

# PLAT RECORDING SHEET

**PLAT NAME:** Needville 1462 Addition

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

**ACREAGE:** 10.158

**LEAGUE:** Edward Robertson Survey

**ABSTRACT NUMBER:** 80

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 2

**OWNERS:** Billy Tran

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

STATE OF TEXAS  
COUNTY OF FORT BEND

I, Billy Tran, owner of the 10.158 acres tract described in the above and foregoing map of Needville 1462 Addition, do hereby make and establish said subdivision and development plat 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 myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, I 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 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 do hereby certify that I am the owner of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Damon (Needville) Addition where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, I 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.

WITNESS my hand in the City of \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Billy Tran

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Billy Tran, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for  
Fort Bend County, Texas

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.

\_\_\_\_\_, P.E.

Plat Notes:

- Legal description shown hereon.
- Bearings are oriented to the Texas State Plane Coordinate System, South Central Zone 4204, survey feet.
- Elevation are based on GPS RTK Observation, NAVD88, Geoid12B, utilizing the Leica Smartnet RTK network.
- Benchmarks:
 

Site Benchmark 1 top of mag nail set on edge of asphalt Being S 13°45'36" E 81.96' from S.E.C. of tract Elevation = 58.95'	Site Benchmark 2 top of mag nail set on edge of asphalt Being S 75°02'21" W 375.28' from the S.W.C. of tract Elevation = 59.40'
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- Contour Interval = 1.0'
- The subject tract lies in Zone "X", areas determined to be outside the 0.2% annual chance flood plain per Federal Emergency Management Agency (FEMA), on flood insurance rate Map No. 48157C05751 with a map revised date of April 02, 2014, County of Bent Bend, Texas.
- 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.
- 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.
- All property to drain into the drainage easement and only through an approved structure.
- 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.
- Fort Bend Lighting Zone: LZ1
- There are no existing pipelines or pipeline easements within the the proposed subdivision.
- Sidewalk shall be built or caused to be built not less than five (5) feet 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 the A.D.A.
- The current lot owner will own and maintain the detention pond and Drainage Reserve Maintenance Easement.
- The top of all floor slabs shall be a minimum of 59.50 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- 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.

Legal Description:

All that certain lot, tract, or parcel of land, being part of the Edward Robertson Survey, Abstract No. 80, Fort Bend County, Texas, and being part of that certain called 10.158 acre tract described in a deed from Alan W. Vencil and Rosalea Vencil to Billy Tran on April 23, 2008, recorded in Instrument No. 2008045532 of the Official Public Records of Fort Bend County, Texas, and being more completely described as follows, to-wit:

COMMENCING at a 5/8" iron rod (found) for the Southeast corner of the above mentioned 10.158 acre tract, the Southwest corner of the Carey Kesner 11.115 acre tract described in Instrument No. 2019012429, in the existing North right of way of Farm to Market Highway No. 1462 (Cow Micham Road);

THENCE North 00 deg. 28 min. 13 sec. West with the West line of the 11.115 acre tract, the East line of the 10.158 acre tract, a distance of 30.02 ft. to a 1/2" iron rod (set) for corner in the proposed North right of way of Farm to Market Highway No. 1462 and the place of BEGINNING;

THENCE South 87 deg. 24 min. 27 sec. West with the proposed North right of way of Farm to Market Highway No. 1462, a distance of 675.06 ft. to a 1/2" iron rod (set) for corner in the East line of the MD Hamid 11.909 acre tract described in Instrument No. 2011021127, in the West line of the 10.158 acre tract, from which a 5/8" iron rod (found) for the Southwest corner of same, the Southeast corner of the 11.909 acre tract, in the existing North right of way of Farm to Market Highway No. 1462 bears South 00 deg. 27 min. 34 sec. East - 30.02 ft.;

THENCE North 00 deg. 27 min. 34 sec. West with the East line of the 11.909 acre tract, the West line of the 10.158 acre tract, a distance of 638.50 ft. to a 5/8" iron rod (found) for the Northwest corner of same, the Northeast corner of the 11.909 acre tract, in the South line of Tract 67 of Pecan Bend, Section 1, as shown by plat of same recorded in Volume 22, Page 12 of the Plat Records of Fort Bend County, Texas;

THENCE North 89 deg. 31 min. 50 sec. East with the South line of Tract 67 and 66, the North line of the 10.158 acre tract, a distance of 674.47 ft. to a 5/8" iron rod (found) for the Northeast corner of same, the Northwest corner of the 11.115 acre tract;

THENCE South 00 deg. 28 min. 13 sec. East with the West line of the 11.115 acre tract, the East line of the 10.158 acre tract, a distance of 613.49 ft. to the place of beginning, containing 9.694 acres of land.

