

# PLAT RECORDING SHEET

**PLAT NAME:** Estates at the Retreat

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

**ACREAGE:** 11.093

**LEAGUE:** Joseph Kuykendall League

**ABSTRACT NUMBER:** 49

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 4

**NUMBER OF RESERVES:** 3

**OWNERS:** Williams Way Residential LLC

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

STATE OF TEXAS :  
COUNTY OF FORT BEND:

We, Williams Way Residential LLC, a Texas limited liability company, acting by and through Zishan Momin, Officer; hereinafter referred to as Owners of the 11.093 acre tract described in the above and foregoing map of ESTATES AT THE RETREAT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat do hereby dedicate to the use of the public forever, all 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, successors 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' 0") 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 designed with aerial easements (U.E. and 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' 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 designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners 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 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 shall be restricted to prevent the drainage of any septic tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20' 0") feet wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving Fort Bend County, or any other governmental agency, the right to enter upon said easement at any 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 plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such obutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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 to shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF THE, Williams Way Residential LLC, a Texas limited liability company, has caused these presents to be signed by Zishan Momin, Officer, thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2022.

Williams Way Residential LLC  
a Texas limited liability company

By: \_\_\_\_\_  
Zishan Momin, Officer

STATE OF TEXAS:  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Zishan Momin, Officer of Williams Way Residential LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_  
Notary Public

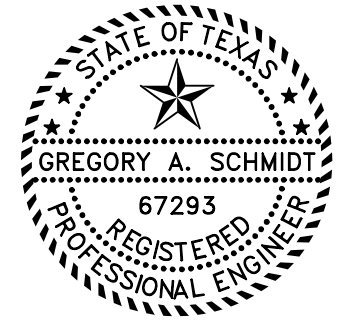
I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Brian Nesvadba, R.P.L.S.  
Texas Registration No. 5776

