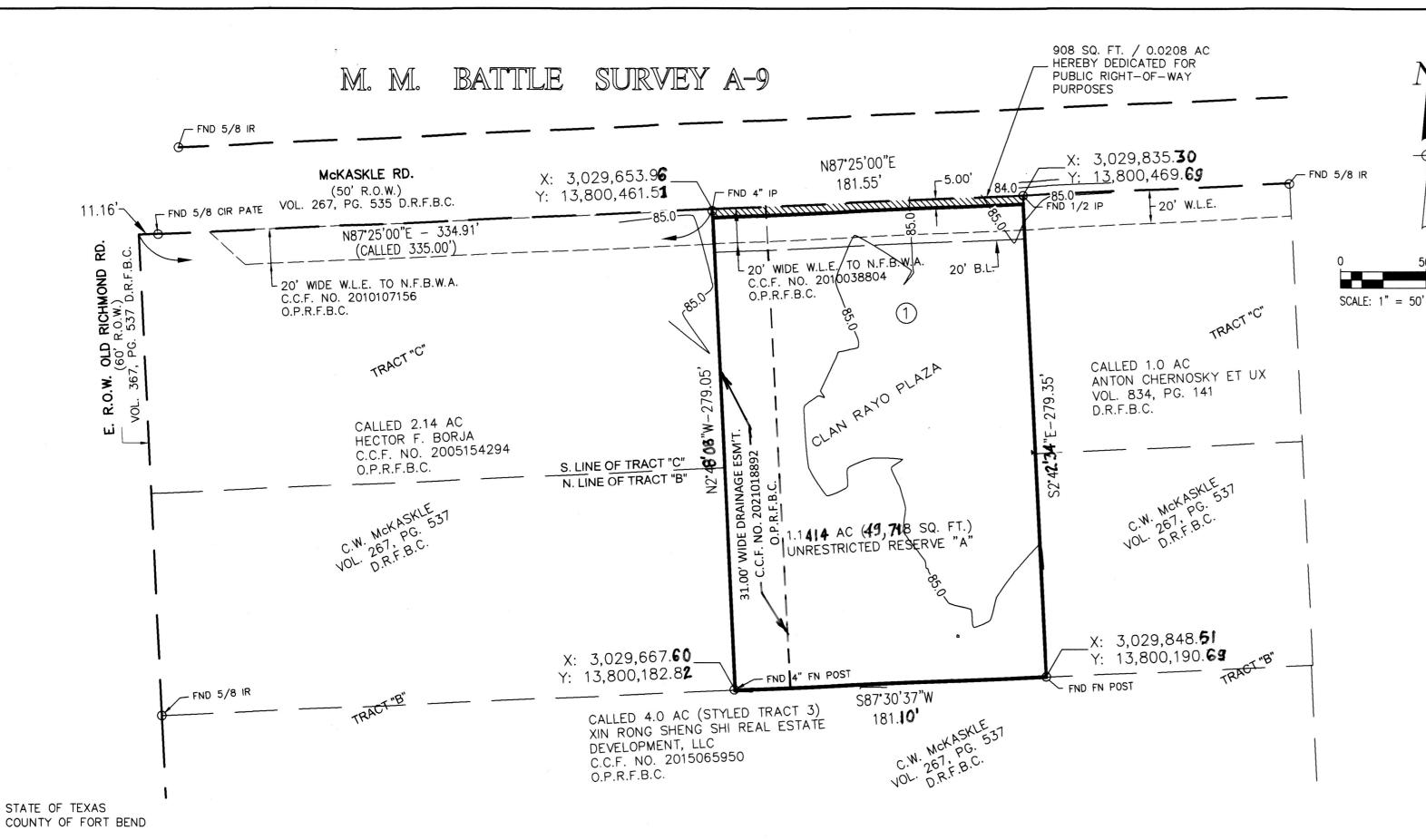
## PLAT RECORDING SHEET

<b>PLAT NAME:</b>	Clan Rayo Plaza
PLAT NO:	
ACREAGE:	1.1622
LEAGUE:	M.M. Battle Survey
ABSTRACT NUMBER: 9	
NUMBER OF BLOCKS: 1	
NUMBER OF LOTS: 0	
NUMBER OF RESERVES: 1	
OWNERS: Clan Rayo Construction	
OWINEIGN CI	an Mayo Construction
(DEPUTY CLERK)	



