

PLAT RECORDING SHEET

PLAT NAME: Lakes of Williams Ranch Sec. 1 Partial Replat No. 8

PLAT NO: _____

ACREAGE: 0.4669

LEAGUE: Joseph Kuykendahl League

ABSTRACT NUMBER: 49

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 0

OWNERS: Navaneetha and Kala Iyer

(DEPUTY CLERK)

STATE OF TEXAS)
COUNTY OF FORT BEND)

WE, NAVANEETHA KRIS IYER AND KALA SUBRAMANIA IYER, OWNERS OF THE 0.4669 ACRE TRACT DESCRIBED IN THE ABOVE FOREGOING PLAT OF LAKES OF WILLIAMS RANCH SEC. 1 PARTIAL REPLAT NO. 8, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER, ALL EASEMENTS SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR 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 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') 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') FOR TEN FEET (10' 0") 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' 0") BACK-TO-BACK GROUND EASEMENTS; FROM A PLANE SIXTEEN FEET (16') 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') IN WIDTH.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, WE 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, 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 (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTERLINE 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, WE 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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 AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004.

WITNESS OUR HANDS IN THE CITY OF RICHMOND, TEXAS, THIS _____ DAY

OF _____, 20____.

NAVANEETHA KRIS IYER KALA SUBRAMANIA IYER

STATE OF TEXAS)
COUNTY OF FORT BEND)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NAVANEETHA KRIS IYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY

OF _____, 20____.

(PRINT NAME)
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS)
COUNTY OF FORT BEND)

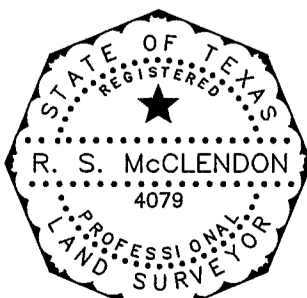
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KALA SUBRAMANIA IYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY

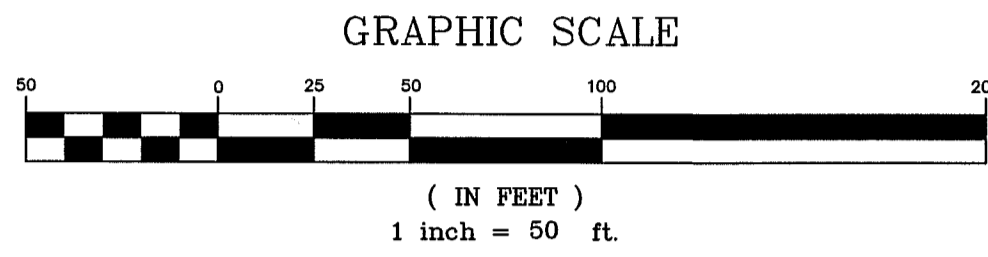
OF _____, 20____.

(PRINT NAME)
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, RANDY S. McCLENDON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND 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 AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.