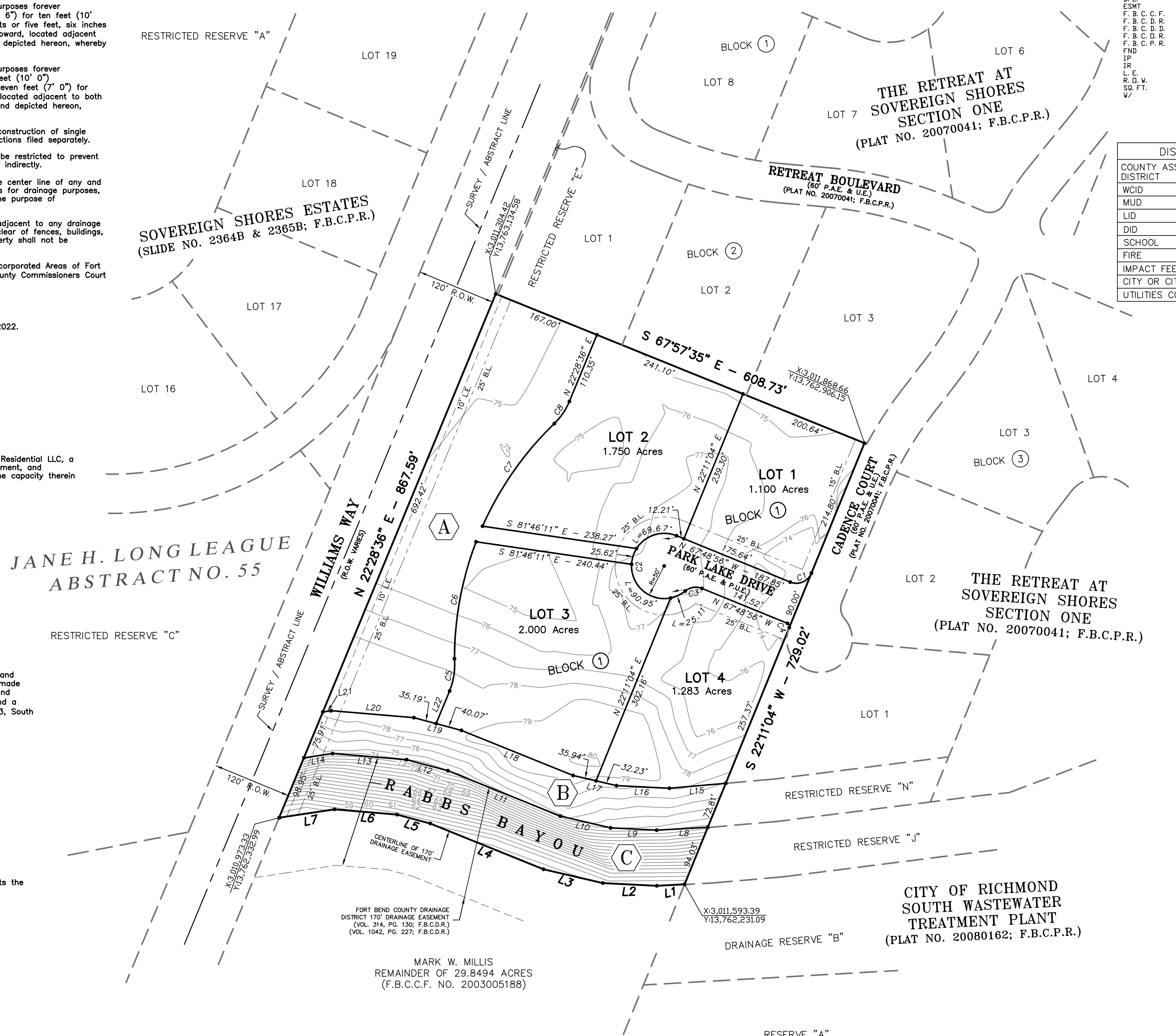


I, Gregory A. Schmidt, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

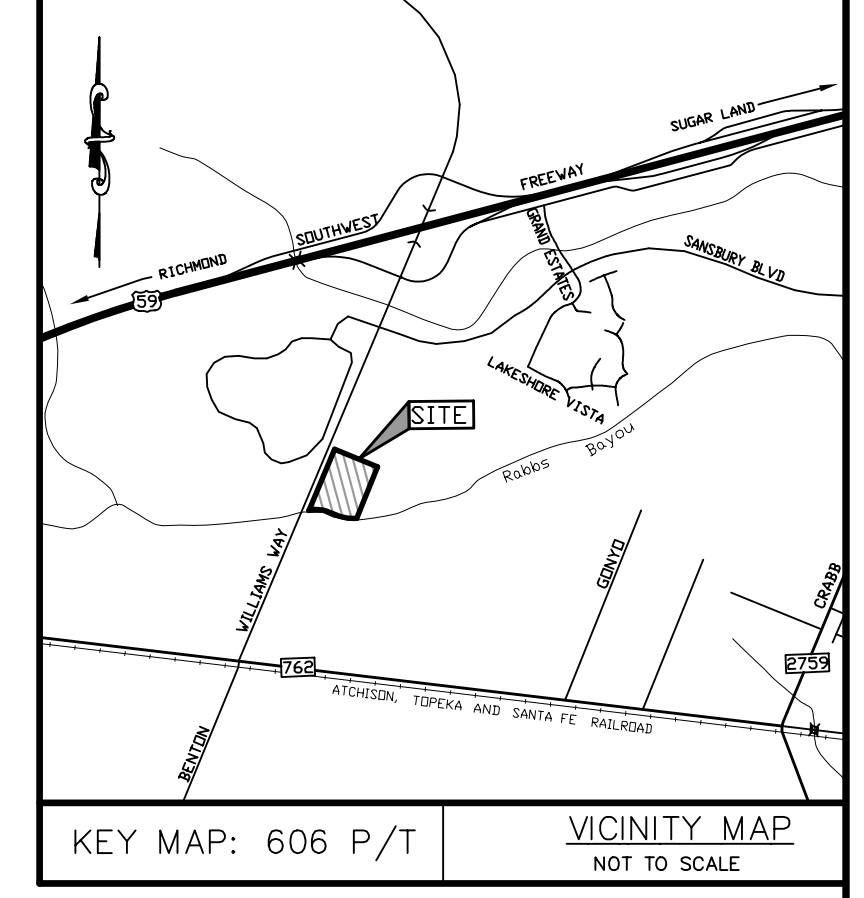
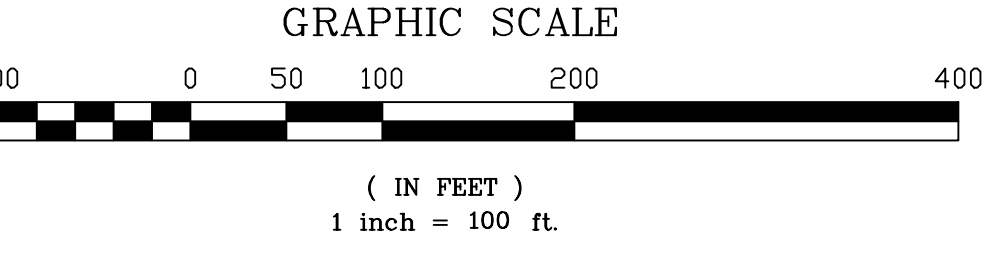
Gregory A. Schmidt, P.E.  
Texas Registration No. 67293



