

# PLAT RECORDING SHEET

**PLAT NAME:** Williams Place

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

**ACREAGE:** 1.605

**LEAGUE:** N.F. Roberts League

**ABSTRACT NUMBER:** 79

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Fulshear RE LLC, Fulshear RE LLC2

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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, FULSHEAR RE LLC, AND FULSHEAR RE LLC2., ACTING BY AND THROUGH SARFRAZ KHOWJA, MANAGER BEING AN OFFICER OF FULSHEAR RE LLC, AND FULSHEAR RE LLC2, OWNERS OF THE 1.605 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FULSHEAR FOOD STORE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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), 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 AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO 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 ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

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 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 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 ABUTTING 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 ADJUSTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE FULSHEAR RE LLC., & FULSHEAR RE LLC2 HAS CAUSED THESE PRESENTS TO BE SIGNED BY SARFRAZ KHOWJA ITS MANAGER, HEREUNTO AUTHORIZED,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

FULSHEAR RE LLC  
BY: \_\_\_\_\_  
SARFRAZ KHOWJA, MANAGER

FULSHEAR RE LLC2  
BY: \_\_\_\_\_  
SARFRAZ KHOWJA, MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SARFRAZ KHOWJA, MANAGER, OF FULSHEAR RE LLC, AND FULSHEAR RE LLC2, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR  
FORT BEND COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

I, GEORG LARDIZABAL, AM AUTHORIZED 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 AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

GEORG LARDIZABAL  
TEXAS REGISTRATION NO. 6051

I, KARIM S. DADELAHI, 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.

KARIM S. DADELAHI, P.E.

WE, TEXAN BANK N.A., OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS WILLIAMS PLACE SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2019047035, 2020001121, AND 2020001122 OF THE O.P.R.O.R.P. OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_  
ANA MUNIZ, SVP LOAN OPERATIONS MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND

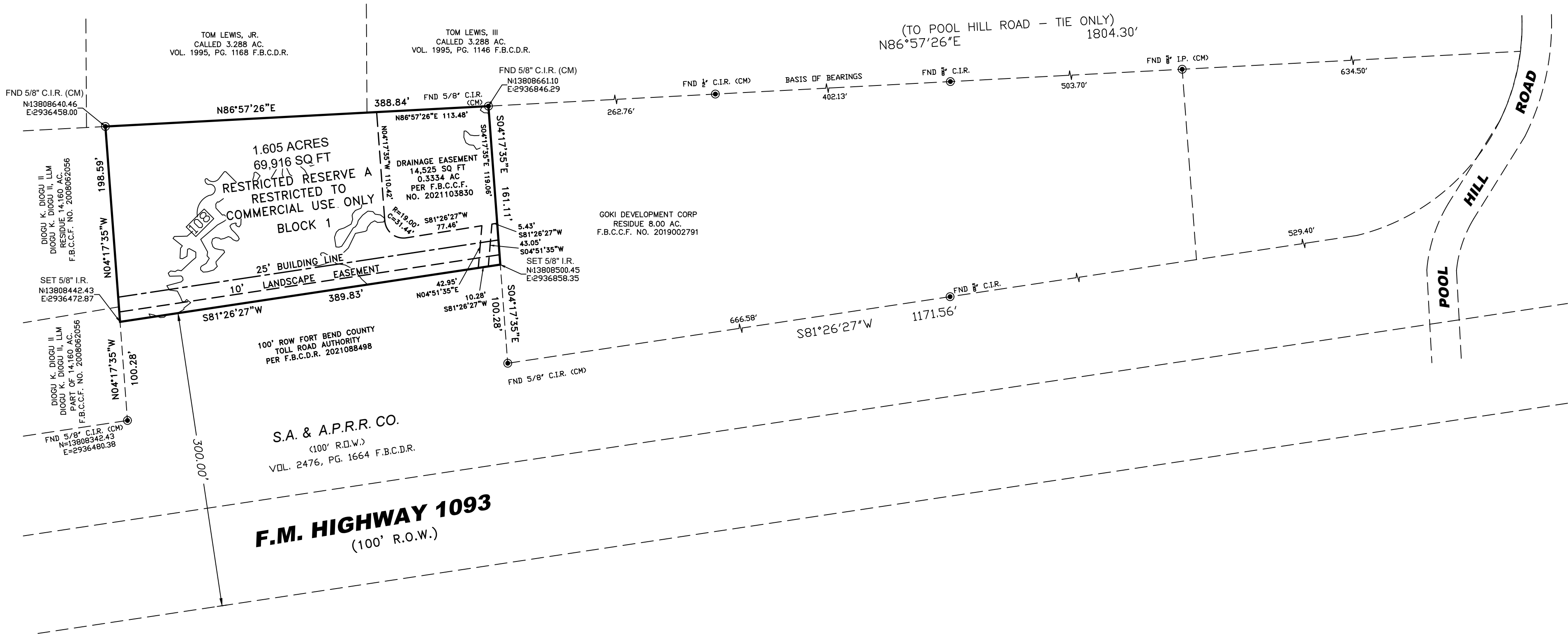
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANA MUNIZ, SVP LOAN OPERATIONS MANAGER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME:

