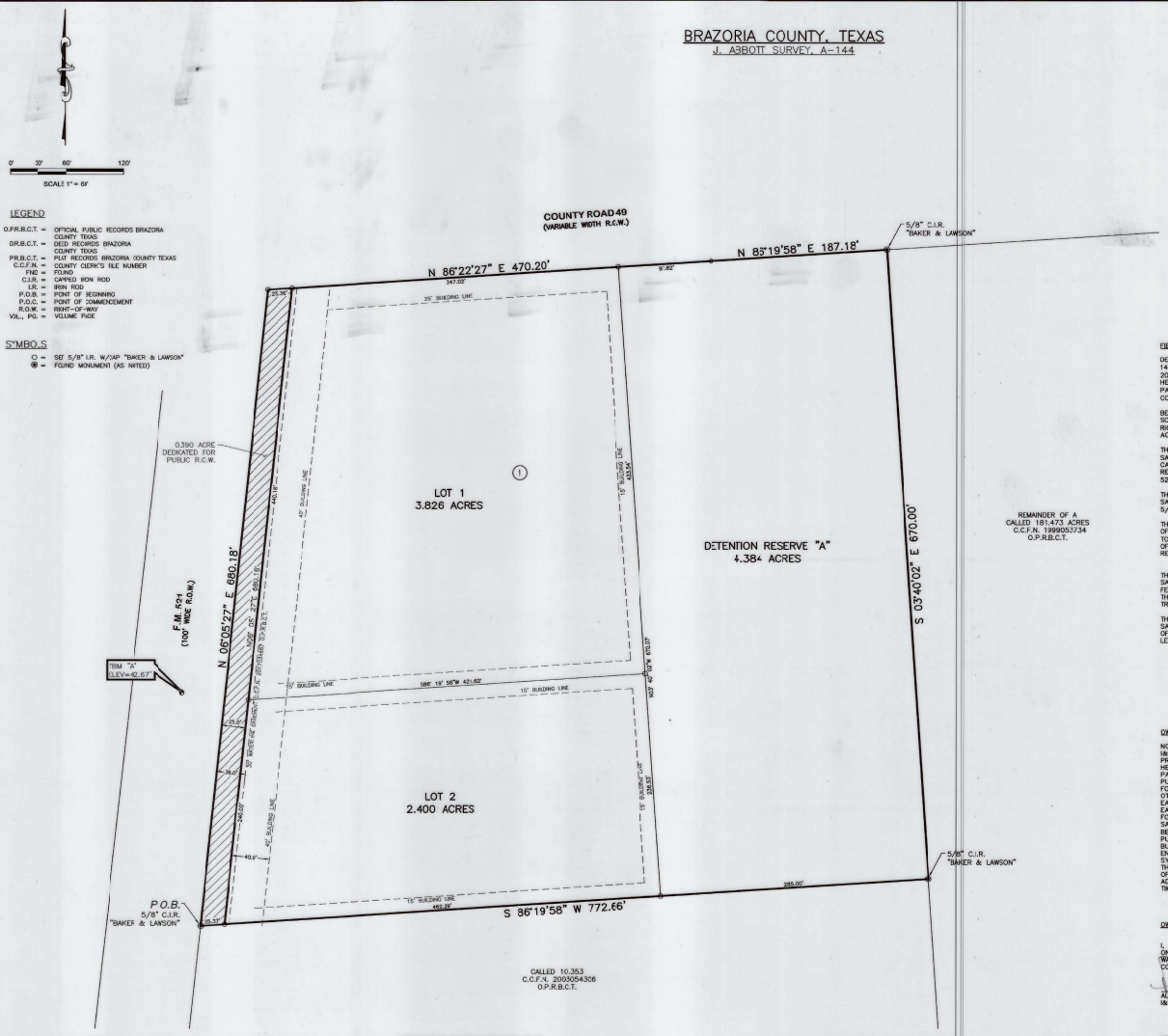
BRAZORIA COUNTY, TEXAS
J. ABBOTT SURVEY, A-144