I (or we), AmCap Mortgage, Ltd. owner and holder of a lien (or liens) against the property described in the plat known as CLAN RAYO PLAZA, said lien (or liens) being evidenced by instrument of record in the Clerk's File No. 2020080153 of the Official Records (or Deed of Trust 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 I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.

STATE OF TEXAS COUNTY OF Ham. S

> BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrukment and acknowledge 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 19 day of Or 1 be 1, 2020.

Notary Public in and for the State of Texas

CYNTHIA JACKSON Notary ID #5468512 May 18, 2024

May 18, 2024

I, John A. Guajardo, am authorized (or 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.

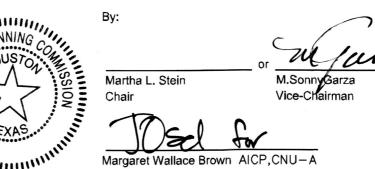


Texas Registration No. 5945 Texas Surveying Firm No. 10017100

EPIFANIO E. SALAZAR, JR 67749

Texas Registered Engineering Firm F-003922

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of CLAN RAYO PLAZA 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



(or instrument when appropriate) this 3 day of November, 2020.

DISTRICT NAMES

FORT BEND COUNTY ESD NO. 5

CITY OF HOUSTON ETJ

CENTERPOINT ENERGY

- SQUARE FEET BUILDING LINE

- FOUND

- ACRES

- FENCE

VOLUME

- PAGE

- IRON ROD

- IRON PIPE

- WATER LINE EASEMENT

- OFFICIAL PUBLIC RECORDS

OF FORT BEND COUNTY

- COUNTY CLERK'S FILE NUMBER

- DEED RECORDS OF FORT BEND COUNTY

WCID MUD

LID

DID

SHCOOL

**LEGEND** 

W.L.E.

O.P.R.F.C.B.

D.R.F.B.C.

C.C.F. NO.

UTILITIES CO.

ALLEN SEVERO ADELFINA SPRUCE RIVER **CLAN RAYO** PLAZA

VICINITY MAR

KEY MAP: 567-C/D

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.

ZIP CODE: 77478

J. Stacy Slawinski, P.E. Fort Bend County Engineer

Approved by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_day\_\_\_\_of, 202

> Vincent M. Morales, Jr. Commissioner, Pricinct 1

Grady Prestage Commissioner, Pricinct 2

**KP** George County Judge

W.A. "Andy" Meyers Commissioner, Pricinct 3

Ken R. DeMerchant Commissioner, Pricinct 4

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentification was filed for registration in my office on\_\_\_\_\_ in Plat No.\_\_\_\_\_ 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 Clerk of the County Fort Bend County, Texas

FORT BEND FRESH WATER SUPPLY DISTRICT #2 FORT BEND COUNTY DRAINAGE DISTRICT FORT BEND COUNTY IND. SCHOOL DIST.

Contours shown are based on NAVD 88, (GEOID 12B Adjustment) based GPS survey using National

Coordinates shown hereon are based on Texas South Central Zone, State Plane Grid Coordinates

(NAD 83) and may be brought to surface by multiplying by a combined scale factor of 0.99987949).

4. This plat meets requirements of City of Houston Extra-Territorial Jurisdiction (ETJ), and Fort Bend County.

Spatial Reference Stations (CORS) and tied to Fort Bend County Benchmark No. 157, published elevation = 87.51, being a bronze disk set 11-19-05 and located on the curb inlet at the northeast edge of pavement of Sugar Sweet Drive, southeasterly of the intersection with Sugar Mott Drive at the cul-de-sac. To convert to Fort Bend County Benchmark Datum add 0.64 feet.

