

STATE OF TEXAS
COUNTY OF HARRIS

We, CHAMPION FOREST BAPTIST CHURCH, A Texas Non-Profit Corporation, acting by and through CHRIS TODD, Pastor of CHAMPION FOREST BAPTIST CHURCH, A Texas Non-Profit Corporation, and (Name), Secretary of CHAMPION FOREST BAPTIST CHURCH, A Texas Non-Profit Corporation, being officers of CHAMPION FOREST BAPTIST CHURCH, A Texas Non-Profit Corporation, hereinafter referred to as Owners of the 41.840 acre tract described in the above and foregoing map of FUCHS TRACT CHAMPION FOREST BAPTIST CHURCH NORTH KLEIN REPLAT NO 1 AND EXTENSION, 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, 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 (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 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 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 replat 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 City of Houston, Harris County, or any 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 certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, CHAMPION FOREST BAPTIST CHURCH, A Texas Non-Profit Corporation, has caused these presents to be signed by Chris Todd, Pastor, thereunto authorized attested by _____ (Name), _____ (Title) this ____ day of _____, 2023.

CHAMPION FOREST BAPTIST CHURCH, A Texas Non-Profit Corporation

BY: _____
CHRIS TODD
PASTOR

ATTEST: _____ (Signature)
_____(Name)
_____(Title)

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Chris Todd and _____ (Name), known to me to be the people 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, Glen H. Freeland, am 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.

Glen H. Freeland, R.P.L.S. (gfreeland@peagroup.com)
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5758
Agent of PEA Group, Inc.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of FUCHS TRACT CHAMPION FOREST BAPTIST CHURCH NORTH KLEIN REPLAT NO 1 AND EXTENSION 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 _____, 2023.

BY: _____ BY: _____
Martha L. Stein (or) M. Sonny Garza Margaret Wallace Brown, AICP, CNU-A
Chairman (or) Vice Chairman Secretary

