

# PLAT RECORDING SHEET

**PLAT NAME:** Lakes of Williams Ranch Sec 1 Partial Replat No 9

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

**ACREAGE:** 0.4364

**LEAGUE:** Joseph Kuykendahl League

**ABSTRACT NUMBER:** 49

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 1

**NUMBER OF RESERVES:** 0

**OWNERS:** Namene Loolo

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

STATE OF TEXAS

COUNTY OF FORT BEND

I, Namene Loolo, owner hereinafter referred to as Owners of the 0.4364 acre tract described in the above and foregoing map of LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 9, do hereby make and establish said subdivision and development plan 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 streets designated as private streets, or permanent access easements), 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 on the land so dedicated.

FURTHER, Owners hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located to all public utility easements shown hereon.

FURTHER, Owners 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 is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty feet (20' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, 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 and all times 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 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, Owner does hereby acknowledge the receipt for the "Order for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas" and do hereby covenant and agree to shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

WITNESS my hands in the City of Richmond, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
Namene Loolo  
Owner

STATE OF TEXAS

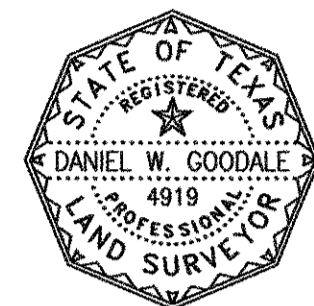
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Namene Loolo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged 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 \_\_\_\_\_, 2020.

Notary Public in and for the  
State of Texas  
Print Name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

I, Daniel W. Goodale, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) 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; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Daniel W. Goodale  
Texas Registration No. 4919

This plat of LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 9 Subdivision approved on \_\_\_\_\_ by the City of Richmond City Commission, and signed this the \_\_\_\_\_ day of \_\_\_\_\_, 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.

By: \_\_\_\_\_  
Evalyn W. Moore, Mayor

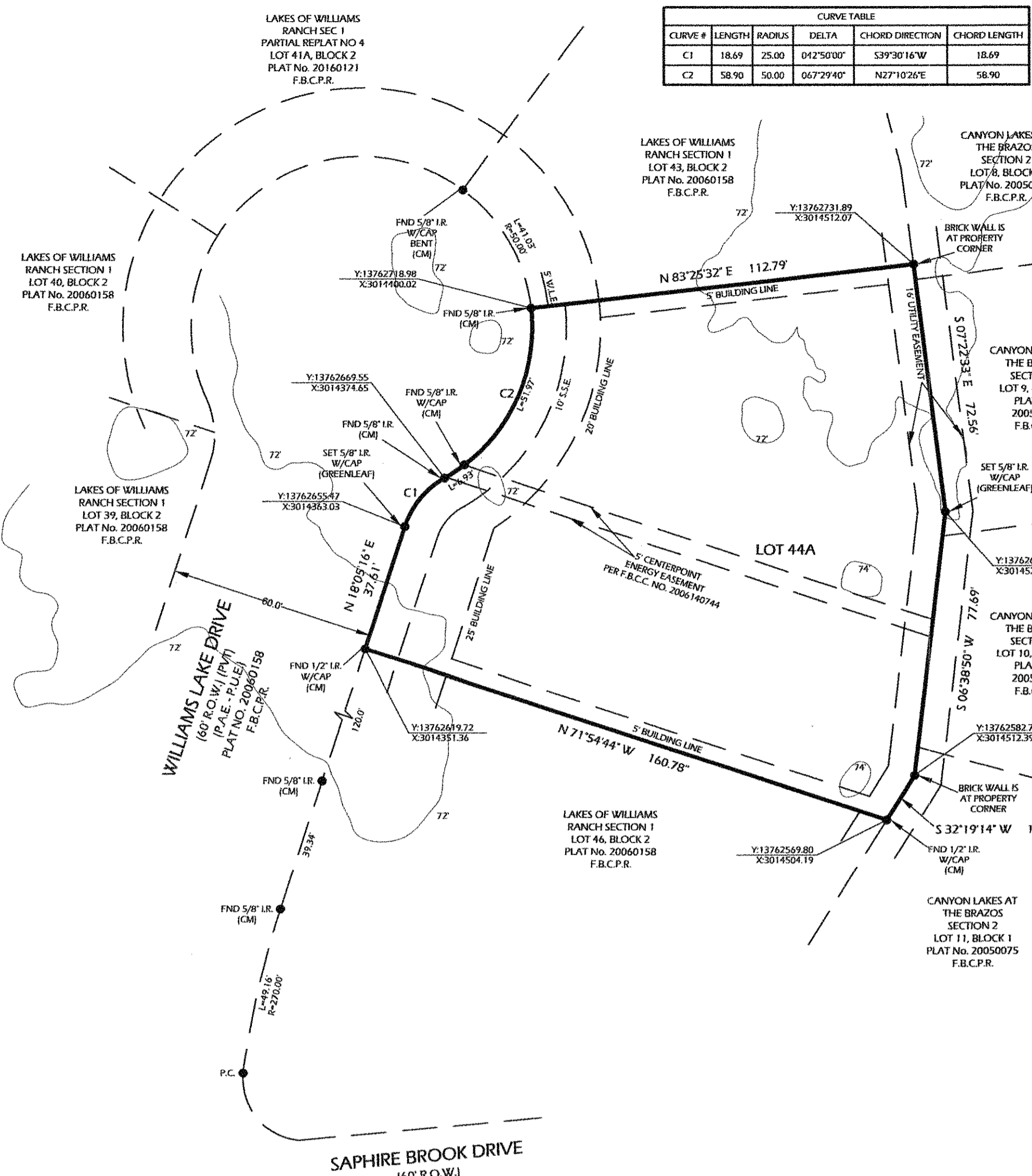
By: \_\_\_\_\_  
Laura Scarlato, City Secretary

This plat of LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 9 Subdivision approved by the City Manager of the City of Richmond, Texas. This the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

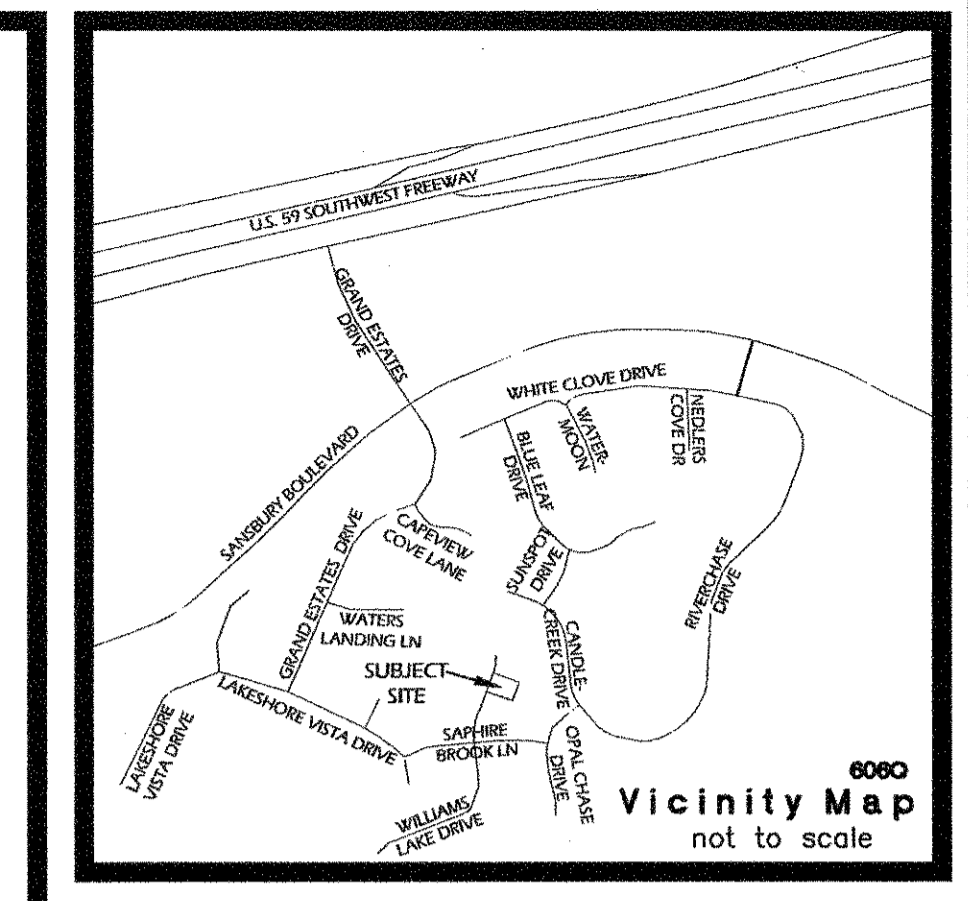
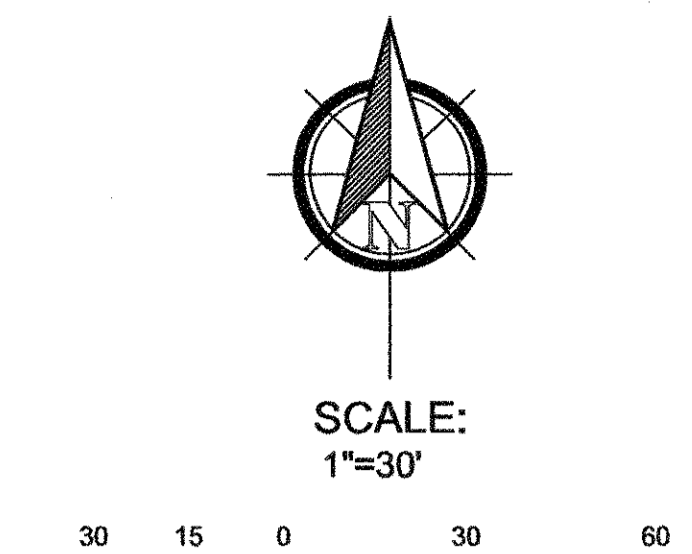
By: \_\_\_\_\_  
Terri Vela, City Manager

I, Satyanand Yalamanchili, 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.

By: \_\_\_\_\_  
Satyanand Yalamanchili P.E.  
Registered Professional Engineer No. 110430



CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH. Contains data for curves C1 and C2.



I, J. Stacy Slawinski, 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 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 Commissioner's Court of Fort Bend County, Texas, this day of \_\_\_\_\_, 2020.

Vincent M. Morales, Jr. Grady Prestage  
Precinct 1, County Commissioner Precinct 2, County Commissioner

KP George  
County Judge

W.A. "Andy" Myers Ken DeMerchant  
Precinct 3, County Commissioner Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort 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

NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999870822.
- 2. THIS PLAT LIES WITHIN THE LAMAR CONSOLIDATED SCHOOL DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, FORT BEND COUNTY AND CITY OF RICHMOND ETJ.
- 3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0265L, MAP REVISED APRIL 2, 2014. THE SURVEYED TRACT LIES IN ZONE X SHADED (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE).
- 4. B.L. INDICATED BUILDING LINE; F.B.C.C.F. INDICATES FORT BEND COUNTY CLERK'S FILE; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.M.R. INDICATES FORT BEND COUNTY MAP RECORDS; O.R.F.B.C. INDICATES OFFICIAL RECORDS FORT BEND COUNTY; SAN. S.E. INDICATES SANITARY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; U.E. INDICATES UTILITY EASEMENT; AND W.L.E. INDICATES WATER LINE EASEMENT.
- 5. CONTOURS REPRESENT EXISTING NATURAL GROUND AS REFLECTED ON THE FORT BEND COUNTY FLOOD PLAIN MAP.
- 6. THE SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE LZ-2.
- 7. FIVE EIGHTS (5/8) INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "GREENLEAF" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS SHOWN AS "SET", UNLESS OTHERWISE NOTED.
- 8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOW STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 9. ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDE BUILDING LINE.
- 10. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL BUILDINGS.
- 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. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 76.0' FEET ABOVE MEAN SEA LEVEL, OR 24 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 TWENTY-FOUR (24) INCHES ABOVE NATURAL GROUND.
- 14. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA.
- 15. ALL STREET PERMANENT ACCESS EASEMENT WIDTHS ARE SIXTY FEET (60') UNLESS OTHERWISE NOTED HEREON.
- 16. 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.
- 17. THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THE SUBDIVISION.
- 18. 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.
- 19. ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL DWELLING UNITS.
- 20. EASEMENT(S) FOR CERTAIN UTILITIES AFFECTING THE SUBJECT PROPERTY GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, ETAL, AS SET FORTH AND DEFINED BY INSTRUMENT(S) FILED UNDER FORT BEND COUNTY CLERK'S FILE NO(S). 2006140744.
- 21. SIDEWALKS SHALL BE BUILT ACCORDING TO SECTION 4.5.201 OF THE UDC.

LAKES OF WILLIAMS RANCH SEC 1  
PARTIAL REPLAT NO 9  
A SUBDIVISION OF A 0.4364 ACRE TRACT OF LAND BEING A REPLAT LOTS 44 AND 45, BLOCK 2 LAKES OF WILLIAMS RANCH SEC 1 A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED UNDER PLAT NO. 20060158 OF THE FORT BEND COUNTY MAP RECORDS LOCATED IN THE JOSEPH KUYKENDAHLE LEAGUE, A-49 FORT BEND COUNTY, TEXAS

1 LOT 1 BLOCK  
REASON FOR REPLAT: TO CREATE 1 LOT  
OWNER:  
NAMENE LOOLO  
18118 RED ASH COURT  
RICHMOND, TEXAS 77407  
832-228-7025  
DATE: JUNE, 2020 SCALE: 1"=30'  
LAND PLANNER:  
OWENS MANAGEMENT SYSTEMS, LLC  
12401 S POST OAK ROAD, SUITE H,  
HOUSTON, TEXAS 77045  
713-643-6333  
SURVEYOR:  
GREENLEAF LAND SURVEYS  
10800 NORTHWEST FREEWAY, STE 129  
HOUSTON, TEXAS 77092  
832-668-5003  
FIRM NO. 10193977  
ENGINEER:  
SS ENGINEERING, PLLC  
P.O. BOX 3221  
SIMONTON, TEXAS 77476  
281-769-1325