

# PLAT RECORDING SHEET

**PLAT NAME:** Rancho Robledo

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

**ACREAGE:** 20.000

**LEAGUE:** H.&T.C. R.R. Co. Survey

**ABSTRACT NUMBER:** 257

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 10

**NUMBER OF RESERVES:** 1

**OWNERS:** Jose Angel Robledo, Sherrie Jeanette Valencia, Salomon Flores

Alfonso Flores, Bernardo Alviso Robledo, Raul Alviso Robledo, Gerardo Alviso Robledo

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

STATE OF TEXAS :  
COUNTY OF FORT BEND:

WE, JOSE ANGEL ROBLEDO, SHERRIE JEANETTE VALENCIA, ALFONSO FLORES, RAUL ALVISO ROBLEDO, BERNADO ALVISO ROBLEDO, SALOMON FLORES, AND GERARDO ALVISO ROBLEDO, INDIVIDUALS; HEREINAFTER REFERRED TO AS OWNERS OF THE 20.000 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF RANCHO ROBLEDO, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, 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 TO THE LAND SO DEDICATED.

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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (I.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 PURPOSES 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 DESIGNED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANK INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET 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 FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY 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 IS HEREBY 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 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 OUR HANDS IN FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: *Jose Angel Robledo*  
JOSE ANGEL ROBLEDO  
BY: *Alfonso Flores*  
ALFONSO FLORES  
BY: *Bernardo Alviso Robledo*  
BERNARDO ALVISO ROBLEDO  
BY: *Gerardo Alviso*  
GERARDO ALVISO ROBLEDO

BY: *Sherrrie Jeanette Valencia*  
SHERRIE JEANETTE VALENCIA  
BY: *Raul Alviso Robledo*  
RAUL ALVISO ROBLEDO  
BY: *Salomon Flores*  
SALOMON FLORES

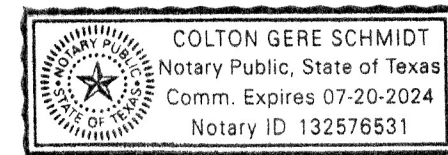
STATE OF TEXAS:  
COUNTY OF FORT BEND:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE ANGEL ROBLEDO, SHERRIE JEANETTE VALENCIA, ALFONSO FLORES, RAUL ALVISO ROBLEDO, BERNADO ALVISO ROBLEDO, SALOMON FLORES, AND GERARDO ALVISO ROBLEDO, INDIVIDUALS; KNOWN TO ME TO BE THE PERSONS 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 1st DAY OF July, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES July 20, 2024  
*Colton Gere Schmidt*  
NOTARY PUBLIC



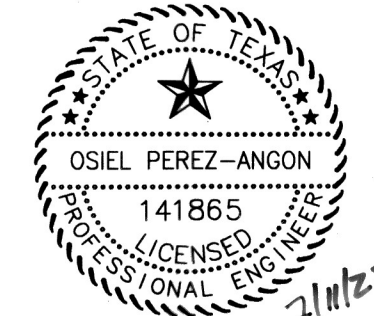
I, ROBERT CHRIS KELLY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

*Robert Chris Kelly*  
ROBERT CHRIS KELLY, R.P.L.S.  
TEXAS REGISTRATION NO. 6833



