# PLAT RECORDING SHEET

**PLAT NAME:** Lakes of Williams Ranch, Sec. 1 Partial Replat No. 2

**PLAT NO:**

**ACREAGE:** 0.9232

**LEAGUE:** Joseph Kuykendahl League

**ABSTRACT NUMBER:** 49

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 3

**NUMBER OF RESERVES:** 0

**OWNERS:** Phil & Mary Hulsizer and Benoy V. & Rose S. Benny

**(DEPUTY CLERK)**

STATE OF TEXAS :
COUNTY OF FORT BEND:

We, Sprouse House Custom Homes, Inc., a Texas Corporation, acting by and through Dan Sprouse, President and

Kathy Sprouse, _____ hereinafter referred to as Owners of Lot 14A shown hereon and Phil Hulsizer and Mary Hulsizer, hereinafter referred to as Owners of Lot 12A shown hereon and described in the above and foregoing map of LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 2, 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 designated with aerial easements (U.E. & 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 designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, We 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, streams, gullies, ravines, drains, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any time 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, We do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to properly located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets.

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 that all lighting within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

In Testimony Whereof, Sprouse House Custom Homes, Inc. has caused these presents to be signed by Dan Sprouse,

President and Kathy Sprouse, this _____ day of _____ 2012.

Sprouse House Custom Homes, Inc., a Texas Corporation,

BY: _____ BY: _____ _____
Dan Sprouse, President Kathy Sprouse Title

STATE OF TEXAS :
COUNTY OF HARRIS :

BEFORE ME, the undersigned authority, on this day personally appeared Dan Sprouse, President and Kathy Sprouse, 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 consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said individuals.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2012.

Notary Public in and for the State of Texas _____
Notary
My Commission Expires:_____

Witness our hands in the County of Fort Bend this _____ day of _____ 2012.

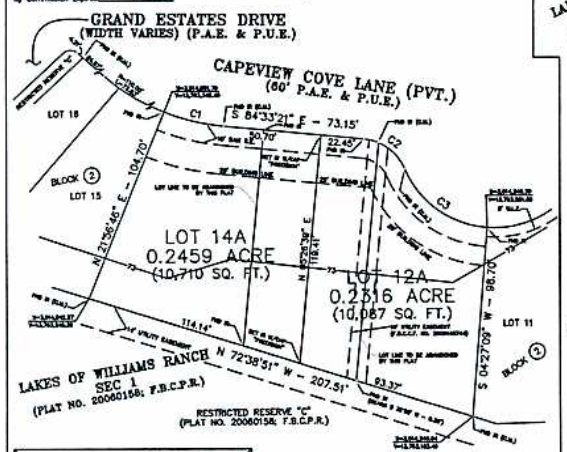
BY: _____ BY: _____
Phil Hulsizer Mary Hulsizer

STATE OF TEXAS :
COUNTY OF HARRIS :

BEFORE ME, the undersigned authority, on this day personally appeared Phil Hulsizer and Mary Hulsizer, 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 consideration 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 _____ day of _____ 2012.

Notary Public in and for the State of Texas _____
Notary
My Commission Expires:_____




**REASON FOR REPLAT**

TO COMBINE LOTS 12, 13, AND 14, BLOCK 2 INTO TWO LOTS

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | CHORD |
| C1 | 16°20'07" | 110.00' | 31.38' | S 76°18'17" E = 31.57' |
| C2 | 52°20'35" | 20.00' | 27.17' | S 57°27'34" E = 25.82' |
| C3 | 53°07'28" | 50.00' | 46.13' | S 57°37'40" E = 44.49' |

STATE OF TEXAS :
COUNTY OF FORT BEND:

We, Benoy V. and Rose S. Benny, hereinafter referred to as Owners of Lot 32A shown hereon and described in the above and foregoing map of LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 2, 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 designated with aerial easements (U.E. & 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 designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, We 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, streams, gullies, ravines, drains, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any time 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, We do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to properly located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets.

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 that all lighting within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

Witness our hands in the County of Fort Bend this _____ day of _____ 2012.

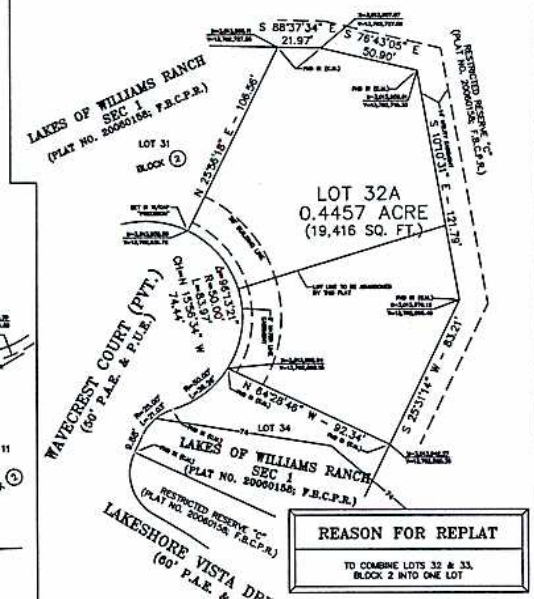
BY: _____ BY: _____
Benoy V. Benny Rose S. Benny

STATE OF TEXAS :
COUNTY OF HARRIS :

BEFORE ME, the undersigned authority, on this day personally appeared Benoy V. Benny and Rose S. Benny, 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 consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said individuals.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2012.

Notary Public in and for the State of Texas _____
Notary
My Commission Expires:_____




**REASON FOR REPLAT**

TO COMBINE LOTS 32 & 33, BLOCK 2 INTO ONE LOT

GRAPHIC SCALE

( IN FEET )
1 inch = 30 ft.

**LEGEND**

| | |
|---|---|
| (C.M.) | = CONTROL MONUMENT |
| CONC | = CONCRETE |
| FND | = FOUND |
| F.B.C.D.F. | = FORT BEND COUNTY CLERK'S FILE |
| F.B.C.P.R. | = FORT BEND COUNTY PLAT RECORDS |
| IR | = IRON ROD |
| P.A.E. | = PERMANENT ACCESS EASEMENT |
| P.U.E. | = PUBLIC UTILITY EASEMENT |
| (PVT.) | = PRIVATE |
| SAN S.E. | = SANITARY SEWER EASEMENT |
| W/ | = WITH |
| W.L.E. | = WATER LINE EASEMENT |

APPROVED by the Commissioners' Court of Fort Bend County, Texas this _____ day of _____ 2012.

Richard Morrison, Commissioner Precinct 1 — Grady Prestage, Commissioner Precinct 2

Robert E. Hebert, County Judge

W. A. "Andy" Meyers, Commissioner Precinct 3 — James Patterson, Commissioner Precinct 4

This Plat of LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 2 is approved by the City Manager of the City of Richmond, Texas, this _____ day of _____, 2012.

Terri Vela, City Manager

This Plat of LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 2 approved on _____ by the City of Richmond Commission and signed this _____ day of _____, 2012, provided, however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

Hilmar G. Moore, Mayor — Mona Welch, City Secretary

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
87283
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS

Gregory A. Schmidt, P.E.
Texas Registration No. 87283

NOTES:

1.) BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON LAKES OF WILLIAMS RANCH, SEC. 1, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT NO. 20060158 OF THE FORT BEND COUNTY PLAT RECORDS.

2.) BASED ON LAKES OF WILLIAMS RANCH, SEC. 1, RECORDED IN PLAT NO. 20060158 OF THE FORT BEND COUNTY PLAT RECORDS, THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 75.0 FEET ABOVE MEAN SEA LEVEL, OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. 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.

3.) ALL RESIDENTIAL LOTS SHOWN SHALL HAVE A 5 FOOT (5') SIDE LOT BUILDING LINE UNLESS OTHERWISE NOTED.

4.) THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF RICHMOND OR ANY OTHER LOCAL GOVERNMENTAL AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF RICHMOND HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OR HOME OWNERS ASSOCIATION OF THE PROPERTY OF THIS SUBDIVISION.

5.) LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 60 PERCENT. THE DRAINAGE SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.

6.) BENCHMARK: USC & GS 1929 MSL DATUM, 1973 ADJUSTMENT. CHISELED SQUARE CUT IN THE TOP OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHWEST CORNER OF GREATWOOD PARKWAY AND THE U.S. 59 NORTHBOUND FRONTAGE ROAD. ELEVATION = 71.24'

7.) TEMPORARY BENCHMARK (TBM): RAILROAD SPIKE IN FIRST SINGLE POWER POLE WEST OF DOUBLE POWER POLE ALONG U.S. 59 FRONTAGE ROAD +1,300 FEET SOUTHWEST OF CRABB RIVER ROAD. ELEVATION = 76.00 FEET (1973 ADJUSTMENT).

8.) THIS PLAT LIES WITHIN THE LANIER CONSOLIDATED SCHOOL DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, FORT BEND COUNTY AND THE CITY OF RICHMOND ETJ.

9.) ALL STREET PERMANENT ACCESS EASEMENTS WIDTHS ARE SIXTY FEET (60') UNLESS OTHERWISE NOTED.

10.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

11.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

12.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

13.) SIDEWALKS TO BE BUILT OR CAUSED TO BE BUILT BY DEVELOPER, HOMEBUILDER OR HOMEOWNERS ASSOCIATION AT A WIDTH NOT LESS THAN FIVE FEET AND IN ACCORDANCE WITH THE STANDARDS OF FORT BEND COUNTY, 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 THE A.D.A.

14.) SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREON. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.

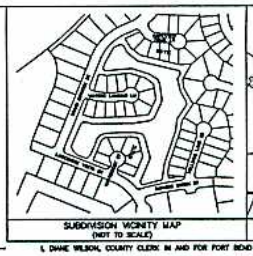
15.) THIS PLAT LIES IN LIGHTING ZONE 2 (LZ2).

16.) 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-0245 J EFFECTIVELY DATED JANUARY 3, 1987, THIS PROPERTY LIES IN SHADED ZONE "X", AREAS OF 500-YR. FLOOD; AREAS OF 100-YR. FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YR. FLOOD.

17.) CONTOURS SHOWN HEREON ARE PER LAKES OF WILLIAMS RANCH, SEC. 1, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT NO. 20060158 OF THE FORT BEND COUNTY PLAT RECORDS.

18.) THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.

19.) SUBJECT TO RESTRICTIVE COVENANTS FOR PLAT NO. 20060158; F.B.C.P.R.; AND UNDER F.B.C.C.F. NOS. 2006118657, 2006133388, 2006140743, 2006157634, 2006158243, 2007068806, 2007069708, 2008013881, 2008019527, 2008107084, 2008119879, 2010081208, 2006138341 AND 2007068802.




I, DIANE WILSON, 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 _____ 2012, 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: _____ BY: _____
DIANE WILSON, COUNTY CLERK DEPUTY
FORT BEND COUNTY, TEXAS

I, Richard W. Stolzer, 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 intervening drainage artery or permit stream or on any other area or subdivision within the watershed.

Richard W. Stolzer, P.E.
Fort Bend County Engineer

I, Edilberto V. Barrientos, R.P.L.S., are 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; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods having an outside diameter of not less than three – quarters (3/4) inch and a length of not less than three (3) feet, or as shown hereon;

Edilberto V. Barrientos, R.P.L.S.
Texas Registration No. 5384

# LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 2

*3 LOTS – 1 BLOCK – 0 RESERVES*

*LOTS 12, 13 AND 14, BLOCK 2 (0.4775 ACRE) AND LOTS 32 AND 33, BLOCK 2 (0.4457 ACRE), LAKES OF WILLIAMS RANCH, SEC. 1 ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT NO. 20060158; F.B.C.P.R. IN THE JOSEPH KUYKENDAHL LEAGUE, ABSTRACT NO. 49, FORT BEND COUNTY, TEXAS*

*~ OWNER ~*
LOT 12 AND EAST 1/2 LOT 13, BLOCK 2,
Phil & Mary Hulsizer
26 Orchard Drive
Sugar Land, Texas 77479
PHONE: (281) 296-1979

*~ OWNER ~*
LOT 14 AND WEST 1/2 LOT 13, BLOCK 2,
SPROUSE HOUSE CUSTOM HOMES INC.
1413 4th Street
Palacios, Texas 77465
PHONE: (361) 886-1181

*~ OWNER ~*
LOTS 32 AND 33, BLOCK 2,
BENOY V. & ROSE S. BENNY
1010 Wavecrest Court
Richmond, Texas 77469
PHONE: (713) 896-2781

*~ SURVEYOR ~*
PRECISION SURVEYORS
950 Threadneedle, Suite 150
Houston, Texas 77079
Edilberto V. Barrientos, R.P.L.S.
PHONE: 281.496.1586 FAX: 281.496.1587

Plat Prepared By:
Texas Engineering and Mapping
JOB NO. 1086-1
AUGUST 15, 2012

PRECISION surveyors