

# PLAT RECORDING SHEET

**PLAT NAME:** Kraft Subdivision

\_\_\_\_\_

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

**ACREAGE:** 19.6612

\_\_\_\_\_

**LEAGUE:** Kinchen W. Davis League

\_\_\_\_\_

**ABSTRACT NUMBER:** 22

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 1

**NUMBER OF RESERVES:** 1

**OWNERS:** Frances Kraft

\_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF FORT BEND

I, FRANCES KRAFT, OWNER OF THE 19.6612 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF KRAFT SUBDIVISION, 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 FOR 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 UNRESTRICTED 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 COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, I 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 DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1 3/4) SQUARE FEET (24" DIAMETER).

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 COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, EXCESSIVE VEGETATION 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, 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 \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
FRANCES KRAFT  
OWNER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANCES KRAFT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

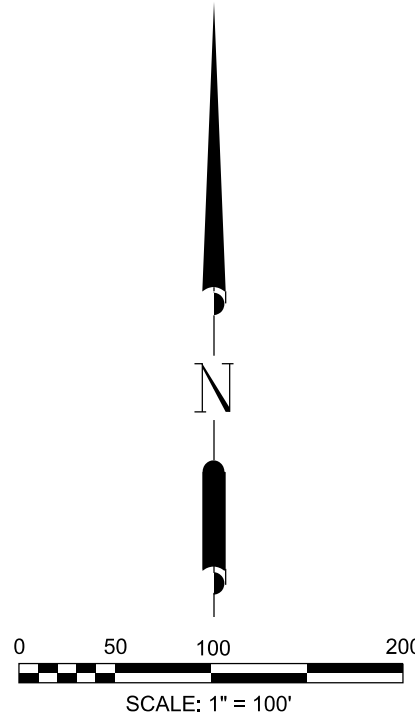
#### GENERAL NOTES:

1. 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.
2. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 66.00 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 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 THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAIN, WHICHEVER IS HIGHER.
3. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY SOUTH LAND TITLE, LLC, G.F. NO. TP25106833, DATED APRIL 23, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
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. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
6. THIS PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0550L, DATED APRIL 2, 2014.
7. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
8. THIS PLAT LIES WITHIN LIGHT ZONE LZ1 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
9. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
10. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
11. 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 DURING INTENSE RAINFALL EVENTS.

I, Wm. PATRICK DOYLE, 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON OR OTHER SUITABLE PERMANENT FERROUS METAL PIPES OR RODS HAVING A MINIMUM OUTSIDE DIAMETER OF FIVE EIGHTHS (5/8) INCH AND A MINIMUM LENGTH OF THREE (3) FEET.

WM. PATRICK DOYLE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4467

## FORT BEND COUNTY TEXAS



I. C. TOLMAN  
SUBDIVISION  
LOT 12

HUGO KRAFT III  
CALLED 48.162 ACRE TRACT  
CLERK'S FILE NO. 2001032389  
F.B.C.O.R.

COUNTY OF FORT BEND  
CALLED 40 WIDE R.O.W.  
VOL. 190 PG. 504  
F.B.C.O.R.

DALE C. KELLEY ET UX  
CALLED 190 ACRE TRACT  
CLERK'S FILE NO. 2008126430  
F.B.C.O.R.

DALE C. KELLEY ET UX  
CALLED 20.030 ACRE TRACT  
CLERK'S FILE NO. 2008126429  
F.B.C.O.R.

MJP CONSULTING, INC.  
CALLED 20.527 ACRE TRACT  
CLERK'S FILE NO. 2005020620  
F.B.C.O.R.

EDWIN KRAFT & HUGO KRAFT III  
CALLED 35.723 ACRE TRACT  
CLERK'S FILE NO. 2010123785  
F.B.C.O.R.

FRANCES KRAFT  
CALLED 19.666 ACRE TRACT  
CLERK'S FILE NO. 2001032389  
F.B.C.O.R.

HUGO KRAFT, JR.  
SANITARY CONTROL EASEMENT  
CALLED 18 ACRE TRACT  
VOL. 725 PG. 473  
F.B.C.O.R.

TEXAS NATURAL RESOURCE  
CONSERVATION COMMISSION  
150' SANITARY CONTROL ESM.  
CLERK'S FILE NO. 97568833  
F.B.C.O.R.

GTE MOBILNET OF SOUTH TEXAS  
LIMITED PARTNERSHIP  
CALLED 0.1469 ACRE TRACT  
LAND LEASE AGREEMENT  
CLERK'S FILE NO. 2014086276  
2015053542 & 2024100916  
F.B.C.O.R.

GTE MOBILNET OF SOUTH TEXAS  
LIMITED PARTNERSHIP  
CALLED 0.0409 ACRE TRACT  
LAND LEASE AGREEMENT  
CLERK'S FILE NO. 2014086276  
2015053542 & 2024100916  
F.B.C.O.R.

STATE OF TEXAS  
CALLED 1.951 ACRE R.O.W.  
VOL. 248 PG. 73  
F.B.C.O.R.

1462 ENTERPRISES, INC.  
CALLED 1.618 ACRE TRACT  
CLERK'S FILE NO. 2007118129  
F.B.C.O.R.

MJP CONSULTING, INC.  
CALLED 22.031 ACRE TRACT  
CLERK'S FILE NO. 2000021671  
F.B.C.O.R.

MJP CONSULTING, INC.  
CALLED 22.459 ACRE TRACT  
CLERK'S FILE NO. 2000021672  
F.B.C.O.R.

I, SAIED S. MORADMAND, 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.

SAIED S. MORADMAND  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NUMBER 103667

DISTRICT NAMES	
FORT BEND COUNTY	
ESD	FORT BEND ESD NO. 9
DID	FORT BEND COUNTY DRAINAGE DISTRICT
WCJC	WARTON COUNTY JUNIOR COLLEGE
SCHOOL	NEEDVILLE I.S.D.
FIRE	NEEDVILLE



SUBJECT PROPERTY LINE

PROPERTY LINE

EASEMENT LINE

BUILDING LINE

1' CONTOUR LINE

A.E.

B.L.

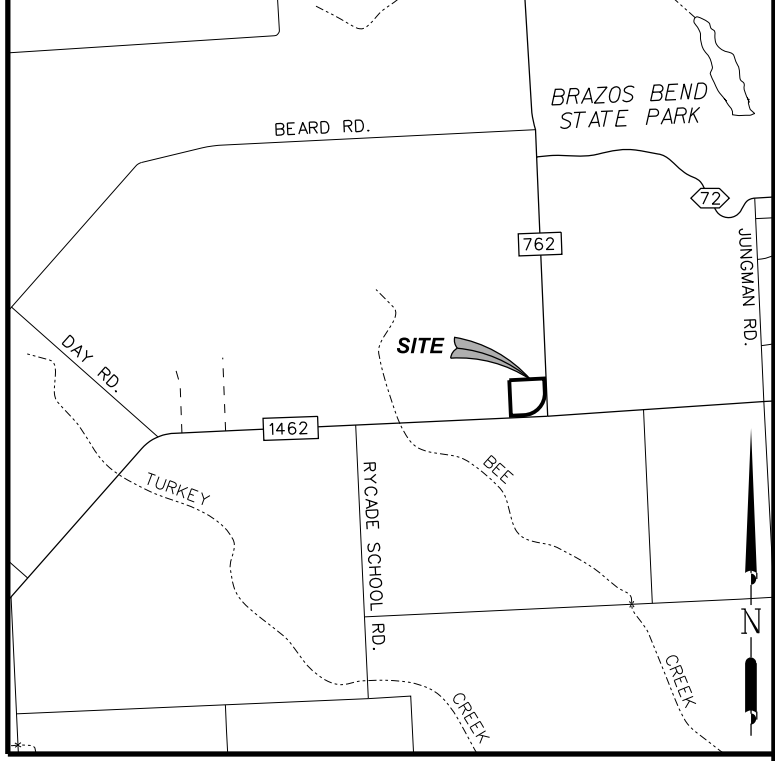
ESMT.

FND.

FND. 1/2" I.R.  
N 10° 06' 14" W  
1619.85'  
S 17° 01' 14" E  
380.65'  
10' LANDSCAPE ESM.  
10' LANDSCAPE ESM.  
10' LANDSCAPE ESM.  
DELTA = 89° 30' 17"  
RADIUS = 600.90'  
ARC LENGTH = 938.70'  
C.B. = S 43° 04' 05" W  
C.D. = 846.12'  
STATE OF TEXAS  
CALLED 1.951 ACRE R.O.W.  
VOL. 248 PG. 73  
F.B.C.O.R.  
TANK WORK, INC.  
CALLED 1.0028 ACRE TRACT  
CLERK'S FILE NO. 2007118129  
F.B.C.O.R.  
JUAN GARCIA  
CALLED 1.618 ACRE TRACT  
CLERK'S FILE NO. 2019046222  
F.B.C.O.R.

FORT BEND COUNTY DEED RECORDS  
FORT BEND COUNTY OFFICIAL RECORDS  
FORT BEND COUNTY PLAT RECORDS  
IRON PIPE  
IRON ROD  
NUMBER  
PAGE  
RIGHT-OF-WAY  
UTILITY EASEMENT  
VOLUME

## KINCHEN W. DAVIS LEAGUE ABSTRACT 22



VICINITY MAP  
SCALE : 1" = 1 MILE  
KEY MAP: 723R

I, J. STACY SLAWINSKI, 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 \_\_\_\_\_, 20\_\_\_\_.

VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

W.A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY  
PRECINCT 4, COUNTY COMMISSIONER

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 \_\_\_\_\_, 20\_\_\_\_, 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.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

DEPUTY

## KRAFT SUBDIVISION

A SUBDIVISION OF  
19.6612 ACRES OF LAND

IN THE

KINCHEN W. DAVIS LEAGUE

ABSTRACT 22

FORT BEND COUNTY, TEXAS

1 LOT 1 BLOCK 1 RESERVE

APRIL 24, 2025

PREPARED BY:



Doyle & Wachtstetter, Inc.  
Surveying and Mapping GPS/GIS  
131 COMMERCE STREET, CLUTE, TEXAS 77531  
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

#### PROPERTY OWNER

FRANCES KRAFT  
22534 FM 762  
NEEDVILLE, TX 77461  
713-724-5358