

PLAT RECORDING SHEET

PLAT NAME: Salas Ranch

PLAT NO: _____

ACREAGE: 10.250

LEAGUE: K. W. Davis Survey

ABSTRACT NUMBER: 22

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Matias Salas and Raquel Sanchez

(DEPUTY CLERK)

STATE OF TEXAS :
COUNTY OF FORT BEND :

WE, MATIAS SALAS AND RAQUEL SANCHEZ, HEREINAFTER REFERRED TO AS OWNERS OF THE 10.250 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SALAS RANCH, 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 AND 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 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 _____, 2024.

MATIAS SALAS
RAQUEL SANCHEZ

STATE OF TEXAS :
COUNTY OF FORT BEND :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATIAS SALAS AND RAQUEL SANCHEZ, 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 ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

ENERIDA HERIBERTA
JACOB SUASTEQUI
30.302 ACRES
(F.B.C.C.F. NO. 2016133497)

MY HOA PHAN
10.2502 ACRES
(F.B.C.C.F. NO. 2014022717)

LAURO BORJA AND SUJEY BORJA
REMAINDER OF 20.5004 ACRES
(F.B.C.C.F. NO. 2010101937)

VALDMAR AGUIRRE AND
MARIA DEL CARMEN VALLEJO
10.2502 ACRES
(F.B.C.C.F. NO. 2012056158)

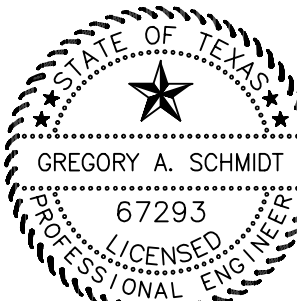
I, ROBERT CHRIS KELLY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN, ALL 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, R.P.L.S.
TEXAS REGISTRATION NO. 6833



I, GREGORY A. SCHMIDT, 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.

GREGORY A. SCHMIDT, P.E.
TEXAS REGISTRATION NO. 67293



NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD 83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.999870017.
- 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.
- 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 TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 68.00 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 2.0' (TWO FEET) ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION OR LESS THAN 1.0' (ONE FOOT) ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT.
- CONTOURS SHOWN HEREON ARE PER FIELD SURVEY PERFORMED ON OCTOBER 9, 2023. ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 12A)
- ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WHOLLY WITHIN NEEDVILLE INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY, TEXAS.
- 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 AND VILLAGE OF PLEAK PRIOR TO BEGINNING CONSTRUCTION.
- THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ1.
- ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: "MCKIM & CREED", UNLESS OTHERWISE NOTED.
- THERE ARE NO VISIBLE OR KNOWN APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.
- 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 F 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 F paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THIS PLAT WAS PREPARED TO MEET FORT BEND COUNTY REQUIREMENTS.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE PERCENT IMPERVIOUSNESS OF NO MORE THAN 5 PERCENT. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE DRAINAGE SYSTEM MAY BE NECESSARY.

RITA C. VALLET
"TRACT 7"
CALLED 100 ACRES
(F.B.C.C.F. NO. 2014123151)

THIS 0.287 ACRE TO BE DEDICATED
TO THE PUBLIC FOR R.O.W. PURPOSES

FND COTTON PICKER SPINDLE
X=3,031,743.99
Y=13,700,258.10

312.86'

FND 5/8" IR W/CAP
"RPLS 5007"

SET 5/8" IR W/CAP

N 87°46'01" E - 312.86'

N 87°46'01" E - 312.86'

10' BUILDING LINE

30' ACCESS EASEMENT
FOR LOT 2 HEREBY
DEDICATED BY THIS PLAT

10' CENTERPOINT ELECTRIC EASEMENT
W/ 10' AERIAL EASEMENTS
ADJOINING BOTH SIDES
(F.B.C.C.F. NO. 2003154870)

LOT 1
7.963 ACRES

30' ACCESS EASEMENT
FOR LOT 2 HEREBY
DEDICATED BY THIS PLAT

10' CENTERPOINT ELECTRIC EASEMENT
W/ 10' AERIAL EASEMENTS
ADJOINING BOTH SIDES
(F.B.C.C.F. NO. 2003154870)

BLOCK ①

S 87°46'01" W
312.86'

LOT 2
2.000 ACRES

X=3,031,790.85
Y=13,698,831.67

S 87°46'01" W - 312.86'

FND 5/8" IR; S 53°20'18" W - 0.39'

BEARD ROAD
(60' PRESCRIPTIVE R.O.W.)
- COMMISSIONERS COURT MINUTES
VOL. 31, Pg. 340; ITEM NO. 20)

625.71'

FND 1/2" IR W/CAP
"BRADFORD"

VALDMAR AGUIRRE AND
MARIA DEL CARMEN VALLEJO
10.2502 ACRES
(F.B.C.C.F. NO. 2012056158)

K. W. DAVIS SURVEY
ABSTRACT NO. 22

GERARDO RAMIREZ
29.509 ACRES
(F.B.C.C.F. NO. 2006139511)

LEGEND

- F. B. C. C. F. - FORT BEND COUNTY CLERK'S FILE
- F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
- FND - FOUND
- FT. - FEET
- IP - IRON PIPE
- IR - IRON ROD
- ND - NUMBER
- PG. - PAGE
- R. O. W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- W/ - WITH

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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 _____, 2024.

VINCENT M. MORALES, JR., COMMISSIONER
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER
PRECINCT 2

KP GEORGE, COUNTY JUDGE

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

DEXTER L. MCCOY, 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 _____, 2024, 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, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: DEPUTY

SALAS RANCH

A 10.250 ACRE TRACT OF LAND
IN THE K. W. DAVIS SURVEY,
ABSTRACT NO. 22,
FORT BEND COUNTY, TEXAS

1 BLOCK - 2 LOTS

~ OWNERS ~

MATIAS SALAS AND RAQUEL SANCHEZ

6629 Beard Road
Needville, Texas 77461

PHONE: 832.866.5173

~ SURVEYOR ~

MCKIM & CREED
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281.491.2525

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TBPELS Firm Registration No. 10177600

JOB NO. 09683-0001

MAY 2, 2024

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	N/A
LID	N/A
DID	N/A
SCHOOL	NEEDVILLE ISD
FIRE	FB ESD 9
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	N/A
UTILITIES CO.	CENTERPOINT