

PLAT RECORDING SHEET

PLAT NAME: Estates at Lakes of Williams Ranch, Section 1

PLAT NO: _____

ACREAGE: 37.714

LEAGUE: Joseph Kykendahl League

ABSTRACT NUMBER: 49

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 49

NUMBER OF RESERVES: 14

OWNERS: The Estates at Lakes of Williams Ranch, Ltd. & Fort Bend MUD 116

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, THE ESTATES AT LAKES OF WILLIAMS RANCH, LTD., ACTING BY AND THROUGH NANCY CLARK, MANAGING MEMBER, AND FFS31 LLC, ITS GENERAL PARTNER, OWNERS OF THE 35.923 ACRE TRACTS DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1, 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 FOREVER, ALL STREETS EXCEPT THOSE 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, 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 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 EASEMENTS TOTALS TWENTY-ONE, 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 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 EASEMENTS 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 TANKS INTO ANY PUBLIC STREET, ROAD, OR ANY DRAINAGE DITCH, DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL 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 ADJUTING 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 HAND THIS 17 DAY OF April, 2018

THE ESTATES AT LAKES OF WILLIAMS RANCH, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: FFS31 LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

NAME: NANCY CLARK
TITLE: MANAGING MEMBER

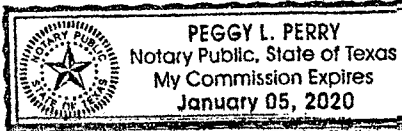
STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NANCY CLARK, MANAGING MEMBER OF FFS31 LLC, GENERAL PARTNER OF THE ESTATES AT LAKES OF WILLIAMS RANCH, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17 DAY OF April, OF 2018

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS
PEGGY L. PERRY
PRINT NAME

MY COMMISSION EXPIRES: January 5, 2020



STATE OF TEXAS §
COUNTY OF HARRIS §

WE, FORT BEND COUNTY MUD NO. 116, ACTING BY AND THROUGH CHAD MILLIS, PRESIDENT, OWNERS OF THE 1.791 ACRE TRACTS DESCRIBED IN THE ABOVE AND FOREGOING PLAT AS RESTRICTED RESERVES B, S, AND L OF ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1, 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 FOREVER, ALL STREETS EXCEPT THOSE 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.

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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 HAND THIS 26th DAY OF April, 2018

FORT BEND COUNTY MUD NO. 116

NAME: CHAD MILLIS
TITLE: PRESIDENT

NAME: ANGELA WOOD
TITLE: SECRETARY

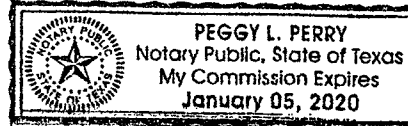
STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD MILLIS, PRESIDENT, AND ANGELA WOOD, SECRETARY, OF FORT BEND COUNTY MUD NO. 116, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID DISTRICT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26th DAY OF April, OF 2018

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS
PEGGY L. PERRY
PRINT NAME

MY COMMISSION EXPIRES: January 5, 2020



STATE OF TEXAS §
COUNTY OF HARRIS §

I, ALLEGIANCE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2017099187, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIENS AND I HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

IN TESTIMONY, WHEREOF, ALLEGIANCE BANK, has caused these presents to be signed by

STEPHEN C. RIFE, SENIOR VICE PRESIDENT, attested this 18th day of

April, 2018

ALLEGIANCE BANK

NAME: STEPHEN C. RIFE
TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF HARRIS §

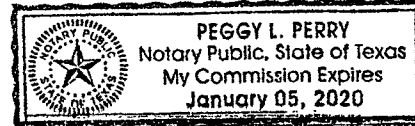
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

STEPHEN C. RIFE, SENIOR VICE PRESIDENT OF ALLEGIANCE BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID BANK.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18 day of April, of 2018

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: January 5, 2020



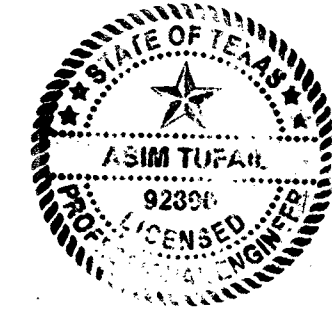
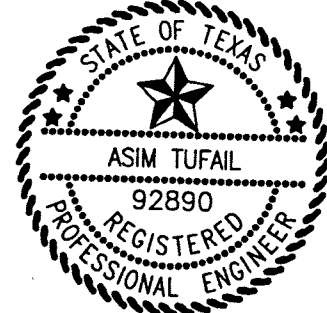
I, ROBERT KNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP.

ROBERT KNESS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6486



I, ASIM TUFAIL, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

ASIM TUFAIL, P.E.
TEXAS REGISTRATION NO.



STATE OF TEXAS §
COUNTY OF FORT BEND §

THIS PLAT OF ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 IS APPROVED

ON THIS ____ DAY OF _____, 20____, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED

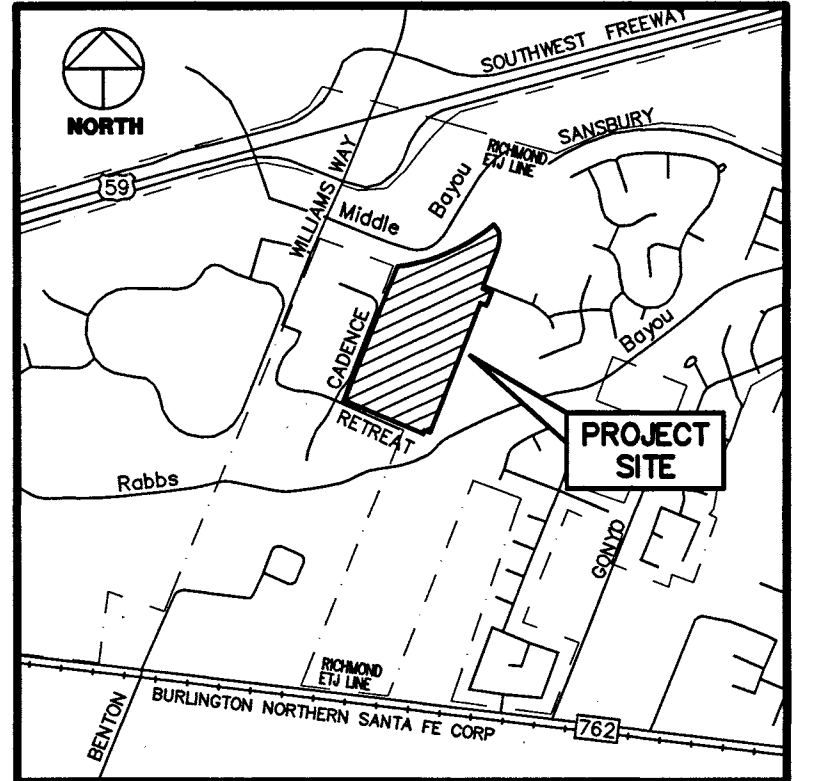
THIS ____ DAY OF _____, 2018. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

EVALYN MOORE, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS, THIS ____ DAY OF _____, 2018,

TERRI VELA, CITY MANAGER



FORT BEND COUNTY, TEXAS
KEY MAP PAGE: 606Q

VICINITY MAP
SCALE: 1" = 2000'

I, RICHARD W. STOLLEIS, THE 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 ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS
THIS ____ DAY OF _____, 2018.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTIGE
COMMISSIONER, PRECINCT 2

ROBERT E. HERBERT
COUNTY JUDGE

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

JAMES PATTERSON
COMMISSIONER, PRECINCT 4

STATE OF TEXAS §
COUNTY OF FORT BEND §

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 _____, 20____, at _____ o'clock ____M., in

Plat No. _____ of the plat records of said county.

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

A FINAL PLAT OF
ESTATES AT LAKES OF
WILLIAMS RANCH SECTION 1
A SUBDIVISION OF 37.714 AC. / 1,642,803 SQ. FT. OF LAND
SITUATED IN THE
JOSEPH KUYKENDAHLE LEAGUE, ABSTRACT NO. 49
FORT BEND COUNTY, TEXAS

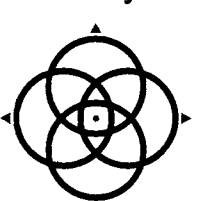
3 BLOCKS 14 RESERVES 49 LOTS

Owners:

THE ESTATES AT LAKES OF WILLIAMS RANCH, LTD.
407 JULIE RIVERS DR.
SUGAR LAND, TEXAS 77478
CONTACT: NANCY CLARK
TELEPHONE: (281) 494-0633

FORT BEND MUD 116
ALLEN BOONE HUMPHRIES ROBINSON LLP
3200 SOUTHWEST FREEWAY, SUITE 2600
HOUSTON, TEXAS 77027
CONTACT: ADISA HARRINGTON, ATTORNEY
TELEPHONE: (713) 860-6494

Surveyor

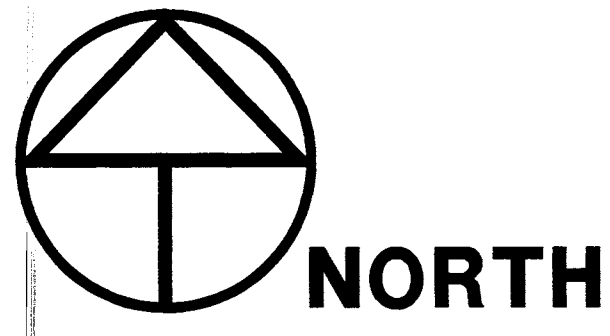


WINDROSE
LAND SURVEYING & PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

APRIL 2018

SHEET 1 OF 3



- LEGEND
- 1 - INDICATES LOT NUMBER
 - ① - INDICATES BLOCK NUMBER
 - Ⓐ - INDICATES RESERVE
 - INDICATES STREET NAME BREAK

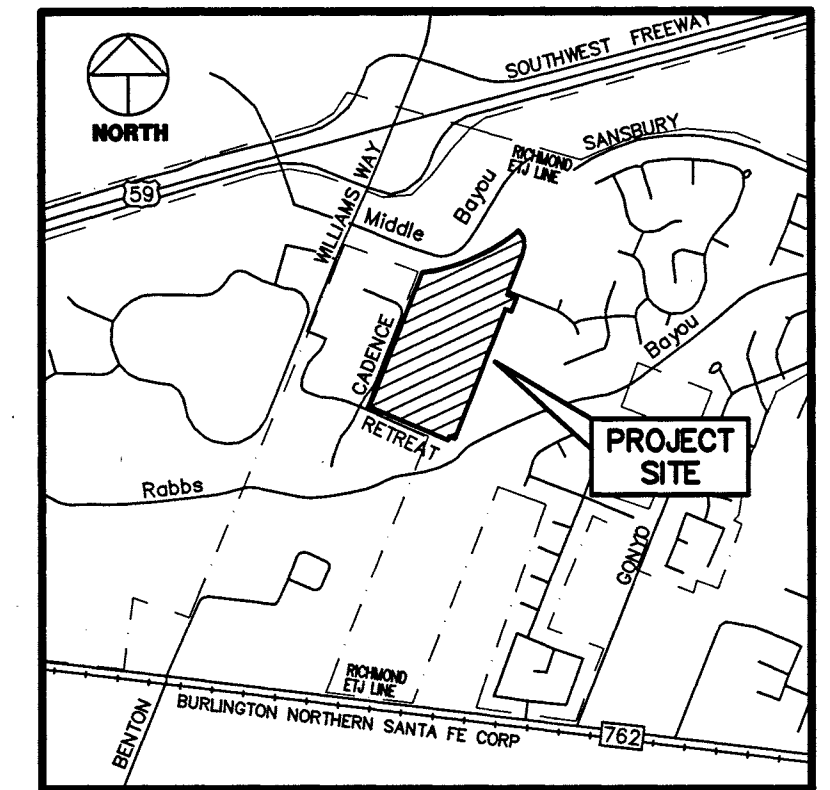
- | | | | |
|----------|--|----------|---|
| Ⓐ | RESTRICTED RESERVE "A"
0.5668 AC. / 24,690 SQ. FT.
(OPEN SPACE / LANDSCAPE / UTILITIES) | Ⓗ | RESTRICTED RESERVE "H"
0.4525 AC. / 19,711 SQ. FT.
(OPEN SPACE / LANDSCAPE / UTILITIES) |
| Ⓑ | RESTRICTED RESERVE "B"
0.9320 AC. / 40,599 SQ. FT.
(DRAINAGE AND UTILITIES) | Ⓘ | RESTRICTED RESERVE "I"
0.0307 AC. / 1,338 SQ. FT.
ACCESS EASEMENT / UTILITIES |
| Ⓒ | RESTRICTED RESERVE "C"
2.1027 AC. / 91,594 SQ. FT.
(DETENTION) | Ⓙ | RESTRICTED RESERVE "J"
0.0787 AC. / 3,428 SQ. FT.
(OPEN SPACE / LANDSCAPE / UTILITIES) |
| Ⓓ | RESTRICTED RESERVE "D"
1.0009 AC. / 4,396 SQ. FT.
(OPEN SPACE / LANDSCAPE / UTILITIES) | Ⓚ | RESTRICTED RESERVE "K"
0.8406 AC. / 36,618 SQ. FT.
(PRIVATE ACCESS / EMERGENCY ACCESS) |
| Ⓔ | RESTRICTED RESERVE "E"
0.1481 AC. / 6,449 SQ. FT.
(OPEN SPACE / LANDSCAPE / UTILITIES) | Ⓛ | RESTRICTED RESERVE "L"
0.2004 AC. / 8,729 SQ. FT.
(PRIVATE ACCESS / EMERGENCY ACCESS / DRAINAGE) |
| Ⓕ | RESTRICTED RESERVE "F"
1.1038 AC. / 48,082 SQ. FT.
(DETENTION) | Ⓜ | RESTRICTED RESERVE "M"
5.3065 AC. / 231,151 SQ. FT.
(PRIVATE ACCESS / EMERGENCY ACCESS) |
| Ⓖ | RESTRICTED RESERVE "G"
0.6583 AC. / 28,676 SQ. FT.
(DRAINAGE AND UTILITIES) | Ⓝ | RESTRICTED RESERVE "N"
0.1136 AC. / 4,949 SQ. FT.
(DRAINAGE) |

WILLIAMS WAY PARTNERSHIP, LTD.
F.B.C.C.F. NO. 9680818

CALLLED 1.6375 ACRES
FORT BEND COUNTY
F.B.C.C.F. NO. 2017051453

CALLLED 4.052 ACRES
TOPHAN, LTD.
F.B.C.C.F. NO. 2007049506

CALLLED 3.761 ACRES
TOPHAN LTD.
F.B.C.C.F. NO. 2006088570



FORT BEND COUNTY, TEXAS
KEY MAP PAGE: 606Q
VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTE:

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS PLAT WAS PREPARED WITH INFORMATION CONTAINED IN A CITY PLANNING LETTER ISSUED APRIL 2, 2018, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, AND ENCUMBRANCES STIPULATED THEREIN.
2. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
3. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
4. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0265, FORT BEND COUNTY, TEXAS MAP REVISED APRIL 2, 2014, THE ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 LIES WITHIN AN AREA SHOWN AS BEING PROTECTED FROM THE 100 YEAR FLOODPLAIN OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM.
5. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
6. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 78.50 FEET ABOVE MEAN SEA LEVEL. 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.
7. IT SHALL BE UNDERSTOOD THAT ALL LOTS SHALL HAVE A MINIMUM 10-FOOT INTERIOR SIDEYARD SETBACK AND ALL STREET-SIDE YARD SETBACKS SHALL BE AS INDICATED ON THE PLAT.
8. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND E.T.J., LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUD NO. 116, FORT BEND COUNTY DRAINAGE DISTRICT, AND FORT BEND COUNTY SUBURBANCE DISTRICT.
9. THIS PROPERTY LIES WITHIN LIGHTING ZONEA "L22" AND "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH 24, 2004.
10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
11. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
12. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (NAD 83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99997094.
13. ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, MUNICIPAL UTILITY DISTRICT, OR OTHER PERPETUAL PRIVATE ENTITY.
14. STREETS SHOWN WITHIN THIS SUBDIVISION ARE PRIVATE STREET RESERVES AND WILL BE CONSTRUCTED TO FORT BEND COUNTY PUBLIC STREET STANDARDS AND THE CITY OF RICHMOND'S PUBLIC INFRASTRUCTURE DESIGN MANUAL.
15. THIS SUBDIVISION CONTAINS ONE OR MORE PRIVATE 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 PRIVATE ACCESS EASEMENT WITHIN THE SUBDIVISION WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OR HOME OWNERS ASSOCIATION OF THE PROPERTY IN THIS SUBDIVISION.
16. DIRECT DRIVEWAY ACCESS IS HEREBY DENIED FOR ALL LOTS BACKING OR SIDING FUTURE SANSBURY BOULEVARD.
17. LOTS BACKING ONTO DETENTION RESERVES OR THE ADJOINING FROM 116 DETENTION FACILITY WILL BE ALLOWED ACCESS AND/OR USE OF THE LAND BETWEEN THEIR BACK OF LOT AND THE BULKHEAD/WATER SURFACE THROUGH AN ENGRAGEMENT AGREEMENT BETWEEN THE HOMEOWNER AND FROM 116.
18. A MINIMUM DISTANCE OF 20 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
19. PRIMARY MAINTENANCE OF RESERVES "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", AND "N" WILL BE THE RESPONSIBILITY OF FORT BEND COUNTY MUD NO. 116. HOWEVER, FORT BEND COUNTY DRAINAGE DISTRICT RESERVES THE RIGHT TO ACCESS, TRAVEL THROUGH, AND MAINTAIN THOSE AREAS SHOULD THEY SO CHOOSE.
20. DETENTION RESERVES "C" AND "F" WILL BE MAINTAINED BY FORT BEND COUNTY MUD NO. 116.
21. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED P.A.E. WITHIN SAID PLAT.
22. RESERVE "T" IS AN ADDITIONAL ACCESS EASEMENT DEDICATED FOR INGRESS AND EGRESS OF AUTHORIZED EMERGENCY PERSONNEL AND/OR RESIDENTS OF SAID SUBDIVISION. RESERVE "T" IS DEDICATED BY THE FOREGOING PLAT BUT THE DEDICATION WILL NOT BE EFFECTIVE UNTIL THE EXTENSION OF SANSBURY BOULEVARD IS CONSTRUCTED, OR UNDER CONSTRUCTION, AT A POINT WHERE RESERVE "T" MAY CONNECT TO SANSBURY BOULEVARD. UNTIL RESERVE "T" DEDICATION IS EFFECTIVE, RESERVE "T" WILL BE RESTRICTED TO USE AS LANDSCAPE, OPEN SPACE, AND UTILITY USES. UPON CONSTRUCTION OF SANSBURY BOULEVARD AT A POINT WHERE RESERVE "T" MAY CONNECT TO SANSBURY BOULEVARD, RESERVE "T" MAY BE CONSTRUCTED BY THE HOMEOWNERS ASSOCIATION AS AN ACCESS WAY IN ACCORDANCE WITH THE INFRASTRUCTURE STANDARDS OF FORT BEND COUNTY OR THE CITY OF RICHMOND, AS APPLICABLE, AND MAY INCLUDE AN ACCESS GATE RESTRICTING ACCESS TO AUTHORIZED EMERGENCY PERSONNEL AND/OR RESIDENTS OF SAID SUBDIVISION.

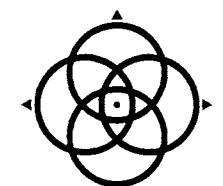
A FINAL PLAT OF
ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1
A SUBDIVISION OF 37.714 AC. / 1,642,803 SQ. FT. OF LAND
SITUATED IN THE
JOSEPH KUYKENDAHL LEAGUE, ABSTRACT NO. 49
FORT BEND COUNTY, TEXAS

3 BLOCKS 14 RESERVES 49 LOTS

Owners:

THE ESTATES AT LAKES OF WILLIAMS RANCH, LTD. 407 JULIE RIVERS DR. SUGAR LAND, TEXAS 77478 CONTACT: NANCY CLARK TELEPHONE: (281) 494-6633	FORT BEND MUD 116 ALLEN BOONE HUMPHRIES ROBINSON LLP 3200 SOUTHWEST FREEWAY, SUITE 2800 HOUSTON, TEXAS 77027 CONTACT: ADISA HARRINGTON, ATTORNEY TELEPHONE: (713) 860-6494
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Surveyor



WINDROSE
LAND SURVEYING | PLATTING

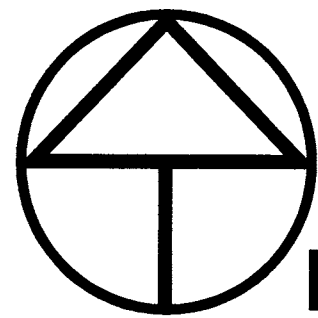
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

APRIL 2018

SHEET 2 OF 3

ABBREVIATION TABLE	
"U.E."	INDICATES UTILITY EASEMENT
"A.E."	INDICATES AERIAL EASEMENT
"B.L."	INDICATES BUILDING LINE
"R.O.W."	INDICATES RIGHT OF WAY
"C.L.R."	INDICATES CENTERLINE RADIUS
"M.U.D."	INDICATES MUNICIPAL UTILITY DISTRICT
"O.R.F.B.C."	INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY
"O.P.R.F.B.C."	INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
"F.B.C.P.R."	INDICATES FORT BEND COUNTY PLAT RECORDS
"F.B.C.C.F."	INDICATES FORT BEND COUNTY CLERK FILE
"C.F. NO."	INDICATES CLERK FILE NUMBER
"P.A.E."	INDICATES PRIVATE ACCESS EASEMENT
"P.U.E."	INDICATES PUBLIC UTILITY EASEMENT
"S.S.E."	INDICATES SANITARY SEWER EASEMENT
"CFA"	FND CAPPED 5/8" IR "COBB FENDLEY & ASSOCIATES"
"KMS"	FND CAPPED 5/8" IR "KMS SURVEYING"

MATCHLINE A: SEE SHEET 3



NORTH

GRAPHIC SCALE: 1" = 60'

LEGEND

- 1 - INDICATES LOT NUMBER
- 2 - INDICATES BLOCK NUMBER
- 3 - INDICATES RESERVE
- 4 - INDICATES STREET NAME BREAK

MATCHLINE A: SEE SHEET 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°48'02" E	65.37'
L2	S 18°37'52" E	43.36'
L3	S 04°58'44" E	63.68'
L4	S 12°29'34" W	91.16'
L5	S 14°08'57" W	60.00'
L6	S 67°50'57" E	77.50'
L7	S 67°50'57" W	64.78'
L8	N 72°04'22" E	58.53'
L9	S 22°31'48" W	36.58'
L10	N 67°01'29" W	136.33'
L11	N 67°11'20" W	136.34'
L12	N 67°16'42" W	89.68'
L13	N 75°51'03" W	49.10'
L14	N 03°17'44" W	87.99'
L15	S 68°14'33" E	10.00'
L16	S 66°18'16" W	2.70'
L17	N 67°13'29" W	7.46'
L18	N 14°42'01" E	20.12'
L19	S 64°01'30" W	12.14'
L20	N 27°03'48" W	6.50'
L21	S 21°45'27" W	17.37'
L22	S 15°20'39" E	28.09'
L23	S 35°38'37" E	5.57'
L24	S 28°15'47" E	22.00'
L25	S 38°48'02" E	14.09'
L26	S 45°16'55" E	15.11'
L27	S 03°17'44" E	37.07'
L28	S 03°17'44" E	28.04'
L29	S 03°17'44" E	8.11'
L30	S 75°19'17" W	53.60'
L31	N 21°45'27" E	6.22'
L32	S 21°45'27" W	10.67'
L33	S 68°14'33" E	5.76'
L34	S 69°32'01" E	40.69'
L35	S 68°14'33" E	21.00'
L36	N 67°11'20" W	5.38'
L37	S 67°50'57" E	24.48'
L38	S 45°16'55" E	14.00'
L39	N 45°16'55" W	29.12'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	170.00'	08°00'08"	23.74'	S 71°51'00" E	23.72'
C2	55.00'	90°00'00"	86.39'	S 23°14'33" E	77.78'
C3	55.00'	90°00'00"	86.39'	S 23°14'33" E	77.78'
C4	55.00'	90°00'00"	86.39'	N 66°45'27" E	77.78'
C5	55.00'	90°00'00"	86.39'	N 23°14'33" W	77.78'
C6	1282.00'	13°08'15"	293.96'	N 68°11'16" E	293.31'
C7	50.00'	265°16'53"	231.50'	S 43°04'33" E	73.56'
C8	25.00'	38°50'09"	16.95'	N 23°42'05" E	16.62'
C9	25.00'	47°59'59"	20.94'	N 65°33'54" E	20.34'
C10	295.00'	00°57'02"	4.89'	S 41°05'24" W	4.89'
C11	295.00'	44°51'39"	230.98'	S 19°08'06" W	225.12'
C12	25.00'	81°59'49"	35.78'	N 44°17'38" W	32.80'
C13	395.00'	09°26'29"	65.09'	N 80°34'18" W	65.02'
C14	355.00'	46°24'54"	287.58'	N 19°54'43" E	279.78'
C15	25.00'	82°57'12"	36.20'	N 38°10'52" E	33.12'
C16	395.00'	57°54'02"	399.17'	S 50°42'27" W	382.40'
C17	25.00'	90°00'00"	39.27'	N 66°45'27" E	35.36'
C18	25.00'	90°00'00"	39.27'	N 23°14'33" W	35.36'
C19	25.00'	29°55'35"	13.06'	N 36°43'14" E	12.91'
C20	50.00'	263°03'24"	229.56'	N 79°50'40" W	74.86'
C21	50.00'	19°01'59"	16.61'	N 42°10'02" E	16.53'
C22	25.00'	53°07'48"	23.18'	N 04°48'28" W	22.36'
C23	25.00'	22°01'32"	9.61'	N 32°46'13" E	9.55'
C24	50.00'	135°19'47"	118.10'	N 23°52'55" W	92.50'
C25	25.00'	23°18'15"	10.17'	S 79°53'41" E	10.10'
C26	25.00'	90°00'00"	39.27'	N 23°14'33" W	35.36'
C27	25.00'	90°00'00"	39.27'	S 66°45'27" W	35.36'
C28	25.00'	22°03'40"	9.63'	N 57°12'43" W	9.57'
C29	50.00'	143°54'03"	125.58'	N 61°52'05" W	95.08'
C30	25.00'	31°50'23"	13.89'	S 05°50'15" W	13.71'
C31	25.00'	04°19'22"	1.89'	N 66°04'53" W	1.89'
C32	25.00'	17°44'18"	7.74'	N 55°03'02" W	7.71'
C33	50.00'	22°30'01"	19.64'	S 01°10'04" W	19.51'
C34	25.00'	30°09'47"	13.16'	N 36°50'20" E	13.01'
C35	50.00'	156°37'30"	136.68'	S 26°23'32" E	97.93'
C36	25.00'	36°27'43"	15.91'	N 86°28'25" W	15.64'
C37	50.00'	39°18'08"	34.30'	S 32°16'09" W	33.63'
C38	25.00'	48°37'09"	21.21'	N 43°55'59" W	20.58'
C39	50.00'	167°59'23"	146.60'	N 76°22'55" E	99.45'
C40	25.00'	29°22'13"	12.82'	N 07°04'20" E	12.68'
C41	25.00'	29°11'06"	12.73'	N 36°21'00" E	12.60'
C42	50.00'	147°13'13"	128.47'	N 22°40'04" W	95.94'
C43	25.00'	28°02'07"	12.23'	S 82°15'37" E	12.11'
C44	50.00'	04°11'54"	3.66'	S 85°49'16" W	3.66'
C45	25.00'	90°00'00"	39.27'	N 23°14'33" W	35.36'
C46	335.00'	82°23'30"	481.73'	N 62°57'12" E	441.29'
C47	25.00'	90°00'00"	39.27'	N 66°45'27" E	35.36'
C48	25.00'	90°00'00"	39.27'	S 23°14'33" E	35.36'
C49	25.00'	90°00'00"	39.27'	N 66°45'27" E	35.36'
C50	25.00'	90°00'00"	39.27'	N 23°14'33" W	35.36'
C51	50.00'	17°50'38"	15.57'	N 89°29'24" W	15.51'
C52	50.00'	73°44'23"	64.35'	S 44°43'05" W	60.00'
C53	50.00'	03°33'52"	3.11'	N 06°03'57" E	3.11'
C54	1260.00'	00°12'48"	4.69'	S 44°49'30" W	4.69'
C55	55.00'	90°00'00"	86.39'	S 66°45'27" W	77.78'

BENCHMARK PUBLISHED ELEVATION - 96.01'

CITY OF ROSENBERG MARKER NUMBER 38, BRONZE DISK STAMPED "RS 38" SET IN CONCRETE AT THE NORTHEAST CORNER OF F.M. HWY 762 BRIDGE OVER U.S. HWY 59. ELEV. 96.01' NAVD83, 2001 ADJUSTMENT.

TEMPORARY BENCHMARK "A" ELEVATION - 79.19'

"A" CUT IN CONCRETE AT THE NORTHEAST CORNER OF CADENCE COURT AND RETREAT BOULEVARD. (AS SHOWN HEREON)

TEMPORARY BENCHMARK "B" ELEVATION - 71.39'

BOX CUT ON NORTHWEST CORNER OF TYPE "E" INLET ALONG THE NORTHERLY SIDE OF RABBS BAYOU APPROX. 400 FEET EAST OF THE END OF RETREAT BOULEVARD AND APPROX. 1420 FEET SOUTH OF LAKESHORE VISTA DRIVE (AS SHOWN HEREON)

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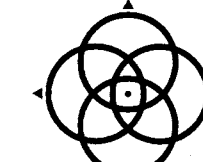
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Owners:

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407 JULIE RIVERS DR.
SUGAR LAND, TEXAS 77478
CONTACT: NANCY CLARK
TELEPHONE: (281) 494-6633

FORT BEND MUD 116
ALLEN BOONE HUMPHRIES ROBINSON LLP
3200 SOUTHWEST FREEWAY, SUITE 2600
HOUSTON, TEXAS 77027
CONTACT: ADISA HARRINGTON, ATTORNEY
TELEPHONE: (713) 860-6494

Surveyor



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FIRM REGISTRATION NO. 10108800 | WINDROSESURV.COM

APRIL 2018

SHEET 3 OF 3