- NOTES:
1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NO. 4204, STATE PLANE SURFACE COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99998402784.
2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0265L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN SHADDED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% 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.
3.) 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 WITH INTENSE RAINFALL EVENTS.
4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
5.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF \_\_\_\_\_ FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM), IN ADDITION, NO SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION OR LESS THAN 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT.
6.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
7.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, WEST FORT BEND MANAGEMENT DISTRICT, AND FORT BEND COUNTY, TEXAS.
8.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L22.
9.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
10.) 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 PAIRED 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 PAIRED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
11.) 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.
12.) MAINTENANCE OF THE DRAINAGE/RETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER APPROVAL; HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THE RESTRICTED RESERVES, IF NECESSARY.
13.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
14.) THERE ARE NO KNOWN PIPELINE AND/OR PIPELINE EASEMENTS LOCATED ON THIS TRACT.



LEGEND table with symbols for Building Line, Easement, etc. DISTRICT NAMES table with County Assistance, WCID, MUD, LID, DID, School, Fire, Impact Fee Area, City or City ETJ, Utilities Co. entries.



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 COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.
VINCENT M. MORALES, JR., COMMISSIONER PRECINCT 1
GRADY PRESTAGE, COMMISSIONER PRECINCT 2
KP GEORGE, COUNTY JUDGE
W. A. "ANDY" MEYERS, COMMISSIONER PRECINCT 3
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 \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M, IN PLAT NUMBER(S) \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.
BY: LAURA RICHARD, COUNTY CLERK FORT BEND COUNTY, TEXAS
BY: DEPUTY

JOSEPH KUYKENDALL LEAGUE ABSTRACT NO. 49

RESERVE TABLE table with columns for Reserve (A, B, C), Area (2.344 ACRES, 0.947 ACRE, 1.246 ACRES), and Use (RESTRICTED TO OPEN SPACE / STORMWATER / LANDSCAPE, RESTRICTED TO DRAINAGE / EASEMENT, RESTRICTED TO DRAINAGE / EASEMENT).

Table with columns: LINE, BEARING, DISTANCE. Lists boundary lines L1 through L22 with their respective bearings and distances.

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD. Lists curve data for C1 through C8.

ESTATES AT THE RETREAT

A SUBDIVISION OF A 11.093 ACRE TRACT IN THE JOSEPH KUYKENDALL LEAGUE, ABSTRACT NO. 49, FORT BEND COUNTY, TEXAS

1 BLOCK - 4 LOTS - 3 RESERVES

OWNER: WILLIAMS WAY RESIDENTIAL LLC, a Texas limited liability company, 3035 Dahlgreen Trail, Sugar Land, Texas 77479. PHONE: 409.454.1234

SURVEYOR / ENGINEER: MCKIM & CREED ENGINEERS, SURVEYORS, PLANNERS. 12718 Century Drive, Stafford, Texas 77477. 281.491.2525. www.mckimcreed.com. TELS: Fort Bend Registration No. 10177600. JOB NO. 1654-1. JANUARY 6, 2022