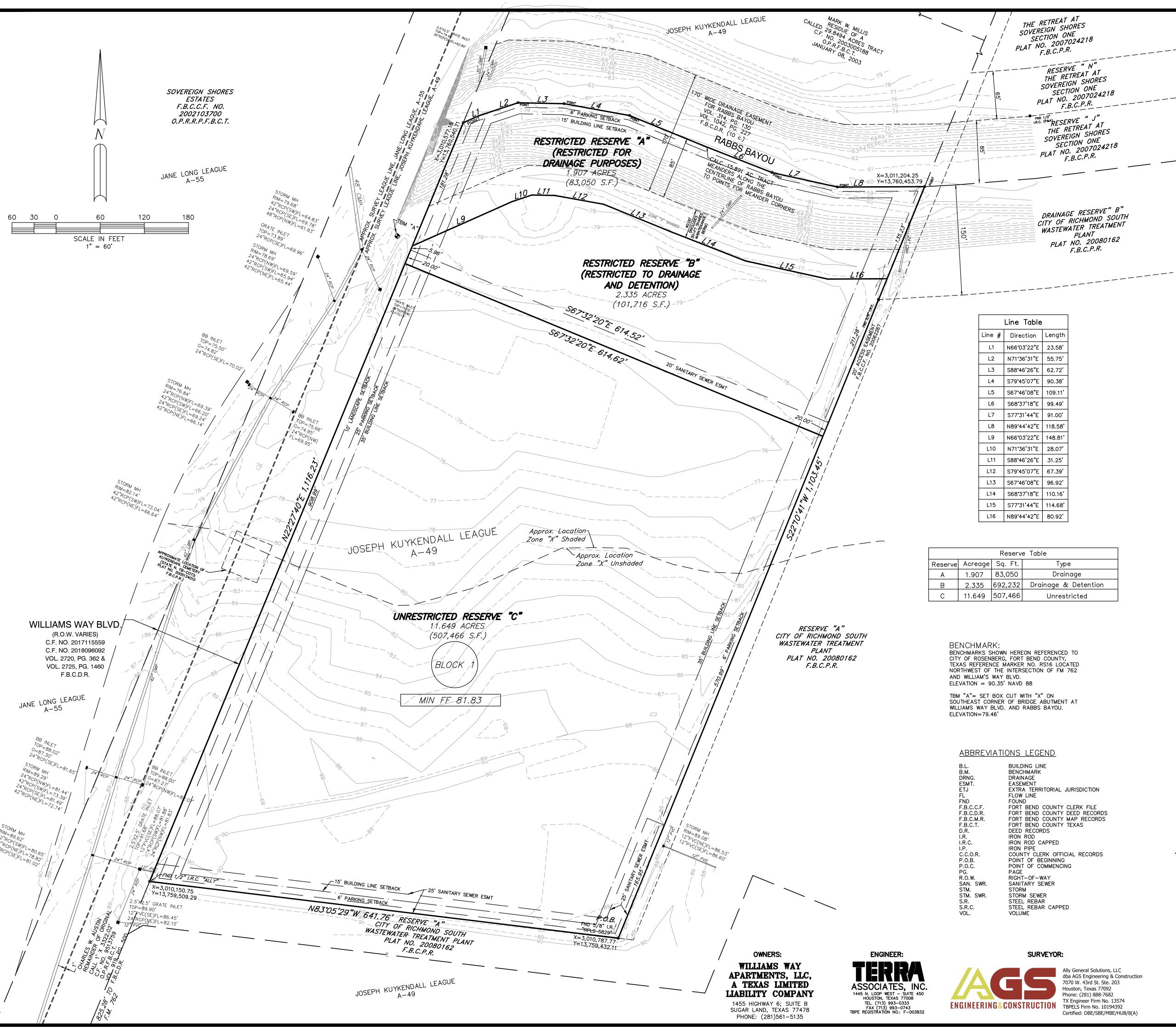
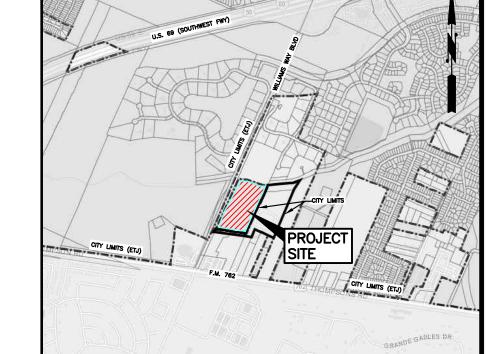
PLAT RECORDING SHEET