LEGEND

O.P.R.B.C.T.	=	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
D.R.B.C.T.	=	DEED RECORDS BRAZORIA COUNTY TEXAS
P.R.B.C.T.	=	PLAT RECORDS BRAZORIA COUNTY TEXAS
C.C.F.N.	=	COUNTY CLERK'S FILE NUMBER
FND	=	FOUND
C.I.R.	=	CAPPED IRON ROD
I.R.	=	IRON ROD
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
R.O.W.	=	RIGHT-OF-WAY
VOL., PG.	=	VOLUME PAGE

SYMBOLS

- ○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- ◉ = FOUND MONUMENT (AS NOTED)

CERTIFICATE OF COUNTY ENGINEER

I, MATT HANKS, P.E. COUNTY ENGINEER OF BRAZORIA COUNTY DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE COMMISSIONER'S COURT OF BRAZORIA COUNTY, TEXAS.

MATT HANKS, P.E.
COUNTY ENGINEER

CERTIFICATE OF THE COMMISSIONERS COURT

APPROVED BY THE COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXAS

THIS ___ DAY OF _____ 20___

"MATT" SEBESTA, Jr.
COUNTY JUDGE

DONALD "DUDE" PAYNE
COMMISSIONER, PRECINCT 1

RYAN CADE
COMMISSIONER, PRECINCT 2

STACY L. ADAMS
COMMISSIONER, PRECINCT 3

DAVID UNDER
COMMISSIONER, PRECINCT 4

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN, P.E.
PRESIDENT — 8/24/24

KERRY OSBORN
VICE PRESIDENT — 8/24/24

BRANDON MIDDLETON
SECRETARY/TREASURER — 8/29/24

DINH V. HO, P.E.
DISTRICT ENGINEER

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM DATE HERE SHOWN. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

BCDD #5 REFERENCE ID: B230047

FIELD NOTES FOR 11.000 ACRE

DESCRIPTION OF A 11.000 ACRE TRACT OF LAND, LOCATED WITHIN THE J. ABBOTT SURVEY, ABSTRACT NO. 144 BEING ALL OF A CALLED 11.000 ACRE TRACT AS RECORDED N COUNTY CLERK'S FILE NO. (C.C.F.N.) 2021024410 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 11.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NAD83 SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING LOCATED IN THE EAST RIGHT-OF-WAY (E.O.W.) LINE OF F.M. 521 (100' WIDE) FOR THE NORTHWEST CORNER OF A CALLED 10.353 ACRE TRACT AS RECORDED IN C.C.F.N. 2003054306 OF THE O.P.R.B.C.T.;

THENCE NORTH 06°05'27" EAST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST R.O.W. LINE OF SAID F.M. 521, A DISTANCE OF 680.15 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING AT THE INTERSECTION OF THE EAST R.O.W. LINE OF SAID F.M. 521 AND THE SOUTH R.O.W. LINE COUNTY ROAD 49 (VARIABLE WIDTH);

THENCE NORTH 86°22'27" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 49, A DISTANCE OF 470.20 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 85°19'58" EAST, CONTINUING ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 49, A DISTANCE OF 187.18 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A CALLED REMAINDER OF A 181.473 ACRE TRACT AS RECORDED IN C.C.F.N. 1999053734 OF THE O.P.R.B.C.T.;

THENCE SOUTH 03°40'02" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING A NORTHWEST LINE OF SAID REMAINDER OF A 181.473 ACRE TRACT, A DISTANCE OF 670.00 FEET TO A 5/8-INCH IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR THE SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID 10.353 ACRE TRACT;

THENCE SOUTH 86°19'58" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID 10.353 ACRE TRACT, A DISTANCE OF 772.66 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 11.000 ACRE OF LAND, MORE OR LESS.

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT ALEX GARCIA, AN AUTHORIZED AGENT OF I&D LEGACY PARTNERS, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS I&D LEGACY PARK, A SUBDIVISION IN THE COUNTY OF BRAZORIA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE, FOREVER, THE STREETS, ALLEYS AND PUBLIC PARKLAND SHOWN THEREON. THE STREETS, ALLEYS AND PARKLAND ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY BRAZORIA COUNTY. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND BRAZORIA COUNTY'S USE THEREOF. BRAZORIA COUNTY'S AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. BRAZORIA COUNTY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

OWNER'S ACKNOWLEDGEMENT:

I, ALEJANDRO GARCIA, AN AUTHORIZED AGENT OF I&D LEGACY PARTNERS, LLC, OWNER OF LAND SHOWN ON THIS PLAT, DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED".