KINCHEN W. DAVIS SURVEY, A-22  
EDWARD ROBERTSON SURVEY, A-80

**JOHN COWAN & ASSOCIATES, INC.**  
10147 COUNTY ROAD 135, FLINT, TEXAS 75762  
PH: (903) 581-2238 [csurveys.com](http://www.cowan-surveyors.com)  
FIRM REGISTRATION CERTIFICATION NO. 10025500

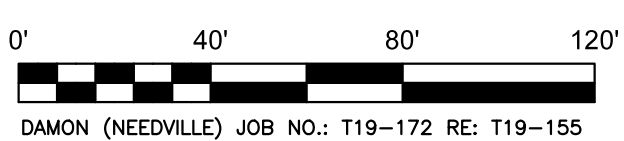
TRACT 67

TRACT 66

TRACT 65

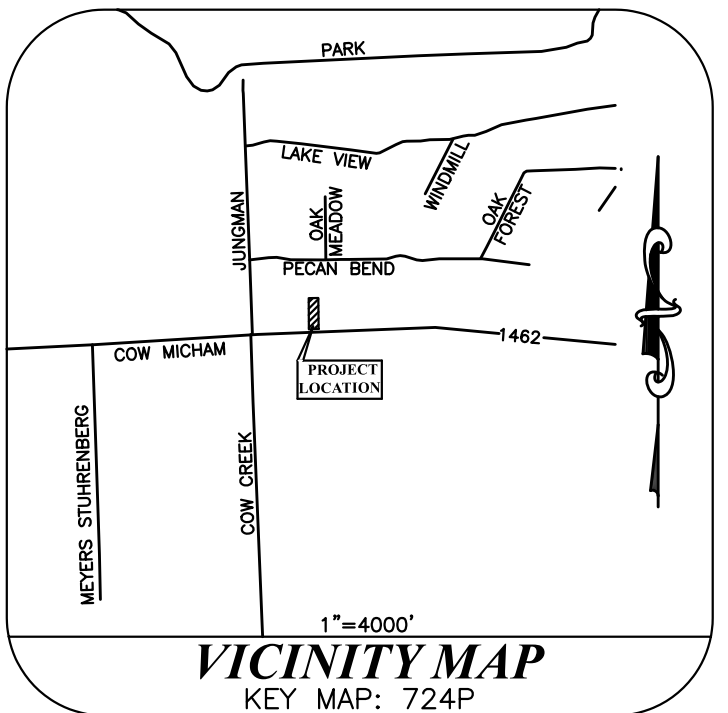
**LEGEND**

IR	IRON ROD
IRC	IRON ROD W/CAP
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
DRRECT	DEED RECORDS OF FORT BEND COUNTY TEXAS



CALL: TRACT 66  
ALEX J. KOUMONDROS AND  
ROBERTA M. KOUMONDROS TO  
KIM LEE ALLEN  
INSTRUMENT NO. 2003099678  
JULY 22, 2003

PECAN BEND, SECTION 1  
RECORDED IN VOLUME 22, PAGE 12 OF THE  
PLAT RECORDS OF FORT BEND COUNTY, TEXAS



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 \_\_\_\_\_, 2020.

Vincent M. Morales, Jr., County Commissioner Precinct 1

Grady Prestage, County Commissioner Precinct 2

W.A. "Andy" Meyers, County Commissioner Precinct 3

Ken R. Demerchant, County Commissioner Precinct 4

K.P. 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 \_\_\_\_\_, 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.

County Clerk Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

CALL: 10.633 ACRES  
ALAN W. VENCIL AND  
ROSALEA VENCIL TO  
MD HAMID MOHAMMED SHARIF  
KHAN ET AL  
INSTRUMENT NO. 2011021127  
MARCH 03, 2011

CALL: 11.115 ACRES  
TERYN S. TATE TO  
CAREY KESNER AND  
ASHLEY KESNER  
INSTRUMENT NO. 2019012429  
JANUARY 30, 2019

P.O.B.  
1/2" IRC (SET)  
N:13691315.89  
E:3045652.21

P.O.C.  
5/8" IRC (FOUND)  
N:13691285.87  
E:3045652.45

LINE	BEARING	DISTANCE
L1	S 53°36'23" E	49.97'