PLAT NAME:	DPEG Williams Way Multifamily Plat
PLAT NO:	
•	47.004
ACREAGE:	15.891
LEAGUE:	Joseph Kuykendall League
ABSTRACT NUMBER: A-49	
NUMBED OF E	
NUMBER OF BLOCKS: 1	
NUMBER OF LOTS: 0	
NUMBER OF RESERVES: 3	
OWNERS: Williams Way Apartments, LLC, A Texas Limited Liability Company	
(DEPUTY CLERK)	





Vicinity Map (not to scale) KEY MAP: 606 T

NOTES:

- 1. UNLESS OTHERWISE INDICATED, THE B.L., WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 2, UNIFIED DEVELOPMENT CODE, CITY OF RICHMOND, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- 2. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83). DISTANCES ARE SURFACE DISTANCES BASED ON THE U.S. SURVEY FOOT AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998701362.
- 3. BENCHMARKS SHOWN HEREON REFERENCED TO CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS REFERENCE MARKER NO. RS16 LOCATED NORTHWEST OF THE INTERSECTION OF FM 762 AND WILLIAM'S WAY BLVD. ELEVATION = 90.35' NAVD 88
- 4. THIS PLAT WAS PREPARED TO MEET THE CITY OF RICHMOND, FORT BEND COUNTY AND WEST FORT BEND COUNTY MANAGEMENT DISTRICT REQUIREMENTS.
- 5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY INDEPENDENCE TITLE COMPANY, INVOICE NO. 20210552, EFFECTIVE DATE OF OCTOBER 7, 2021 AND ISSUED ON OCTOBER 13, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 6. BASED ON THE FLOOD INSURANCE RATE MAP NO. 48157C0265L, MAP REVISED DATE OF APRIL 2, 2014 INDICATES THAT TRACT LIES PARTIALLY WITHIN AREA(S) ZONE "X"—(UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AND ZONE "X" (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1—PERCENT—ANNUAL—CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. TERRA ASSOCIATES, INC. AND AGS ENGINEERING & CONSTRUCTION DO NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 81.83 FEET ABOVE MEAN SEA LEVEL (NAVD88 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.
- 8. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUD NO. 116, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, WEST FORT BEND COUNTY MANAGEMENT DISTRICT, THE ETJ OF THE CITY OF RICHMOND AND FORT BEND COUNTY.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF
- THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 11. ALL PROPERTY WITHIN THE SUBDIVISION TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 12. ANY DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
- 13. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 88, 2001 ADJ.
- 14. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ZONE LZ2.
- 15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 16. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 8 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 THE SUBDIVISION, IN ACCORDANCE WITH ADA REQUIREMENTS AND SECTION 4.5.200 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE.
- 17. 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.
- PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

 18. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS THE RESPONSIBILITY
- OF THE CURRENT PROPERTY OWNER.

 19. THIS SUBDIVISION IS SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT STANDARDS.
- 20. WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN AND THE ISSUANCE OF A SITE CLEARING PERMIT AND/OR HERITAGE TREE REMOVAL PERMIT, AS APPLICABLE, PRIOR TO REMOVAL OF ANY TRESS FROM PROPERTY.
- 21. THE CITY OF RICHMOND, AGENT FOR WEST FORT BEND MANAGEMENT DISTRICT, SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION.
- 22. 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.
- 23. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

DPEG WILLIAMS WAY MULTIFAMILY PLAT

A SUBDIVISION BEING A 15.891 ACRE (692,232 SQUARE FEET)
TRACT OF LAND SITUATED IN JOSEPH KUYKENDALL LEAGUE,
ABSTRACT 49 OF FORT BEND COUNTY, TEXAS

JANUARY 2022

1 BLOCK 3 RESERVES

TAI PROJECT NO. 0276-2001

SHEET 1 OF 2

Vicinity Map (not to scale) KEY MAP: 606 T

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, HEREBY CERTIFY THAT THE PLAT 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 TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS _____, 2022.

VINCENT M. MORALES, JR. COMMISSIONER, PRECINCT

GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

KP GEORGE, COUNTY JUDGE

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

KEN DEMERCHANT, COMMISSIONER, PRECINCT 4

SHEET 2 OF 2

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 _____, 2022, 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.

COUNTY CLERK FORT BEND COUNTY, TEXAS

I, DANIEL PAUL COYER, 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4867

I, KEVIN POLASEK, 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.

KEVIN POLASEK, P.E. REGISTERED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 96632

STATE OF TEXAS COUNTY OF FORT BEND

THIS PLAT OF DPEG WILLIAMS WAY MULTIFAMILY SUBDIVISION APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.

TERRI VELA CITY MANAGER

THIS _____, DAY OF _____, 2022.

STATE OF TEXAS COUNTY OF FORT BEND

YEAR HEREAFTER.

THIS PLAT OF DPEG WILLIAMS WAY MULTIFAMILY SUBDIVISION APPROVED ON _____ BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS ______ DAY OF _____, 2022, 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)

REBECCA K. HAAS

LAURA SCARLATO CITY SECRETARY

DPEG WILLIAMS WAY MULTIFAMILY

A SUBDIVISION BEING A 15.891 ACRE (692,232 SQUARE FEET) TRACT OF LAND SITUATED IN JOSEPH KUYKENDALL LEAGUE, ABSTRACT 49 OF FORT BEND COUNTY, TEXAS

JANUARY 2022

3 RESERVES 1 BLOCK

TAI PROJECT NO. 0276-2001

OWNERS: WILLIAMS WAY APARTMENTS, LLC. A TEXAS LIMITED LIABILITY COMPANY 1455 HIGHWAY 6; SUITE B SUGAR LAND, TEXAS 77478 PHONE: (281)561-5135

STATE OF TEXAS

STRUCTURE.

WILLIAMS WAY APARTMENTS, LLC

A TEXAS LIMITED LIABILITY COMPANY

NADYRSHAH H. DHANANI

AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ______.

MANAGER

COUNTY OF FORT BEND

STATE OF TEXAS

COUNTY OF FORT BEND

WE, WILLIAMS WAY APARTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH

HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 15.891 ACRE TRACT DESCRIBED

IN THE ABOVE FORGOING PLAT OF DPEG WILLIAMS WAY MULTIFAMILY, DO HEREBY MAKE AND ESTABLISH

NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS

(EXCEPT THOSE DEDICATED AS PRIVATE STREETS), ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS

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 (14'0") PERIMETER GROUND EASEMENT OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER

GROUND EASEMENTS, FROM A PLACE 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. AND A.E.) AS INDICATED AND DEPICT HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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 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 EASEMENTS TOTAL THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE 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 PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND

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

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

IN TESTIMONY WHEREOF, THE WILLIAMS WAY APARTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY. HAS

CAUSED THESE PRESENTS TO BE SIGNED BY NADYRSHAH H. DHANANI, ITS MANAGER, ATTESTED BY NURALI

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NADYRSHAH H. DHANANI, MANAGER, AND _____, MEMBER, OF WILLIAMS WAY APARTMENTS, LLC, A TEXAS LIMITED

LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NURALI WADHWANI

MEMBER

COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

WADHWANI, ITS MEMBER, THIS _____ DAY OF _____

PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR

AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED;

AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS, SUCCESSORS AND ASSIGNS TO

WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

NADYRSHAH H. DHANANI, ITS MANAGER, AND NURALI WADHWANI, ITS MEMBER, OWNER (OR OWNERS)

SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND

ENGINEER: 1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 TEL. (713) 993-0333 FAX (713) 993-0743 TBPE REGISTRATION NO.: F-003832



SURVEYOR: Ally General Solutions, LLC dba AGS Engineering & Construction 7070 W. 43rd St. Ste. 203 Houston, Texas 77092 Phone: (281) 888-7682 TX Engineer Firm No. 13574 ENGINEERING & CONSTRUCTION TRPELS Firm No. 10194392 Certified: DBE/SBE/MBE/HUB/8(A)