MY COMMISSION EXPIRES: \_\_\_\_\_

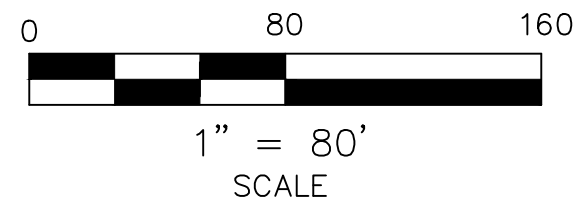
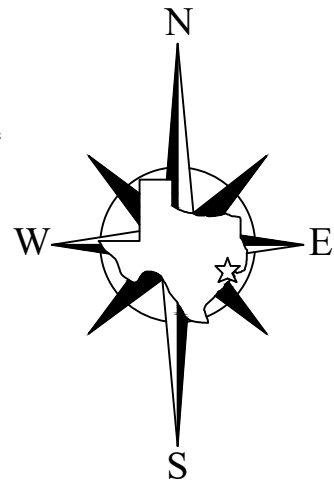


NOTES:

- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 114.00 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 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAIN, WHICHEVER IS HIGHER.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 1.00011901.
- THIS PROPERTY LIES WITHIN ZONE AE AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0090M, DATED JANUARY 29, 2021.
- THERE ARE/NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PLAT LIES WITHIN LIGHT ZONE LZ3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ONSITE DRAINAGE AND DETENTION FACILITIES PER F.B.C.C.F. NO. 2021103830.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

DISTRICT NAMES	
WCID	N/A
MUD	N/A
LID	N/A
DID	N/A
SCHOOL	LAMAR CISD
IMPACT FEE AREA	N/A
CITY OR ETJ	N/A
UTILITIES	FORT BEND DRAINAGE FORT BEND GENERAL FORT BEND ESD 4

LEGEND  
F.B.C.M.R. Fort Bend County Map Records  
F.C.C.F. Rules to Fort Bend County Clerks File  
Bldg. Indicates Building  
B.L. Indicates Building Line  
F.B.C.D.R. Indicates Fort Bend County Deed Records  
I.R. Indicates Iron Rod  
P.G. Indicates Page  
S. F. Indicates Square Feet  
Vol. Indicates Volume  
Pg. Indicates Page  
D.C.L. Indicates Directional Control Line  
C.M. Indicates Control Monument



KEY MAP 521R

I, STACY SLAWINSKI, 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.

STACY SLAWINSKI  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

VINCENT MORALES  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE, COUNTY JUDGE

ANDY MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

KEN DEMERCHANT  
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARDS, 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 \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ 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

BY: \_\_\_\_\_  
DEPUTY

## WILLIAMS PLACE

1 RESERVE, 1 BLOCK  
A SUBDIVISION OF 1.605 ACRES (69,916 SQ. FT)  
SITUATED IN THE N.F. ROBERTS LEAGUE  
ABSTRACT NO. 79, FORT BEND  
COUNTY, TEXAS.

MARCH 2022

BOWDEN LAND SERVICES & CONSULTING  
P.O. BOX 940531, Houston, Texas 77094  
PH: 832-540-8843  
www.bowdenlandservices.com

ENGINEER OF RECORD:  
SARAB STRUCTURAL & CIVIL, LLC  
KARIM S. DADELAHI, P.E.  
13831 NORTHWEST FWY, SUITE 245  
HOUSTON, TX 77040  
713-485-5641

SURVEYOR RECORD:  
GGC SURVEY, PLLC  
8114 GOLDEN HARBOR SPRING  
MISSOURI CITY TX 77459  
832-729-7256  
FIRM NO. 10146000

OWNER OF RECORD:  
FULSHEAR RE LLC  
FULSHEAR RE LLC2  
17406 GREYSTONE COURT  
SUGAR LAND, TX 77579  
832-859-9611