ALEJANDRO GARCIA
I&D LEGACY PARTNERS, LLC

STATE OF TEXAS §
COUNTY OF BRAZORIA §

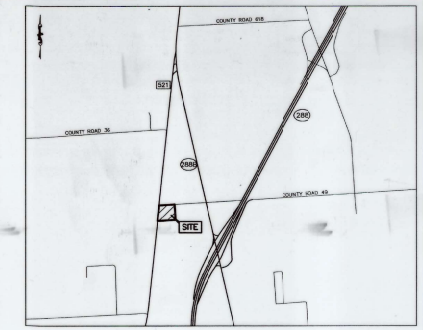
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALEX GARCIA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29th DAY OF August, 2024

NOTARY PUBLIC FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: 2-16-27

Robin Ruth Crouch
Notary Public, State of Texas
Comm. Expires 02/16/2027
Notary ID 425313-4

OWNER:
I&D LEGACY PARTNERS, LLC
4603 ROCKTON HILLS LANE
SUGAR LAND, TX 77479



VICINITY MAP
SCALE 1"=2500'

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 11.000 ACRES INTO 1 BLOCK, 1 RESERVE AND 2 LOTS.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C0275K, REVISED DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES PARTIALLY WITHIN ZONE "X", UNSHADED.
4. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
5. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
6. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THRUUGH AN APPROVED DRAINAGE STRUCTURE.
7. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
8. THE PROPERTY IDENTIFIED IN THE FOREGONG PLAT LIES WITH BRAZORIA COUNY DRAINAGE DISTRICT #5.
9. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 80 PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
10. THERE IS NO PHYSICAL EVIDENCE OF PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT. SURVEYOR HAS FOUND NO RECORDED EASEMENTS FOR THE PIPELINE THAT IS SHOWN ON THE TEXAS RAILROAD COMMISSION WEBSITE.
11. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24"I.D. OR EQUAL.
12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRIC' POLIO').
14. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 "DEDICATED" DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
15. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION SUB -SECTION 1.5, PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES. THE LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 20'1-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UPAPPROVED PROJECTS.
16. SITE BENCHMARK: TEMPORARY BENCHMARK "A". A "PK" NAIL IN ASPHALT LOCATED ±45' NORTH OF THE DRIVE ON THE SOUTHWEST CORNER OF THE SUBJECT TRAC'. ELEVATION 42.67 FEET (NGVD88) BASED ON GPS OBSERVATION.
17. A METES AND BOUNDS DESCRIPTON OF THE SURVEYED PROPERTY WAS FREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION ON THE 29TH DAY OF AUGUST, 2022.

DARREL HIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

8/30/2024

STATE OF TEXAS
DARREL HIDRICH
5378
REGISTERED PROFESSIONAL LAND SURVEYOR

MINOR PLAT
I & D LEGACY PARK

AN 11.000 ACRE
2 LOTS 1 RESERVE 1 BLOCK SUBDIVISION

AS RECORDED IN
BEING ALL OF A CALLED 11.000 ACRE TRACT AS RECORDED IN C.C.F.N. 2021024410 O.P.R.B.C.T.

LOCATED IN THE
J. ABBOTT SURVEY
ABSTRACT NO. 144
BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC.
ENGINEERS · PLANNERS · SURVEYORS
4005 TECHNOLOGY DR, SUITE 1530
ANGLETON, TEXAS 77515
OFFICE (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

PROJECT NO: 15313	SCALE: 1" = 60'	DRAWN BY: ID
DRAWING NO: 15313 PLAT	DATE: 01/26/2023	CHECKED BY: DH

J:\15300S\15300\15313 Engineering_SURVEY\PLAT\15313 PLAT.DWG 8/29/24 Darrel Hidrich