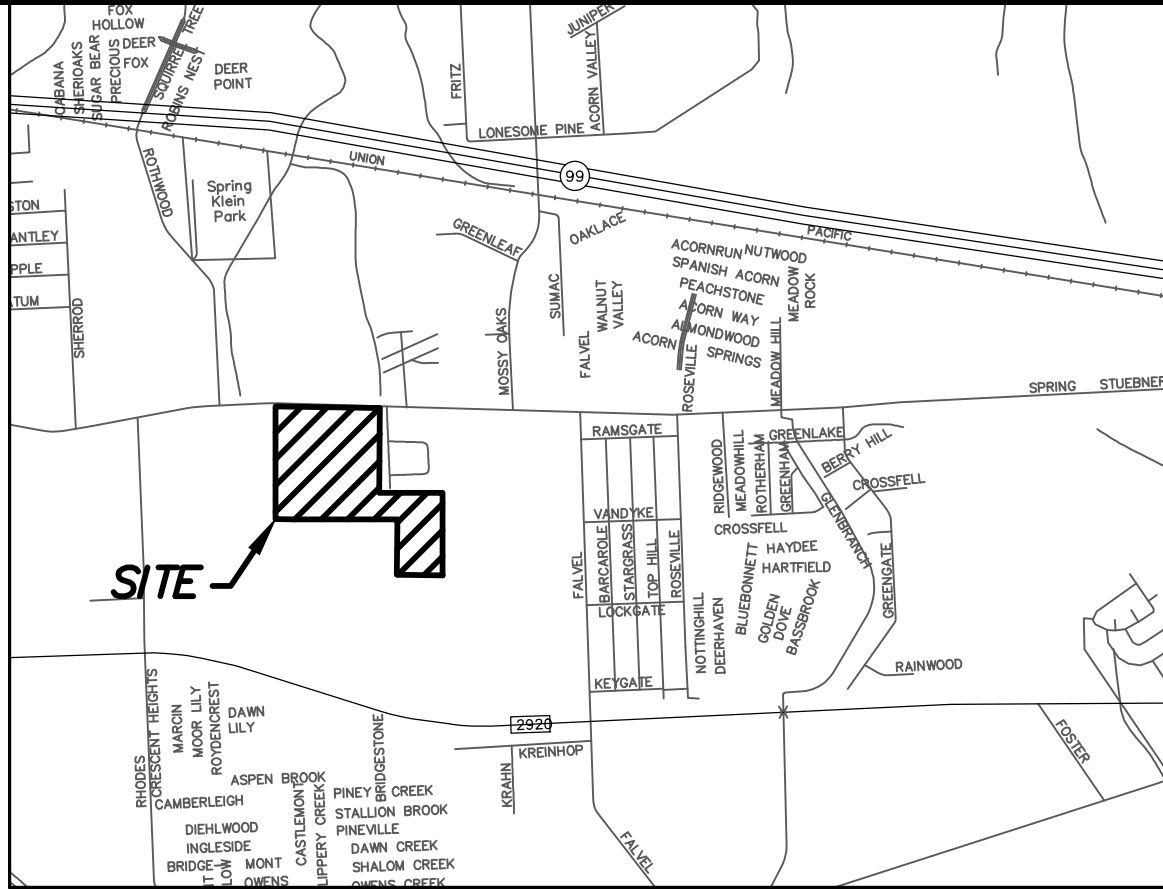
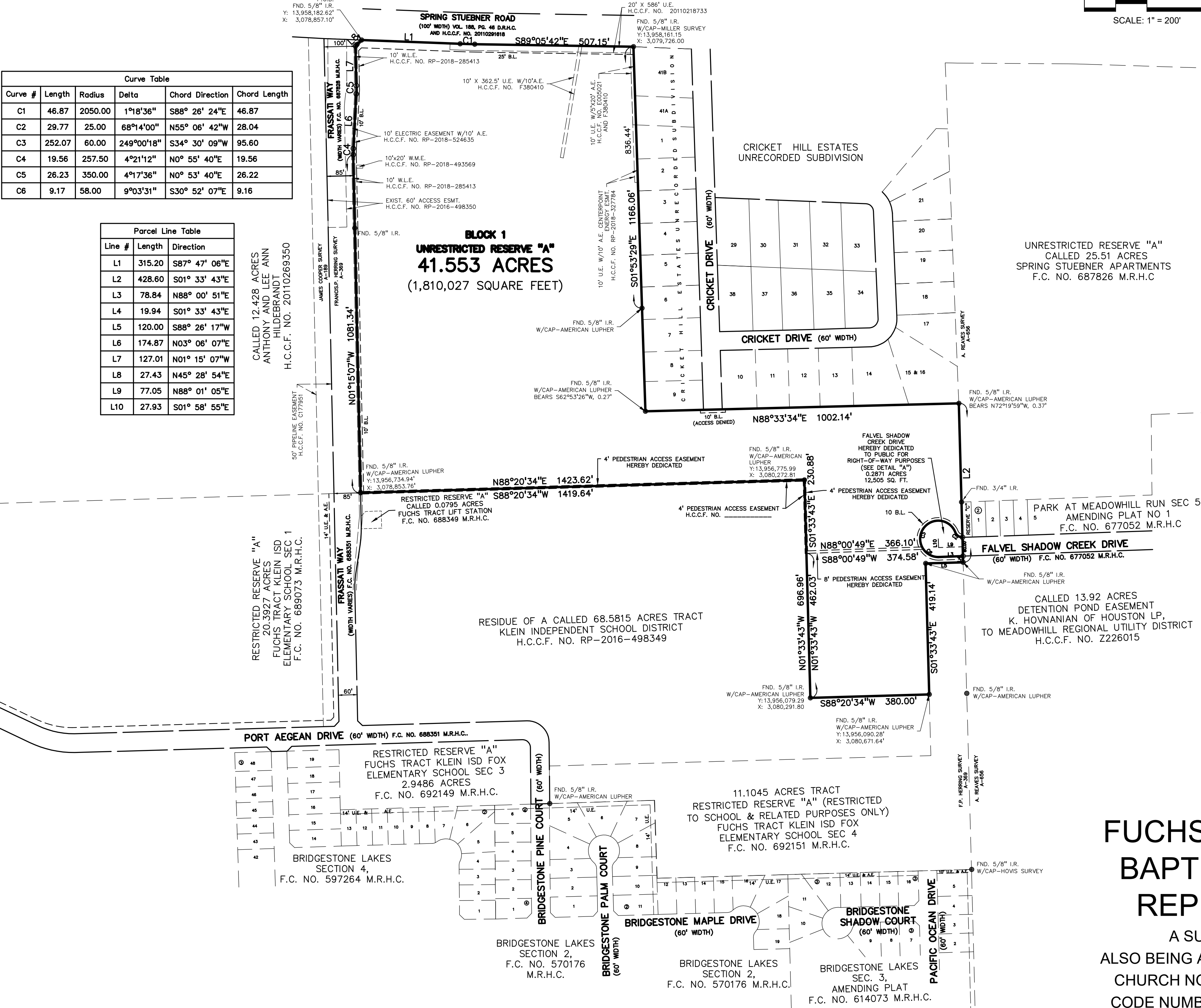
I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman, P.E.
County Engineer

