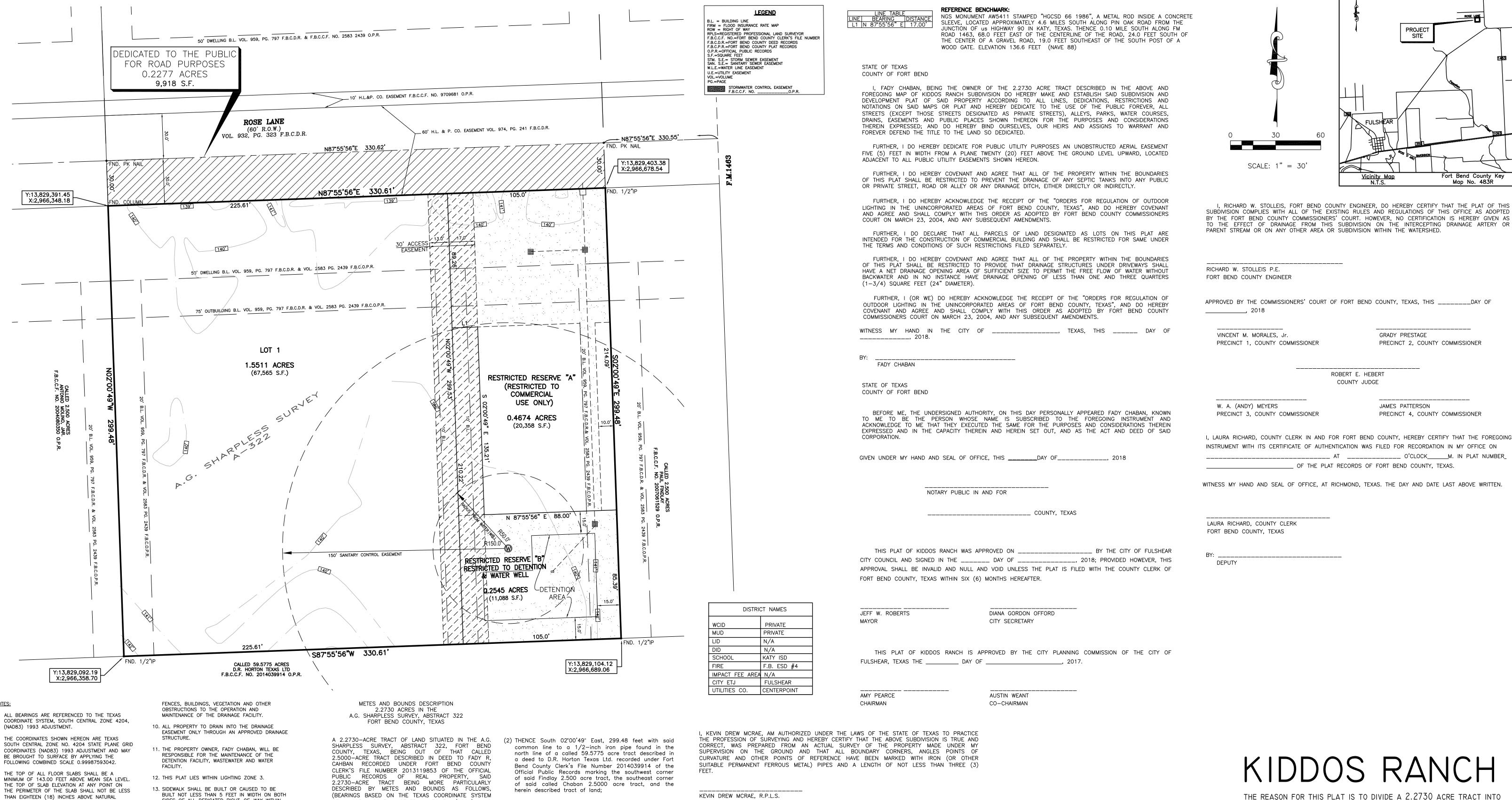
PLAT RECORDING SHEET

PLAT NAME:	Kiddos Ranch
PLAT NO:	
ACREAGE:	2.2730
LEAGUE:	A. G. Sharpless Survey
ABSTRACT NUMBER: 322	
NUMBER OF BLOCKS: 1	
NUMBER OF LOTS: 1	
NUMBER OF RESERVES: 2	
OWNERS: Fady Chaban	
OWNERS. Ta	uy Chaban
(DEPUTY CLERK	.)



- THIS PLAT WAS PREPARED TO MEET FORT BEND COUNTY REQUIREMENTS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NOS. 48157C0105L, LAST REVISED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X", DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN.
- CAP MARKED "RPLS 5485" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. THE DRAINAGE SYSTEMS FOR THIS SUBDIVISION

FIVE-EIGHTS (5/8) INCH IRON RODS WITH PLASTIC

- SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- O. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF

- 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 A.D.A.
- 14. 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
- 15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a PK Nail found in the centerline of Rose Lane (60-foot width permanent easement and right-of-way) as conveyed to Fort Bend County in instrument recorded in Volume 932, Page 323 of the Fort Bend County Deed Records, marking the northwest corner of a called 2.500 acre tract described in a deed to Paul Findlay recorded under Fort Bend County Clerk's File Number 2007061529 of the Official Public Records and the northeast corner of said called Chaban 2.5000 acre tract, from which the intersection of the centerline of said Rose Lane and the west right-of-way line of F.M. Road 1463, and the northeast corner of said called Findlay 2.500 acre tract bears North 87°55'56" East, 330.55 feet;

(1) THENCE South 02°00'49" East, 30.00 feet, over and across said Rose Lane with the common line of said called Findlay 2.500 acre tract and said called Chaban 2.5000 acre tract to a 1/2-inch iron pipe found in the south right-of-way line of said Rose Lane for the northeast corner and POINT OF BEGINNING of the herein described tract of land:

- (3) THENCE South 87°55'56" West, 330.61 feet with the north line of said called 59.5775 acre tract and the south line of said called Chaban 2.5000 acre tract to a 1/2-inch iron pipe found marking the southwest corner of a called 2.500 acre tract described in a deed to Antonio Molino, Jr. recorded under Fort Bend County Clerk's File Number 2004080350 of the Official Public Records, the southwest corner of said called Chaban 2.5000 acre tract and the herein described tract of land;
- (4) THENCE North 02°00'49" West, 299.48 feet with the common line of said called Molino 2.500 acre tract and said called Chaban 2.5000 acre tract to a Column found in the south right-of-way line of said Rose Lane marking the northeast corner of the herein described tract of land:
- (5) THENCE North 87°55'56" East, 330.61 feet, over and across said called Chaban 2.5000 acre tract, with the south right-of-way line of said Rose Lane, to the POINT OF BEGINNING and containing 2.2730 acres (99,010 square feet) of land.

TEXAS REGISTRATION NO. 5485

I, JORGE LUIS TREVINO, A PROFESSION ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEET ALL REQUIREMENT OF FORT BENT COUNTY TO THE BEST OF MY KNOWLEDGE.

JORGE LUIS TREVINO LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 96485

OWNER/DEVELOPER FADY CHABAN

28025 ROSE LANE KATY, TEXAS 77494 (832)387-7249

ENGINEER NEDU ENGINEERING SERVICES, INC

6776 SOUTHWEST FWY., SUITE 320 HOUSTON, TX 77074

KIDDOS RANCH

Map No. 483R

THE REASON FOR THIS PLAT IS TO DIVIDE A 2.2730 ACRE TRACT INTO ONE RESIDENTIAL, ONE COMMERCIAL AND ONE DRAINAGE RESERVE.

BEING A TOTAL OF 2.2730 ACRES OUT OF THE A.G. SHARPLESS SURVEY, A-322 IN FORT BEND COUNTY, TEXAS.

> I LOT I BLOCK 2 RESERVES FEBRUARY, 2018

SURVEYOR KM Surveying, LLC

3902 REESE ROAD - SUITE C-100 ROSENBERG, TEXAS 77471

713-234-6627 www.kmsurveying.com TBPLS FIRM #10178700

JOB NO. 0704-1501

713 268-1666