(PRINT NAME)
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

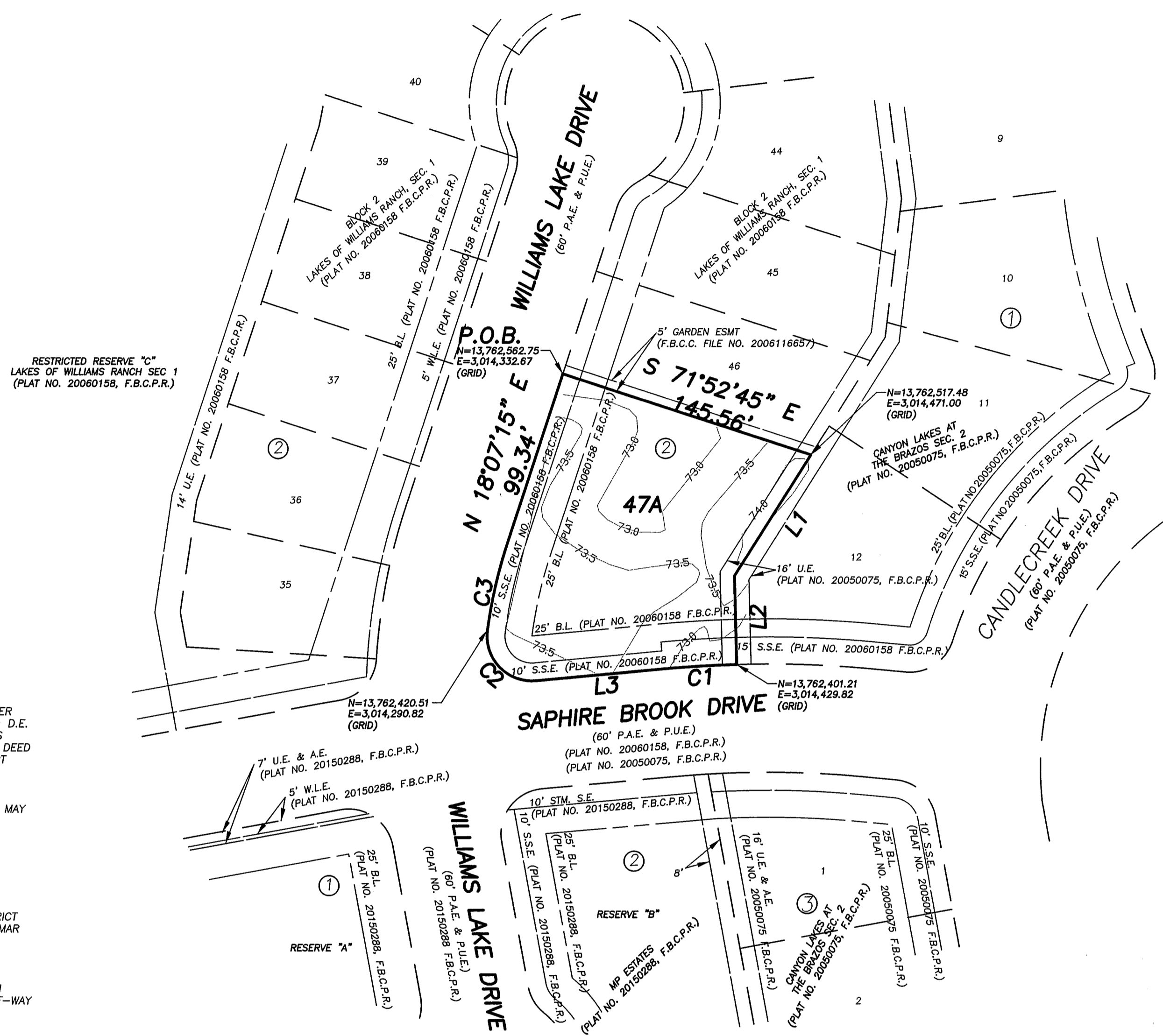


GENERAL NOTES:

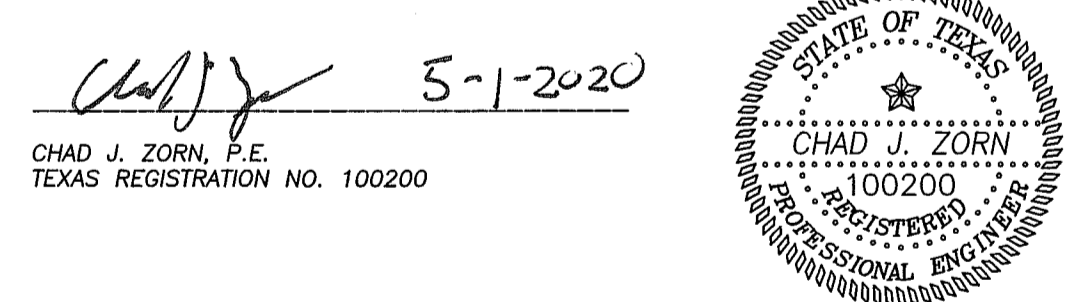
- 1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATED STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; D.E. INDICATED DRAINAGE EASEMENT; ESMT. INDICATES EASEMENT; P.A.E. INDICATES PERMANENT ACCESS EASEMENT; P.U.E. INDICATES PUBLIC UTILITY EASEMENT; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.C. INDICATES FORT BEND COUNTY CLERK.
- 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD '83). COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE COORDINATES BY USING THE COMBINED SCALE FACTOR 0.9998700169.
- 3. THIS PLAT WAS PREPARED TO MEET CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.
- 4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FORT BEND TITLE CO. OF NO. 1572001017 AND 1572002019, EFFECTIVE DATE FEBRUARY 20, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND THE ETJ OF THE CITY OF RICHMOND.
- 6. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 7. 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 ADA.
- 8. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM, 1991 ADJUSTMENT.
- 9. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 76.0 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 10. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.
- 11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 14. LAND USE WITHIN THIS 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.
- 15. ALL LOTS HAVE A MINIMUM 5-FOOT SIDE BUILDING LINE. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL BUILDINGS.
- 16. ALL STREET PERMANENT ACCESS EASEMENTS WIDTHS ARE SIXTY FEET (60') UNLESS OTHERWISE NOTED HEREON.
- 17. THE SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE 'L2-3', WHICH IS ADMINISTERED BY FORT BEND COUNTY.
- 18. IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0265L, MAP REVISION EFFECTIVE DATE APRIL 2, 2014, THIS PROPERTY LIES IN SHADED ZONE 'X', AN AREA WITH REDUCED FLOOD RISK DUE TO A LEVEE, WHICH MAY BE SUBJECT TO OVERTOPPING.
- 19. BENCHMARK: NGS PID AW4730, BRASS DISC SET VERTICALLY IN THE NORTH BRICK WALL BY THE NORTH ENTRANCE TO THE COUNTY COURTHOUSE, STAMPED B1212, ELEVATION=97.98' (NAVD '88, 1991 ADJ.)
- 20. TBM: BOX CUT ON TOP OF AN INLET ON THE EAST SIDE OF WILLIAMS LAKE DRIVE AT SAPPHIRE BROOK DRIVE ELEVATION=72.74' (NAVD '88, 1991 ADJ.)
- 21. 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.
- 22. SIDEWALKS SHALL BE BUILT IN ACCORDANCE WITH SECTION 4.5.201 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE.
- 23. THIS PROPERTY IS SUBJECT TO RESTRICTIONS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NOS. 2006116657, 2008015881, 2008019527, 20080107084, 2010081206, 2012065416, 2012148888, 2015074758, 2017111450 AND 2019060906, AND IN PLAT NO. 20060158, FORT BEND COUNTY MAP RECORDS.

LINE	BEARING	DISTANCE
L1	S 32°21'13" W	79.42
L2	S 01°31'23" E	49.22
L3	S 84°45'36" W	71.45

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.87'	630.00'	0°34'02"	S 86°37'07" W	40.85'
C2	44.91'	25.00'	102°55'41"	N 43°46'33" W	39.11'
C3	49.16'	270.00'	10°25'58"	N 12°54'16" E	49.10'



I, CHAD J. ZORN, 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.



STATE OF TEXAS)
COUNTY OF FORT BEND)

THIS PLAT OF LAKES OF WILLIAMS RANCH SEC. 1 PARTIAL REPLAT NO. 8 APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.

THIS THE ____ DAY OF _____, 20____.

SIGNED _____
TERRI VELA, CITY MANAGER.

