

**PLAT RECORDING SHEET**

**PLAT NAME:** Williams Ranch Multifamily Commercial Reserve and Street Extension

\_\_\_\_\_

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

**ACREAGE:** 18.2033

\_\_\_\_\_

**LEAGUE:** Jane H. Long League

\_\_\_\_\_

**ABSTRACT NUMBER:** 55

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 2

\_\_\_\_\_

**OWNERS:** Parkside Vigavi WR, LLC

\_\_\_\_\_

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

STATE OF TEXAS :  
COUNTY OF FORT BEND :

We, Parkside Vigavi WR, LLC., a Texas limited liability company, acting by and through Brett Walker, President of Parkside Williams Ranch, LLC, a Texas limited liability company, its Manager, and Luis Rene Garza Villareal, Manager of Vigavi Williams Ranch, LLC, a Texas limited liability company, its Manager; hereinafter referred to as Owners of the 18.2033 acre tract shown hereon and described in the above and foregoing map of **WILLIAMS RANCH MULTIFAMILY COMMERCIAL RESERVE AND STREET EXTENSION**, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions, and notations on said map or plat and 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 designated 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 designated 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 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 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 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 abutting 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 and 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, Parkside Vigavi WR, LLC., a Texas limited liability company, has caused these presents to be signed by Brett Walker, President of Parkside Williams Ranch, LLC, a Texas limited liability company, its Manager, and thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Parkside Vigavi WR, LLC.,  
a Texas limited liability company

By: Parkside Williams Ranch, LLC,  
a Texas limited liability company,  
its Manager

By: \_\_\_\_\_  
Brett Walker, President

STATE OF TEXAS :  
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Brett Walker, President of Parkside Williams Ranch, LLC, a Texas limited liability company, Manager of Parkside Vigavi WR, 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 and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_ Notary

IN TESTIMONY WHEREOF THE, Parkside Vigavi WR, LLC., a Texas limited liability company, has caused these presents to be signed by Luis Rene Garza Villareal, Manager of Vigavi Williams Ranch, LLC, a Texas limited liability company, its Manager, thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Parkside Vigavi WR, LLC.,  
a Texas limited liability company

By: Vigavi Williams Ranch, LLC,  
a Texas limited liability company,  
its Manager

By: \_\_\_\_\_  
Luis Rene Garza Villareal, Manager

STATE OF TEXAS :  
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Luis Rene Garza Villareal, Manager of Vigavi Williams Ranch, LLC, a Texas limited liability company, Manager of Parkside Vigavi WR, 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 and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_ Notary

I, Walter K. Bogardus, 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.

Walter K. Bogardus, P.E.  
Texas Registration No. 119534

I, Robert Chris Kelly, 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.