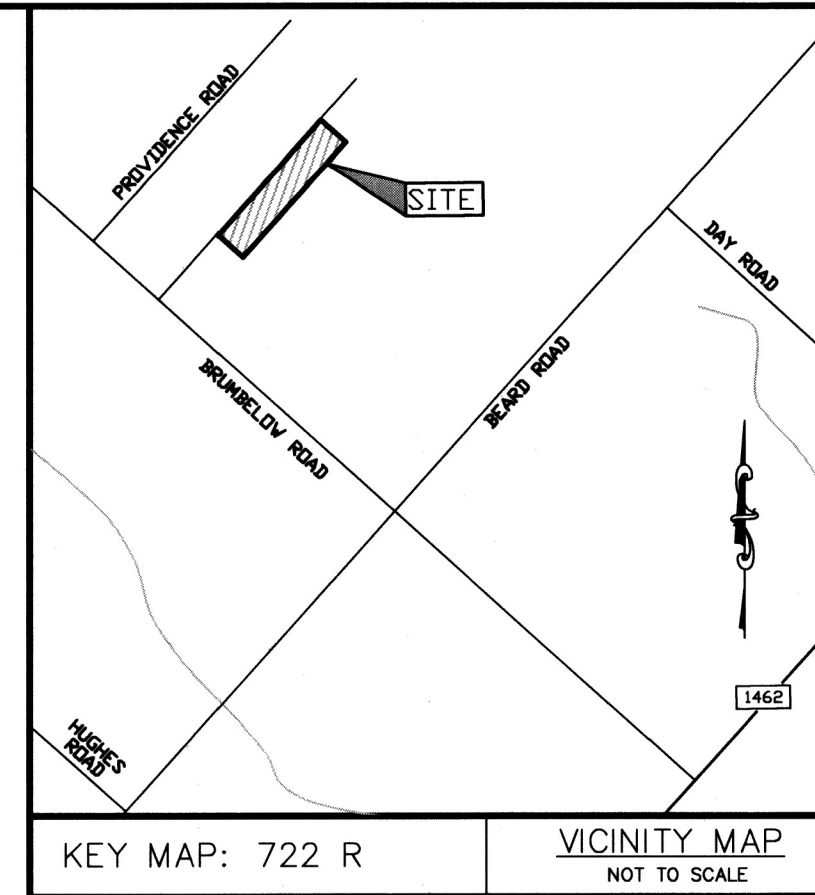
I, OSIEL PEREZ-ANGON, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

*Osiel Perez-Angon*  
OSIEL PEREZ-ANGON, P.E.  
TEXAS REGISTRATION NO. 141865



NOTES:

- 1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NO. 4204, STATE PLANE SURFACE COORDINATES (NAD '83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99986436675.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0550 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3.) 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.
- 4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 5.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 69.65 FEET (NAVD '88) ABOVE MEAN SEA LEVEL. IN ADDITION, NO SLAB SHALL BE LESS THAN 2.0 FEET ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION OR LESS THAN 1.0 FOOT ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT.
- 6.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 7.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN NEEDVILLE I.S.D. AND FORT BEND COUNTY, TEXAS.
- 8.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L22.
- 9.) 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 NEW FENCING.
- 10.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 11.) MAINTENANCE OF THE DRAINAGE/DETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER ASSOCIATION; HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THE RESTRICTED RESERVES AND DRAINAGE EASEMENTS, IF NECESSARY.
- 12.) LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN IMPERVIOUSNESS OF NO MORE THAN 9 PERCENT FOR LOT 5, 15 PERCENT FOR LOTS 2-4, 6 AND 7, AND 25 PERCENT FOR LOT 1 AND LOTS 8-10. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THE PERCENTAGES ARE TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 13.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 14.) ALL KNOWN PIPELINE AND/OR PIPELINE EASEMENTS ARE SHOWN HEREON.
- 15.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2017055816.



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 \_\_\_\_\_, 2022.

VINCENT M. MORALES, JR., COMMISSIONER  
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER  
PRECINCT 2

KP GEORGE, COUNTY JUDGE

W. A. "ANDY" MEYERS, COMMISSIONER  
PRECINCT 3

KEN R. DEMERCHANT, COMMISSIONER  
PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, IN PLAT NUMBER(S) \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: *Laura Richard*  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

# RANCHO ROBLEDO

A SUBDIVISION OF A 20.000 ACRE TRACT  
IN THE H.&T.C. R.R. CO. SURVEY,  
SECTION 113, ABSTRACT NO. 257,  
FORT BEND COUNTY, TEXAS