Bearings shown hereon are based on State Plane Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83).

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.

Clan Rayo Plaza lies within Unshaded Zone "X", per Flood Insurance Rate Map (FIRM) No. 48157C0145L for

Fort Bend County, Revised April 2, 2014, defined as areas determined to be outside the 500-year floodplain.

The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows street ponding with intense rainfall events.

This plat lies wholly within the City of Houston ETJ and Fort Bend County Subsidence District. Fort Bend

The top of all floor slabs shall be a minimum of 86.89 feet above mean sea level (NAVD 88 datum). In

addition, no top of slab elevation shall be less than 12 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

Approval of this plat will expire one year from Planning Commission approval if not recorded in the Real

right-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said

County Fresh Water Supply District #2, and Fort Bend County Drainage District.

any down gradient roadway or drainage restraint, whichever is higher.

plat, in accordance with A.D.A.

operation and maintenance of the drainage facility.

16. All utility easements are fourteen feet (14') wide unless otherwise noted.

fences back up, but generally will not replace with new fencing.

obtained from Fort Bend County prior to beginning construction.

10. All pipelines and easements crossing within the limits of the subdivision have been shown.

12. Sidewalks shall be caused to be built not less than five feet in width on both sides of all dedicated

13. This property lies within lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".

14. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the

Absent written authorization by the affected utilities, all utility and aerial easements must be kept

18. 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 applicable permits shall be

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 along 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

15. All property to drain into the drainage easement only though an approved drainage structure.

## CLAN RAYO PLAZA

A REPLAT OF 1.1622 ACRES (50,626 SQ. FT.) OUT OF THE M. M. BATTLE SURVEY, ABSTRACT NO. 9 FORT BEND COUNTY, TEXAS AND BEING

OUT OF TRACT "C", AND THE NORTHERLY 130 FEET OF TRACT "B" OF THE C. W. McKASKLE SUBDIVISION, IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 267, PAGE 537 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS

0 LOTS; 1 RESERVE; 1 BLOCK

REASON FOR REPLAT: TO CREATE ONE RESERVE SCALE 1"=50' SEPTEMBER 2020

OWNER/DEVELOPER: CLAN RAYO CONSTRUCTION

15433 McKASKLE RD

(832)-770-9061

SUGAR LAND, TX 77478



JAG ENGINEERING. INC. 9100 SW FREEWAY, SUITE 130, HOUSTON TX 77074 (713) 977-7550 FAX (713) 977-7317

I, EPIFANIO E. SALAZAR, JR. 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.

My Commission expires:

We, Oscar Marino Rayo and Alma Victoria Rayo, a married couple, owner (or owners) hereinafter referred to as Owners (whether

one or more) of the 1.1636 acre tract described in the above and foregoing map of Clan Rayo Plaza, 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

FURTHER, I (or we) do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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

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

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the

without backwater and in no instance have a drainage opening of less than one and three quarters (1 3/4) square feet (24"

diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

FURTHER, we 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, 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 time and all times for

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

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)

FURTHER, We 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

BEFORE ME, the undersigned authority, on this day personally appeared Oscar Marino Rayo and Alma Victoria Rayo, known

to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledgement to me that they

plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width,

the purposes of construction and maintenance of drainage facilities and structures.

Commissioners Court on March 23, 2004, and any subsequent amendments.

executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of October, 2020.

WITNESS my (or our) hand, the in the city of Sugar Land

STATE OF TEXAS

COUNTY OF Fort Bend

Gotela Laicis

Comm. Expires 09-13-2024

Notary ID 124011942

and forever defend the title on the land so dedicated.

drainage ditch, either directly or indirectly.

**JAG PROJ NO:19021**