Robert Chris Kelly, R.L.S.  
Texas Registration No. 6833

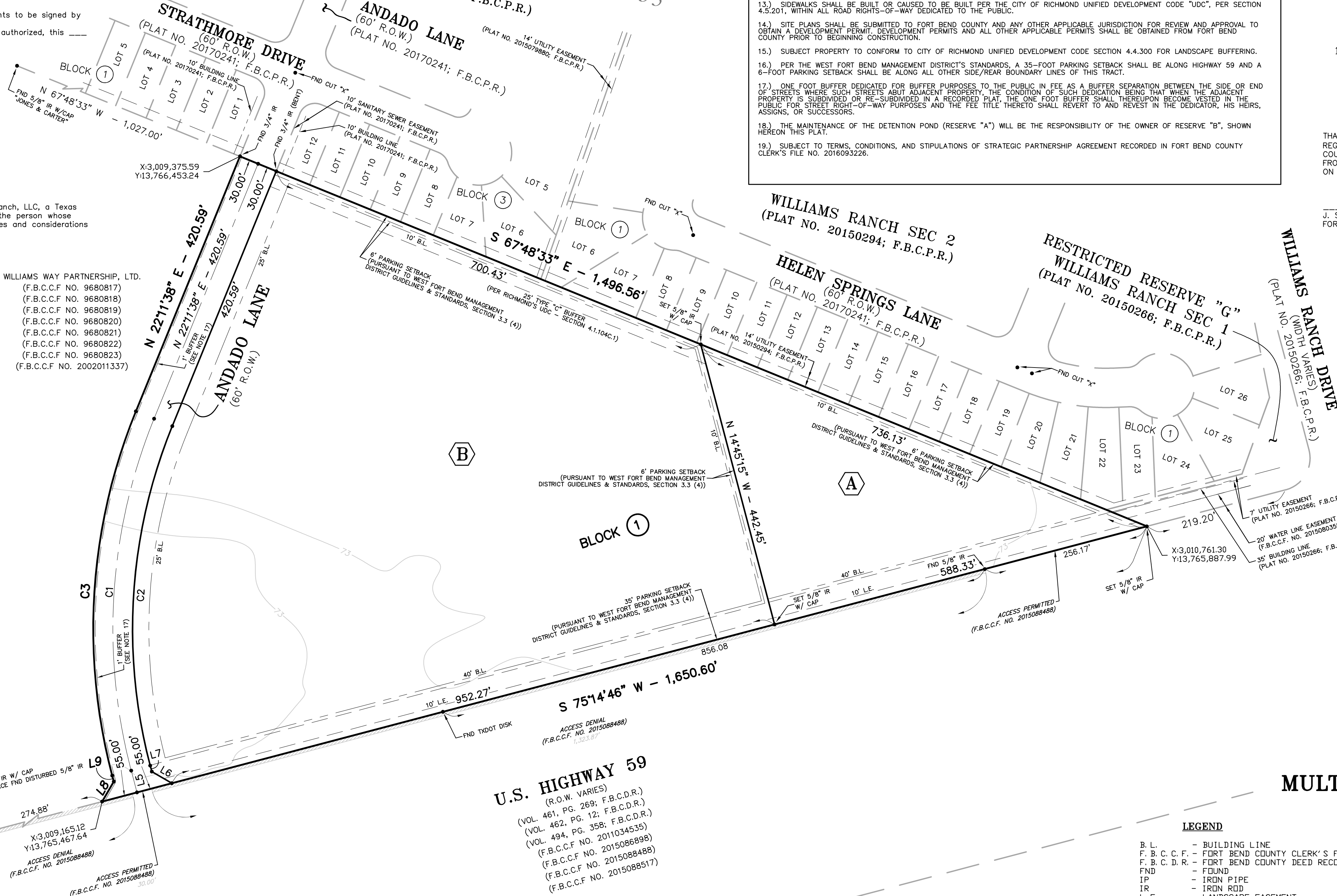


## RESTRICTED RESERVE TABLE

<b>A</b>	RESTRICTED TO DETENTION/DRAINAGE RELATED USES	2.9879 ACRES	(130,153 SQ.FT.)
<b>B</b>	RESTRICTED TO MULTI-FAMILY/COMMERCIAL/ RETAIL/OFFICE USES	13.8193 ACRES	(601,969 SQ.FT.)

### NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NG 4204, MAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998708567.
- 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 77.20 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 RESTRAINT, AS DETERMINED BY THE FUTURE SITE PLAN, WHICHEVER IS HIGHER.
- 3.) BENCHMARK: ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 12A)
- 4.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF RICHMOND'S EXTRA TERRITORIAL JURISDICTION, WILLIAMS RANCH MUD NO. 1, AND FORT BEND COUNTY, TEXAS.
- 5.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 6.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 7.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 8.) ACCORDING TO THE FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 3 (LZ3).
- 9.) 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-0265 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN "SHADED 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.
- 10.) NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS TRACT.
- 11.) • - INDICATES A SET 5/8" IR W/ CAP STAMPED "MKMIM & CREED", UNLESS OTHERWISE NOTED.
- 12.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 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 SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- 13.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4.2.201, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 14.) 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.
- 15.) SUBJECT PROPERTY TO CONFORM TO CITY OF RICHMOND UNIFIED DEVELOPMENT CODE SECTION 4.4.300 FOR LANDSCAPE BUFFERING.
- 16.) PER THE WEST FORT BEND MANAGEMENT DISTRICT'S STANDARDS, A 35-FOOT PARKING SETBACK SHALL BE ALONG HIGHWAY 59 AND A 6-FOOT PARKING SETBACK SHALL BE ALONG ALL OTHER SIDE/REAR BOUNDARY LINES OF THIS TRACT.
- 17.) ONE FOOT BUFFER DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT BUFFER SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 18.) THE MAINTENANCE OF THE DETENTION POND (RESERVE "A") WILL BE THE RESPONSIBILITY OF THE OWNER OF RESERVE "B", SHOWN HEREON THIS PLAT.
- 19.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF STRATEGIC PARTNERSHIP AGREEMENT RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2016093226.



### LEGEND

B. L.	- BUILDING LINE
F. B. C. C. F.	- FORT BEND COUNTY CLERK'S FILE
F. B. C. D. R.	- FORT BEND COUNTY DEED RECORDS
FND	- FOUND
IP	- IRON PIPE
IR	- IRON ROD
L.E.	- LANDSCAPE EASEMENT
N/L	- NUMBER
R. O. W.	- RIGHT OF WAY
SQ. FT.	- SQUARE FEET
W/	- WITH

STATE OF TEXAS  
COUNTY OF FORT BEND

This Plat of **WILLIAMS RANCH MULTIFAMILY COMMERCIAL RESERVE AND STREET EXTENSION** approved by the City Manager of the City of Richmond, Texas.

This \_\_\_\_ day of \_\_\_\_\_, 2023.

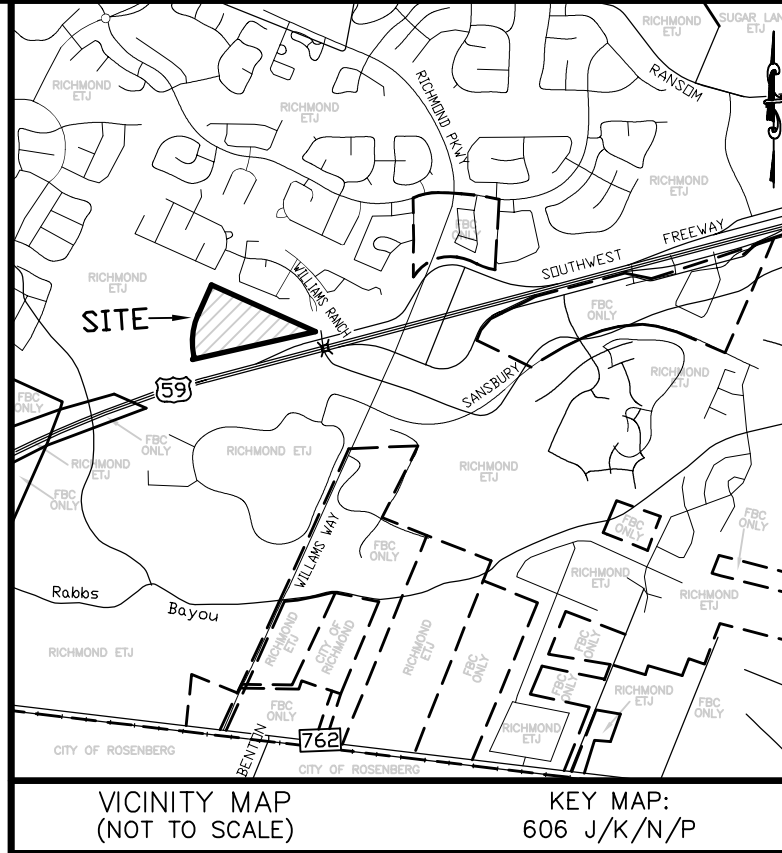
Terri Vela, City Manager

STATE OF TEXAS  
COUNTY OF FORT BEND

This Plat of **WILLIAMS RANCH MULTIFAMILY COMMERCIAL RESERVE AND STREET EXTENSION** approved on \_\_\_\_\_ by the City of Richmond City Commission, and signed this \_\_\_\_ day of \_\_\_\_\_, 2023, 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.

Rebecca K. Haas, Mayor

LaSha Gillespie, City Secretary



### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

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 \_\_\_\_\_, 2024.

VINCENT M. MORALES, JR., COMMISSIONER  
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER  
PRECINCT 2

KP GEORGE, COUNTY JUDGE

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

DEXTER L. MCCOY, 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 \_\_\_\_\_, 2024, 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

## FINAL PLAT OF WILLIAMS RANCH MULTIFAMILY COMMERCIAL RESERVE AND STREET EXTENSION

A SUBDIVISION OF AN 18.2033 ACRE  
TRACT OF LAND IN THE  
**JANE H. LONG LEAGUE,  
ABSTRACT NO. 55,  
FORT BEND COUNTY, TEXAS**

1 BLOCK - 2 RESERVES - 0 LOTS

~ OWNER ~

**PARKSIDE VIGAVI WR, LLC,**  
A Texas limited liability company

3003 West Alabama Street  
Houston, Texas 77098

PHONE: 713.459.8719

~ SURVEYOR ~



ENGINEERS, SURVEYORS, PLANNERS

12718 Century Drive  
Stafford, Texas 77477

281.491.2525

www.mckimcreed.com

TBPLS Firm Registration No. 10177600

JOB NO. 08514-0005

MAY 12, 2023