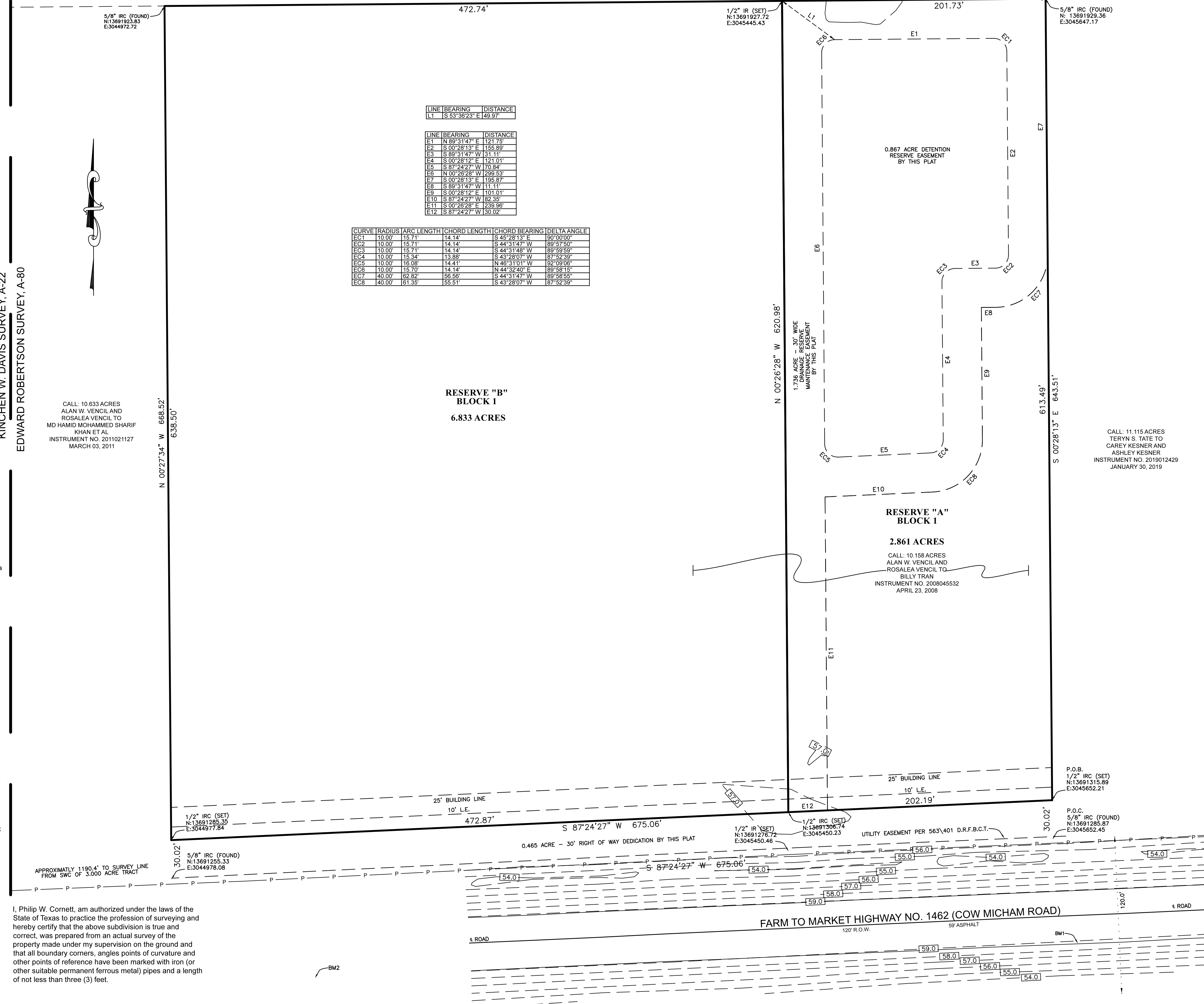
LINE	BEARING	DISTANCE
E1	N 89°31'47" E	121.75'
E2	S 00°28'13" E	155.89'
E3	S 89°31'47" W	31.11'
E4	S 00°28'12" E	121.01'
E5	S 87°24'27" W	70.84'
E6	N 00°28'28" W	299.53'
E7	S 00°28'13" E	195.87'
E8	S 89°31'47" W	111.11'
E9	S 00°28'12" E	101.01'
E10	S 87°24'27" W	82.39'
E11	S 00°28'28" E	238.95'
E12	S 87°24'27" W	30.02'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	10.00'	15.71'	14.14'	S 43°28'13" E	90°00'00"
EC2	10.00'	15.71'	14.14'	S 44°31'47" W	89°57'50"
EC3	10.00'	15.71'	14.14'	S 44°31'48" W	89°59'59"
EC4	10.00'	15.34'	13.88'	S 43°28'07" W	97°52'39"
EC5	10.00'	16.08'	14.41'	N 48°33'01" W	92°09'08"
EC6	10.00'	15.70'	14.14'	N 44°32'40" E	89°58'15"
EC7	40.00'	62.82'	56.56'	S 44°31'47" W	89°56'55"
EC8	40.00'	61.39'	55.51'	S 43°28'07" W	87°52'39"

RESERVE "B"  
BLOCK I  
6.833 ACRES

RESERVE "A"  
BLOCK I  
2.861 ACRES

CALL: 10.158 ACRES  
ALAN W. VENCIL AND  
ROSALEA VENCIL TO  
BILLY TRAN  
INSTRUMENT NO. 2008045532  
APRIL 23, 2008



FINAL PLAT  
**NEEDVILLE 1462 ADDITION**  
BEING A SUBDIVISION ESTABLISHING TWO RESERVES, AND ONE BLOCK, CONTAINING 10.158 ACRES, SHOWING PART OF THE EDWARD ROBERTSON SURVEY, ABSTRACT NO. 80, FORT BEND COUNTY, TEXAS

2 RESERVES - 1 BLOCK - 10.158 ACRES  
FEBRUARY 11, 2020

**OWNER**  
Billy Tran  
2204 Lady Leslie LN  
Pearland, Texas 77581  
954-663-1193

**SURVEYOR**  
John Cowan & Associates Inc.  
10147 County Road 135  
Flint, Texas 75762  
(903) 581-2238

Philip W. Cornett  
Texas Registration No. 5515