GENERAL NOTES:

- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.9999465299.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (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.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM 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 LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THERE BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT BE REPLACED WITH NEW FENCING.
- SITE DRAINAGE PLANS FOR FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND TO HARRIS COUNTY ENGINEERING DEPARTMENT.
- A PRIVATE PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 50 FEET OF THE PROPERTY LINE. A PRIVATE NON-PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 100 FEET OF THE PROPERTY LINE.
- ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
- SUBJECT TO SHORT FORM BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC BY INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2018-327784.
- SUBJECT TO RIGHT OF WAY DEED GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN VOLUME 841, PAGE 693, HARRIS COUNTY DEED RECORDS.

PARK AT KLEIN COMMERCIAL
F.C. NO. 669200 M.R.H.C.



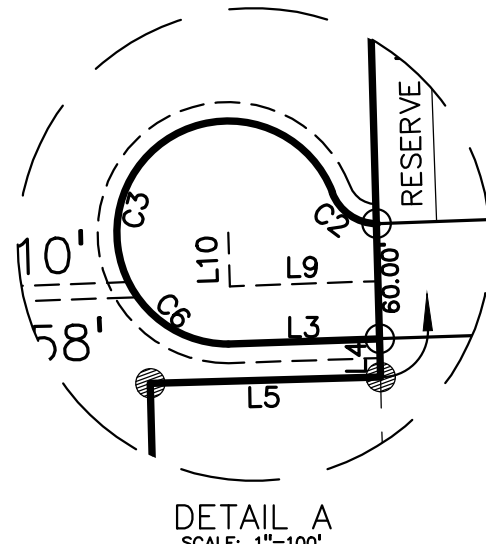
VICINITY MAP

NOT TO SCALE

KEY MAP NO. 291P

LEGEND

H.C.C.F.	HARRIS COUNTY CLERK FILE
M.R.H.C.	MAP RECORDS HARRIS COUNTY
F.C. NO.	FILM CODE NUMBER
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER
FND.	FOUND
R.O.W.	RIGHT-OF-WAY
I.R.	IRON ROD
B.L.	BUILDING LINE
ESMT.	EASEMENT
A.E.	AERIAL EASEMENT
U.E.	UTILITY EASEMENT
W.M.E.	WATER MAIN EASEMENT
W.L.E.	WATER LINE EASEMENT
●	SET CORNER



SURVEYOR:

PEA GROUP
16060 DILLARD DR., SUITE 250
HOUSTON, TEXAS 77040
713-688-3530
T.B.P.E.L.S. FIRM
F-21237 & 10194679
PEA JOB # 2022-0589

OWNER:

CHAMPION FOREST BAPTIST CHURCH
15555 STUEBNER AIRLINE ROAD
HOUSTON, TX 77069

FUCHS TRACT CHAMPION FOREST BAPTIST CHURCH NORTH KLEIN REPLAT NO 1 AND EXTENSION

A SUBDIVISION CONTAINING 41.840 ACRES OF LAND
ALSO BEING A REPLAT OF FUCHS TRACT CHAMPION FOREST BAPTIST CHURCH NORTH KLEIN, RESERVE A, BLOCK 1, RECORDED IN FILM CODE NUMBER 687830 OF THE MAP RECORDS OF HARRIS COUNTY, AND SITUATED IN THE FRANCIS .P. HERRING SURVEY, ABSTRACT 369 CITY OF HOUSTON, HARRIS COUNTY, TEXAS

1 RESERVE 1 BLOCK

REASON FOR REPLAT:
TO CREATE 1 RESERVE

MAY 12, 2023

STATE OF TEXAS
COUNTY OF HARRIS

I, Tenneshia Hudspeth County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 2023 by an order entered into the minutes of the court.

Tenneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF HARRIS

I, Tenneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2023, at _____ o'clock _____ M., and duly recorded on _____, 2023, at _____ o'clock _____ M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Tenneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy