

# PLAT RECORDING SHEET

**PLAT NAME:** Lakes of Williams Ranch Sec 1 Partial Replat No 6

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

**ACREAGE:** 0.6248

**LEAGUE:** Joseph Kuykendahl League

**ABSTRACT NUMBER:** 49

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 1

**NUMBER OF RESERVES:** 0

**OWNERS:** Benoy V. Benny and wife Rose S. Benny

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

WE, BENYO V BENNY AND WIFE ROSE S BENNY, OWNERS OF THE 0.6248 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 6, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS, 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') PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14') PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16') PERIMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16') 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') FOR TEN FEET (10') BACK-TO BACK GROUND EASEMENTS, OR EIGHT FEET (8') FOR FOURTEEN FEET (14') BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7') FOR SIXTEEN FEET (16') BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') 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') 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 OPERATION 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 HAND THIS 21 DAY OF February, 2020

BY: BENYO V BENNY AND WIFE ROSE S BENNY  
NAME: BENYO V BENNY TITLE: OWNER  
NAME: ROSE S BENNY TITLE: OWNER

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BENYO V BENNY AND WIFE ROSE S BENNY, KNOWN TO ME TO BE THE PERSONS WHOSE NAME 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 HERIN SET OUT, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

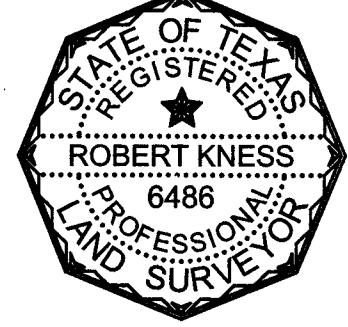
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21 DAY OF February, 2020

Notary Public in and for the State of Texas  
Randy J. Davis  
Randy J. Davis  
Randy J. Davis

MY COMMISSION EXPIRES: August 5, 2022

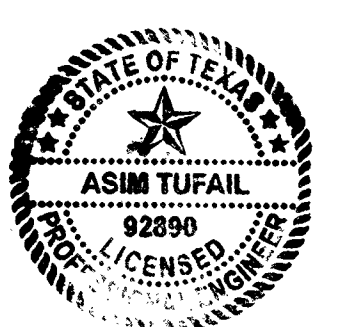
I, ROBERT KNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL 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 AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP.

ROBERT KNESS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6488



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. 92890  
BLACKLINE ENGINEERING  
1616 S VOSS ROAD #300  
HOUSTON, TEXAS 77057  
TEXAS FIRM REGISTRATION NO. F-14051



STATE OF TEXAS §  
COUNTY OF FORT BEND §

THIS PLAT OF LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 6 IS APPROVED  
ON THIS 20 DAY OF February, 2020, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED  
THIS 20 DAY OF February, 2020, 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 ONE (1) YEAR HEREAFTER.

EVALYN MOORE, MAYOR

LAURA SCARLATO, CITY SECRETARY

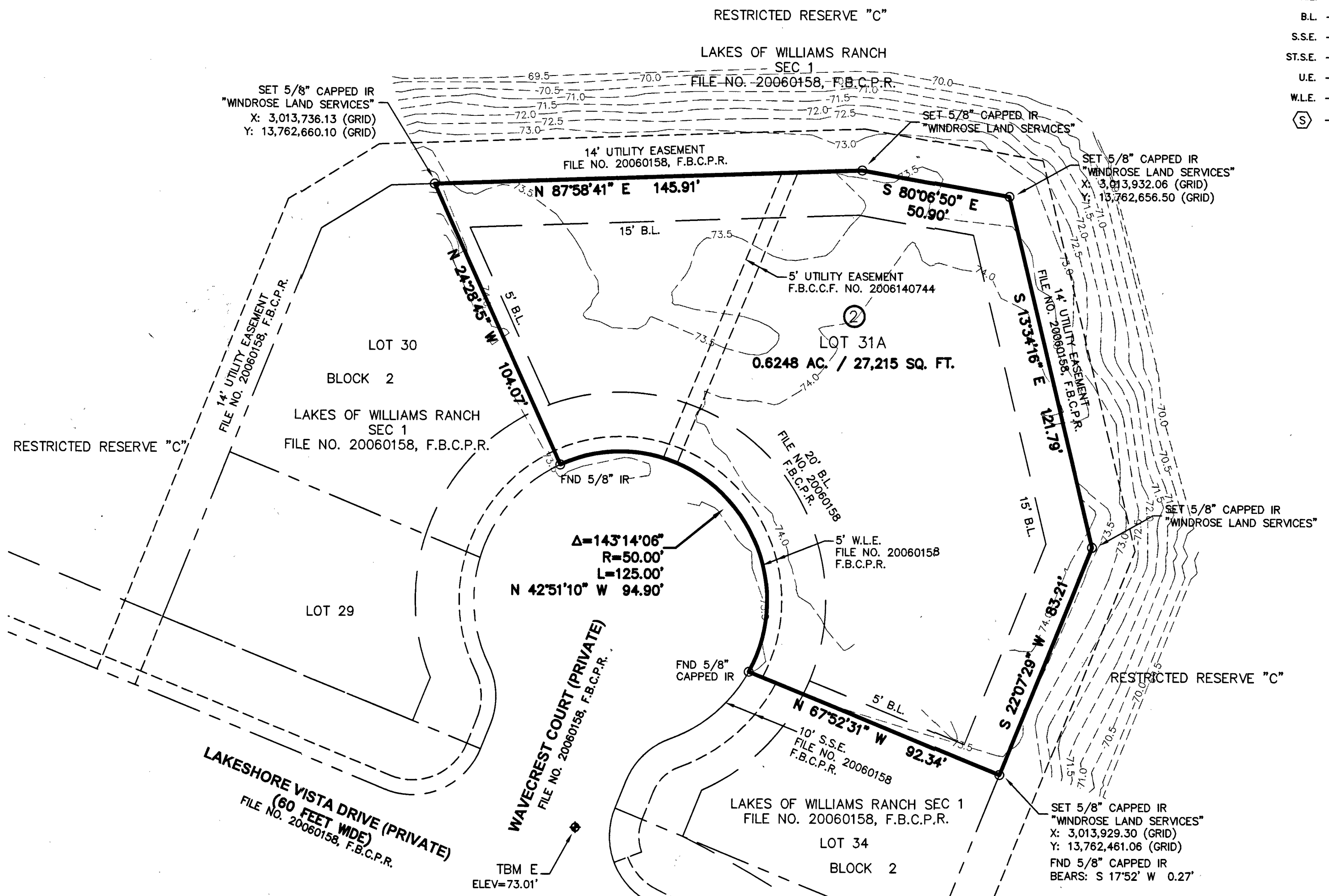
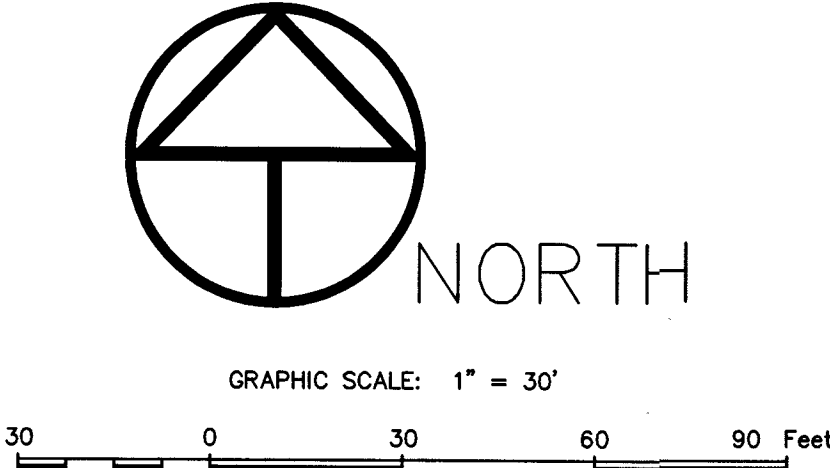
THIS PLAT OF LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 6 IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS, THIS 20 DAY OF February, 2020,

TERRI VELA, CITY MANAGER

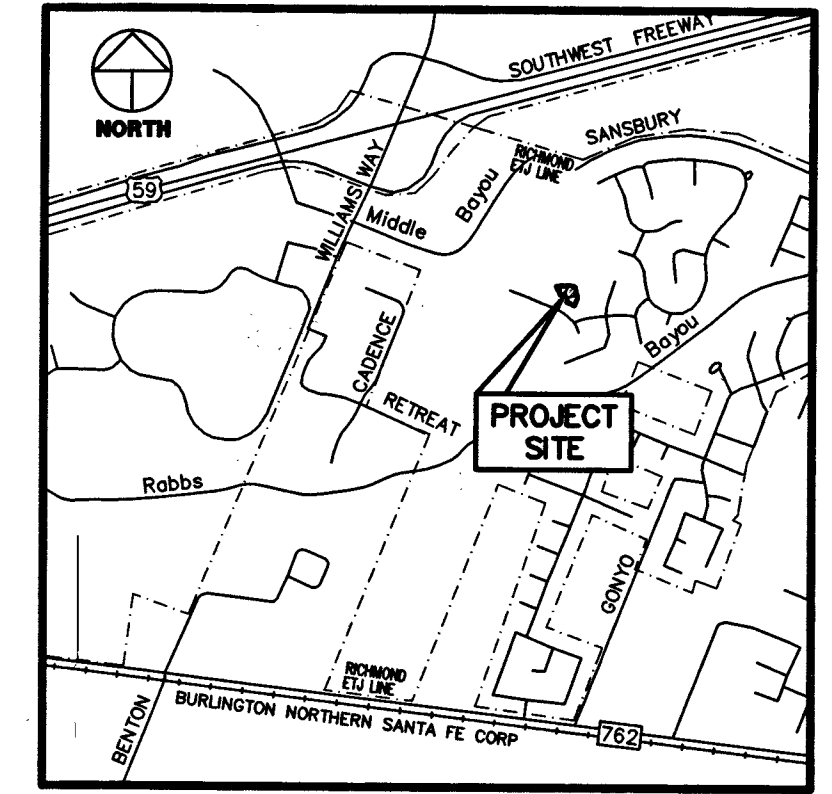
GENERAL NOTES:

- 1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS PLAT WAS PREPARED WITH INFORMATION CONTAINED IN A CITY PLANNING LETTER ISSUED BY FORT BEND COUNTY WITH AN EFFECTIVE DATE OF FEBRUARY 21, 2020, ISSUED ON MARCH 09, 2020, 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. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48177C0262A, REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X" SHADDED AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 5. ALL RESIDENTIAL LOTS SHOWN HAVE A 5 FOOT (5') SIDELOT BUILDING LINE UNLESS OTHERWISE NOTED.
- 6. 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 SUBSIDENCE DISTRICT.
- 7. THIS PROPERTY LIES WITHIN LIGHTING ZONE "L22" AND "L23" OF THE FORT BEND COUNTY LIGHTING DRAINAGE ZONES, DATED MARCH 24, 2004.
- 8. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (NAD 83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999871282.
- 9. 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.
- 10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 76.50 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.
- 11. ALL DRAINAGE EASEMENT TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
- 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

- 13. THE DRAINAGE SYSTEM FOR THIS DEVELOPMENT IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. 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.
- 14. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AN CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. 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. LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 55 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.
- 16. BENCHMARK: SET CUT BOX ON STORM INLET LOCATED AT THE INTERSECTION OF THE NORTHERLY ROW LINE OF LAKESHORE VISTA DRIVE AND THE EASTERLY ROW LINE OF WAVECREST COURT. ELEVATION = 73.01'
- 17. ANY DISTANCE SHOWN ALONG A CURVE OR ARC IS THE ARC LENGTH UNLESS OTHERWISE NOTED.
- 18. 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.
- 19. 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 THE A.D.A.
- 20. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 21. THE MINIMUM DISTANCE OF TWENTY-TWO (22) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF THE SIDEWALK.
- 22. FBCMUD NO. 116 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE RESERVES "C" AND "F"
- 23. FBCMUD NO. 116 WILL HAVE PRIMARY MAINTENANCE RESPONSIBILITY OF RESERVES "B", "G" AND "J"; HOWEVER, FBCDD REVERSES THE RIGHT TO ACCESS, TRAVEL THROUGH, AND MAINTAIN THESE AREAS SHOULD THEY SO CHOOSE.



- ABBREVIATIONS
- FND - FOUND
  - F.C. - FILM CODE
  - M.U.D. - MUNICIPAL UTILITY DISTRICT
  - E.T.J. - EXTRA TERRITORIAL JURISDICTION
  - F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
  - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
  - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
  - IP - IRON PIPE
  - IR - IRON ROD
  - NO - NUMBER
  - PG - PAGE
  - R.O.W. - RIGHT-OF-WAY
  - SQ. FT. - SQUARE FEET
  - VOL. - VOLUME
  - A.E. - AERIAL EASEMENT
  - B.L. - BUILDING LINE
  - S.S.E. - SANITARY SEWER EASEMENT
  - S.T.S.E. - STORM SEWER EASEMENT
  - U.E. - UTILITY EASEMENT
  - W.L.E. - WATER LINE EASEMENT
  - (S) - SET 5/8\"/>



FORT BEND COUNTY, TEXAS  
KEY MAP PAGE 6080  
VICINITY MAP  
SCALE: 1" = 2000'

I, J. Stacy Slawinski, P.E., Interim, Fort Bend County Engineer, do hereby certify that the plot of this subdivision complies with all 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 intersecting drainage artery, parent stream, or 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, the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

- 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, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded on \_\_\_\_\_, 2020, in Plat No. \_\_\_\_\_ of the Map Records of Fort Bend County, for said county.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

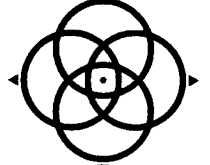
Laura Richard  
Clerk of the County Court  
of Fort Bend County, Texas  
By: \_\_\_\_\_  
Deputy

# LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 6

A SUBDIVISION OF  
0.6248 AC. / 27,215 SQ. FT.  
BEING A REPLAT OF ALL OF LOT 31, BLOCK 2,  
LAKES OF WILLIAMS RANCH SEC 1, RECORDED UNDER PLAT  
NO. 20060158, F.B.C.P.R., AND ALL OF LOT 32A,  
LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT  
NO. 2, RECORDED UNDER PLAT NO. 20120236, F.B.C.P.R.  
SITUATED IN THE JOSEPH KUYKENDAHL LEAGUE,  
ABSTRACT NO. 49, FORT BEND COUNTY, TEXAS

Owners:  
BENYO V BENNY AND WIFE ROSE S BENNY  
14230 AYERS ROCK ROAD  
SUGAR LAND, TX 77498  
281.494.6633

REASON FOR REPLAT: TO CREATE ONE LOT  
MARCH 2020  
1 BLOCK 0 RESERVES 1 LOT  
Surveyor



**WINDROSE**  
LAND SURVEYING & PLATTING  
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM