

PLAT RECORDING SHEET

PLAT NAME: Lakes of Williams Ranch Sec. 1 Partial Replat No. 5

PLAT NO: _____

ACREAGE: 1.5034

LEAGUE: Joseph Kuykendahl League

ABSTRACT NUMBER: 49

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 4

NUMBER OF RESERVES: 0

OWNERS: Amed M. Ali and Dilshat M. Mohamet Trustee of Izmir Living Trust

Trunkline Investments Inc., Jonathan Wang and Brett Matl

(DEPUTY CLERK)

BY: JONATHAN WANG, OWNER
BENT MALL, OWNER

WITNESS OUR HAND, IN THE CITY OF _____, THIS _____ DAY OF _____, 20____.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WANG AND BENT MALL, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

PRINT NAME _____

MY COMMISSION EXPIRES: _____

PRINT NAME & TITLE:

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF CALBER HOME LOANS, INC. KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND CONSIDERATIONS THEREIN AND KNOWN TO ME THAT THEY EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

NOIARY PUBLIC IN AND
FOR THE STATE OF TEXAS

PRINT NAME _____

MY COMMISSION EXPIRES: _____

THE GROUND UNDER 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 REMARKED 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 A MINIMUM 5/8-INCH MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY

ASIM TUFAIL, P.E.
TEXAS REGISTRATION NO. 92890

BRENT MATL, OWNER

THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER _____, 20____ PROXIMO, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS

_____ EVELYN MOORE, MAYOR _____

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF LAKES OF WILLIAMS RANCH SEC. 1 PARTIAL REPLAT NO. 5 IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS, THIS DAY OF . 2019.

SQ. FT. - SQUARE FEET

- [illegible]

5. ALL RESIDENTIAL LOTS SHOWING HAVE A 5 FOOT (5') SETBACK BUILDING LINE UNLESS OTHERWISE NOTED.
- 6 THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND E.T.A., LAAMAR COMMERCE CENTER INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY AND NO. 118, FORT BEND COUNTY DRAINAGE DISTRICT, AND FORN BEND COUNTY SUBSESION, DISTRICT.
7. THIS PROPERTY LIES WITHIN LOTTING ZONE, T2Z, AND T2T OF THE FORT BEND COUNTY LIGHTING ORDINANCE CODE, DATED MARCH 2004, §204.
8. ANY EXISTING DRIVE OR DRIVEWAY SHALL BE MAINTAINED TO MEET MINIMUM DESIGN SPEED (MDS) AND MAY BE BROUGHT TO ONE WAY TRAFFIC CONDITION. SEE TEXAS STATE ROAD DESIGN SPECIFICATIONS, CHAPTER 699.999-6728S.
9. ALL EXISTING OPEN SPACE OR OTHER COMMON AREAS WITHIN THE PARAMETERS OF THE 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 4.50 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SUBS ELEVATION AT ANY POINT ON THE PERIMETER OF THE SUB SHALL NOT BE LESS THAN EIGHTEEN (18") FEET ABOVE MEAN SEA LEVEL.
11. THERE SHALL BE NO OBSTRUCTIONS TO THE PROPER OPERATION AND MAINTENANCE OF THE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EXISTENTS 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 PAVING DURING INTEREST RAFFAL EVENTS.
14. SINGLE FAMILY RESIDENTIAL SHALL HAVE THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AN OCCUPANCY NOT MORE THAN TWO SEPARATE UNITS OR TWO FLUITS FOR ONE BUILDING, SLEEPING, COOKING, DWELLING UNIT AND A DESIGNATED SECONDARY DWELLING UNIT OF NOT MORE THAN TWO SQUARE FEET. ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
15. LAND USE WITH THE SUBMISSION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 45 PERCENT. THE DRAINAGE SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PRECINCTAGE IS TO BE EXCEEDED, A REPEAT AND/OR REDRAW OF THE PLAT MUST BE SUBMITTED TO THE CITY ENGINEER.
16. ENFORCEMENT OF THE RULES OF THE TRACT SHALL BE ENFORCED BY THE NEIGHBORLY RIGHT OF LAKESHORE VEST DUNE AND THE EXTERIOR ROW LINE OF WILKINSON'S COURT. ELEVATION +7.00 FT.
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 PRIOR TO THE BEGINNING OF CONSTRUCTION. THE PLANS SHALL BE REVIEWED AND COMMENTS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
19. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 4 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SUB PLATS AND ON THE CONDITIONS RIGHT-OF-WAY OF ALL PERMITTER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE C.D.M.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 SIDE OF THE SIDEWALK.
22. COMPLAINT NO. 116 REQUEST THAT THE DESIGN OF THIS SECTION OF DEVELOPMENT IS IN FULL ACCORDANCE WITH THE CITY OF FORT BEND COUNTY SUBSECTION 11.01.01.01, CHAPTER 11.01.01, TITLE 11.01, ARTICLE 11.01.01, AND THE REST OF THE CHARTER OF THE CITY OF FORT BEND COUNTY.
23. RECORD NO. 116 WILL BE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE CHANNELS AND INFRASTRUCTURE.

A map of the area around the Project Site. The map shows several streets: Cadence, Merka, Williams Way, Boyon, and Sanderson. A compass rose in the top right corner indicates North. A scale bar in the bottom right corner shows a distance of 100 feet. The Project Site is marked with a black rectangle and labeled 'PROJECT SITE'.

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

I, J. Stacy Suwinski, 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 intercepting drainage artery, parent stream, or any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.,
Fort Bend County Engineer

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

Ken R. DeMerchant
Commissioner, Precinct 4

office on _____, 2020, at _____ o'clock _____ m., and duly recorded on _____, 2020, in Plat No. _____ of the Map Records of Fort _____ and County, for said county.

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

By: _____ Deputy

AT NO 20

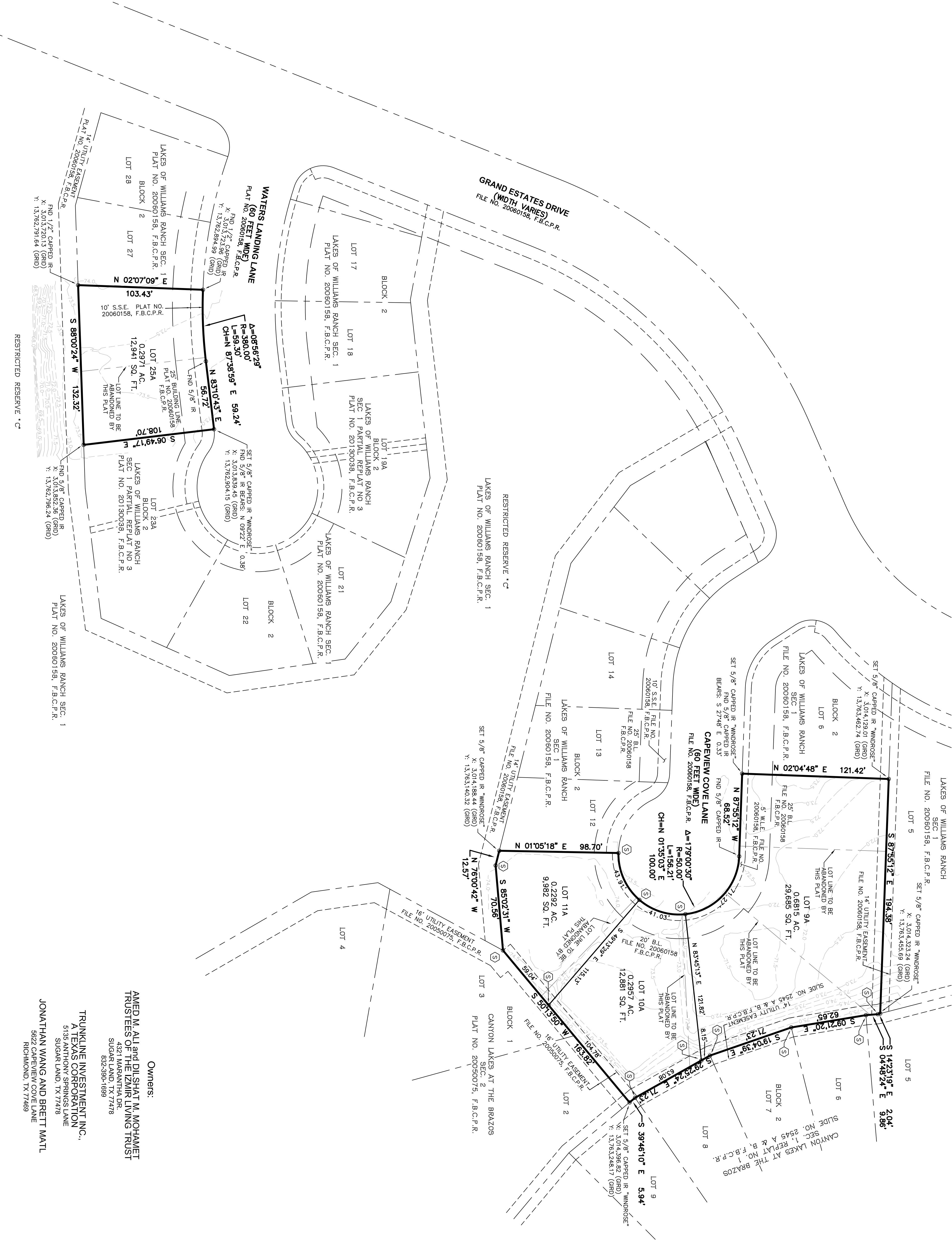
SITUATED IN THE
JOSEPH KUYKENDAHLE LEAGUE, ABSTRACT NO. 49
FORT BEND COUNTY, TEXAS

JULY 2020

REASON FOR REPEAT:
TO COMBINE MULTIPLE EXISTING LOTS
TO CREATE 4 NEW LOTS

Surveyor

SHEET 1 OF 2



RESTRICTED RESERVE *C

RESTRICTED RESERVE *C

Trunkline Investment Inc.,
A Texas Corporation
5138 Windrose Lane
Sugar Land, TX 77478
Jonathan Wang and Brett Matl
5622 Capeview Cove Lane
Richmond, TX 77469

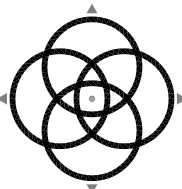
AMED M. ALI and DILSHAT M. MOHAMMET
TRUSTEES OF THE IZMIR LIVING TRUST
4821 KARANTRA DR.
SUGAR LAND, TX 77478
832-390-1699

Owners:

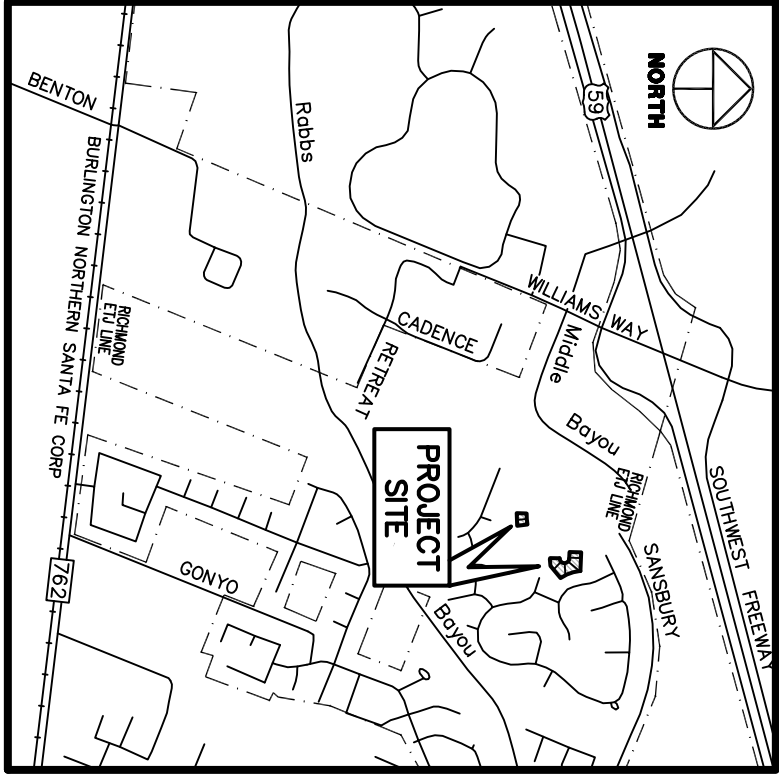
LAKES OF WILLIAMS RANCH SEC. 1 PARTIAL REPLAT NO. 5

A SUBDIVISION OF
1.5034 AC./ 65,489 SQ. FT. OF LAND
BEING A REPLAT OF LOTS 7 - 11, BLOCK 2 AND
LOTS 25 & 26, BLOCK 2 OF
LAKES OF WILLIAMS RANCH SEC. 1
RECORDED IN PLAT NO. 20060158, F.B.C.P.R.
SITUATED IN THE
JOSEPH KUYKENDAH LEAGUE ABSTRACT NO. 49
FORT BEND COUNTY, TEXAS

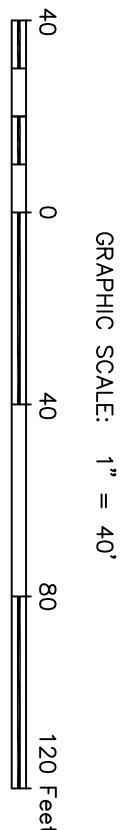
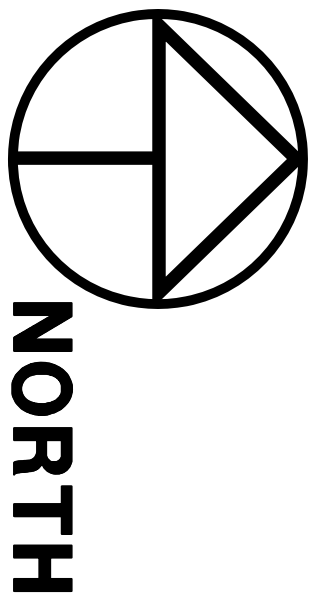
JULY 2020
REASON FOR REPLAT:
TO COMBINE MULTIPLE EXISTING LOTS
TO CREATE 4 NEW LOTS
Surveyor



WINDROSE
LAND SURVEYING - I PLATING
11111 RICHMOND AVE, SUITE 150 | HOUSTON, TX 77082 | 713.448.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



FORT BEND COUNTY, TEXAS
KEY MAP PAGE:6060
VICINITY MAP
SCALE: 1" = 2000'



ABBREVIATIONS
FND - FOUND
F.C. - FIRM CODE
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
PC - PACE
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
W - FOUND 5/8" CAPED IR
W - FOUND 5/8" CAPED IR
W - SET 5/8" CAPED IR "WINDROSE"