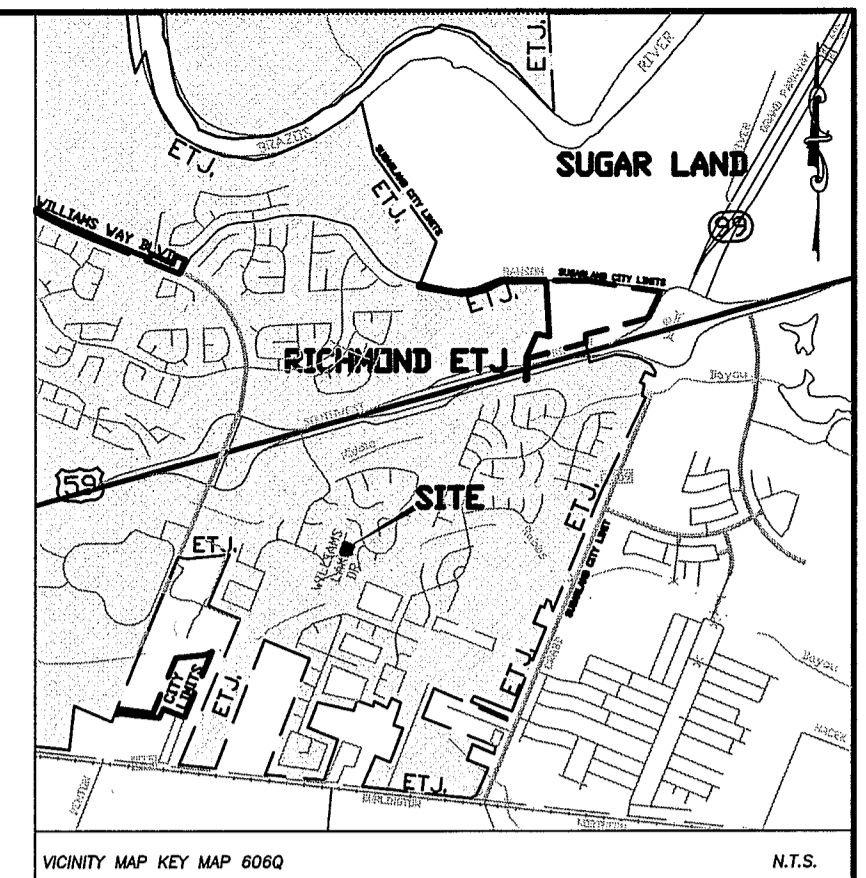
STATE OF TEXAS)
COUNTY OF FORT BEND)

THIS PLAT OF LAKES OF WILLIAMS RANCH SEC. 1 PARTIAL REPLAT NO. 8 APPROVED ON _____ BY THE CITY OF RICHMOND CITY

COMMISSION, AND SIGNED THIS THE ____ DAY OF _____, 20____, 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 ONE (1) YEAR HEREAFTER.

SIGNED _____
EVALYN W. MOORE, MAYOR

SIGNED _____
LAURA SCARLATO, CITY SECRETARY



I, J. STACY SLAWNSKI, 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 COMMISSIONER'S 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 WITH THE WATERSHED.

J. STACY SLAWNSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS ____ DAY OF _____, 2020.

BY: VINCENT M. MORALES, JR., COMMISSIONER, PRECINCT 1
BY: GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

BY: _____
KP GEORGE, COUNTY JUDGE

BY: W.A. "ANDY" MEYERS, COMMISSIONER, PRECINCT 3
BY: KEN R. DEMERCHANT, 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 _____, 20____, AT _____ O'CLOCK ____.

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

LAKES OF WILLIAMS RANCH SEC. 1 PARTIAL REPLAT NO. 8

A SUBDIVISION OF 0.4669 ACRES
IN THE JOSEPH KUYKENDAH LEAGUE, ABSTRACT NO. 49 FORT BEND COUNTY, TEXAS

BEING A REPLAT OF LOTS 47 & 48, BLOCK 2, LAKES OF WILLIAMS RANCH SEC. 1, AS RECORDED IN PLAT NO. 20060158, F.B.C.P.R.

REASON FOR THE REPLAT: TO CREATE ONE LOT

1 BLOCK 1 LOT 0 RESERVES
APRIL 30, 2020 RSM/44-2006P

OWNER: NAVANEETHA AND KALA IYER
1255 ELDRIDGE PKWY, APT. 610
HOUSTON, TEXAS 77077
(713) 363-1960

SURVEYOR: TEJAS SURVEYING, INC.
FIRM NO. 10031300
1810 FIRST OAKS ST., SUITE 220
RICHMOND, TEXAS 77406
(281) 240-9099