1 BLOCK - 10 LOTS - 1 RESERVE

~ OWNERS ~

**JOSE ANGEL ROBLEDO**  
17611 Brumbelow Road  
Needville, Texas 77461  
PHONE: 832.282.5597

**SHERRIE JEANETTE VALENCIA**  
17511 Brumbelow Road  
Needville, Texas 77461  
PHONE: 281.857.7582

**SALOMON FLORES**  
14211 Foxford Way  
Houston, Texas 77015  
PHONE: 832.884.0899

**ALFONSO FLORES**  
14211 Foxford Way  
Houston, Texas 77015  
PHONE: 832.319.8083

**BERNARDO ALVISO ROBLEDO**  
15310 Martinez Street  
Sugar Land, Texas 77498  
PHONE: 832.798.6258

**RAUL ALVISO ROBLEDO**  
17946 Great Glen Drive  
Houston, Texas 77084  
PHONE: 832.282.5597

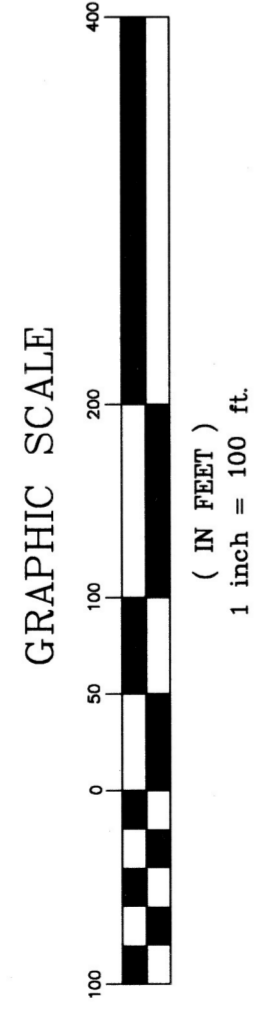
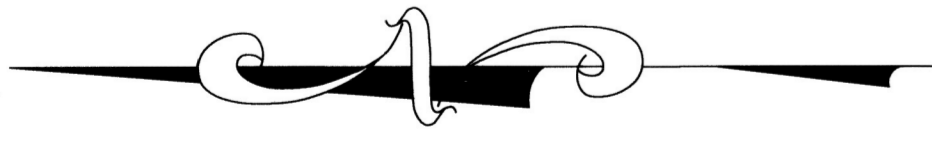
**GERARDO ALVISO ROBLEDO**  
11201 Olympia Drive. #3013  
Houston, Texas 77042  
PHONE: 832.282.5597

~ SURVEYOR / ENGINEER ~



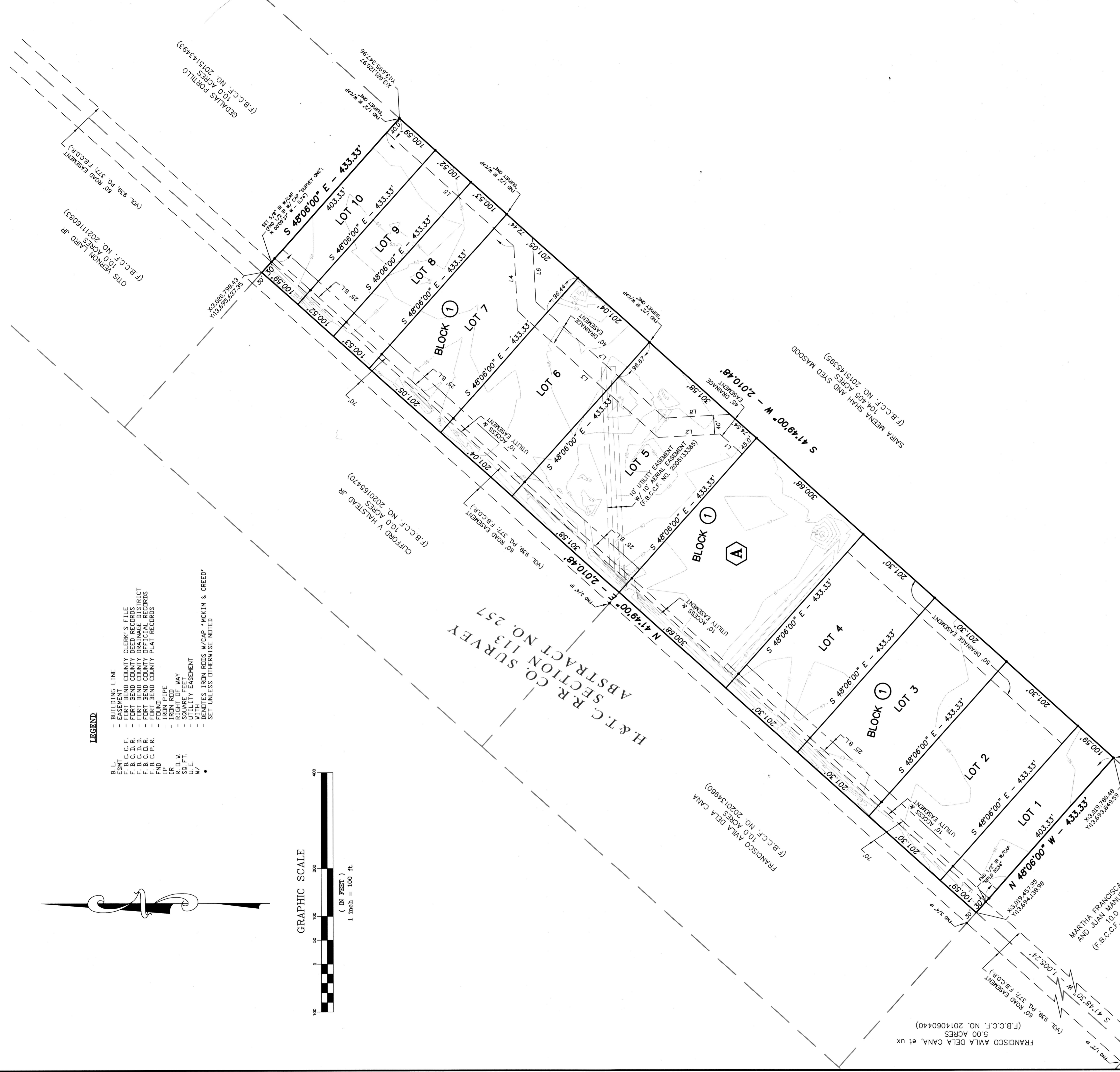
JOB NO. 08565-0001 / 1643-1

JUNE 23, 2022



**LEGEND**

- BUILDING LINE
- EASEMENT
- F.B.C.C.F.
- F.B.C.D.R.
- F.B.C.D.R.
- F.B.C.D.R.
- F.B.C.P.R.
- F.B.C.P.R.
- F.B.C.P.R.
- F.B.C.P.R.
- IRON PIPE
- IRON ROD
- IRON ROD
- IRON ROD
- RIGHT OF WAY
- UTILITY EASEMENT
- UTILITY EASEMENT
- DENOTES IRON RODS W/CAP - MCKIM & CREEDEY
- SET UNLESS OTHERWISE NOTED



LINE	BEARING	DISTANCE
L1	N 41°49'00" E	62.94'
L2	N 03°07'01" W	130.03'
L3	N 41°52'59" E	396.61'
L4	N 86°52'59" E	136.15'
L5	N 41°49'00" E	357.54'
L6	S 86°52'59" W	136.17'
L7	S 41°52'59" W	363.47'
L8	S 03°07'01" E	137.08'

LOT TABLE	
LOT 1	1.001 ACRES
LOT 2	2.003 ACRES
LOT 3	2.003 ACRES
LOT 4	2.003 ACRES
LOT 5	3.000 ACRES
LOT 6	2.000 ACRES
LOT 7	2.000 ACRES
LOT 8	1.000 ACRES
LOT 9	1.000 ACRES
LOT 10	1.001 ACRES

RESERVE TABLE	
<b>A</b>	2.991 ACRES

RESTRICTED TO  
DRAINAGE / DETENTION / STORM WATER  
(OUTSIDE OF EASEMENTS)

DISTRICT NAMES	
COUNTY ASSISTANCE	N/A
DISTRICT	N/A
WCD	N/A
WID	N/A
LID	N/A
DID	N/A
SCHOOL	NEEDVILLE ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	N/A
UTILITIES CO.	CENTERPOINT

# RANCHO ROBLEDO

A SUBDIVISION OF A 20.000 ACRE TRACT  
IN THE H.&T.C. R.R. CO. SURVEY,  
SECTION 113, ABSTRACT NO. 257,  
FORT BEND COUNTY, TEXAS

1 BLOCK - 10 LOTS - 1 RESERVE

~ OWNERS ~

**JOSE ANGEL ROBLEDO** SHERRIE JEANETTE VALENCIA  
17611 Brumbelow Road  
Needville, Texas 77461  
PHONE: 832.282.5597

**SAOMON FLORES** ALFONSO FLORES  
14211 Foxford Way  
Houston, Texas 77015  
PHONE: 832.864.0899

**BERNARDO ALVISO ROBLEDO** RAUL ALVISO ROBLEDO  
15310 Martinez Street  
Sugar Land, Texas 77498  
PHONE: 832.796.6256

**GERARDO ALVISO ROBLEDO**  
11201 Olympia Drive, #3013  
Houston, Texas 77042  
PHONE: 832.282.5597

~ SURVEYOR / ENGINEER ~



MCKIM & CREEDEY  
ENGINEERS, SURVEYORS, PLANNERS  
1716 Century Drive  
Suite 201  
Houston, Texas 77056  
Phone: 281-491-2525  
www.mckimcreedy.com  
TIPUS Film Registration No. 1017600

JOB NO. 05565-0001 / 1643-1

JUNE 23, 2022

SHEET 2 OF 2