

**PLAT RECORDING SHEET**

**PLAT NAME:** Lakes of Williams Ranch Sec 1 Partial Replat No 11

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

**ACREAGE:** 0.6248

**LEAGUE:** Joseph Kuyendall League

**ABSTRACT NUMBER:** 49

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 2

**NUMBER OF RESERVES:** \_\_\_\_\_

**OWNERS:** Benoy Benny and Rose Santiago Benny

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, BENYO BENNY AND ROSE SANTIAGO BENNY, OWNERS OF THE 0.6248 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 11, 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 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 MYSELF, MY HEIRS, 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 PURPOSE 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 THE 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 EASEMENTS TOTALS TWENTY-ONE, 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 PURPOSE 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 THE 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 EASEMENTS 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 TANKS INTO ANY PUBLIC STREET, ROAD, OR ANY DRAINAGE DITCH, DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL 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 ADJUTING 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.

WITNESS OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

By: BENYO BENNY, OWNER  
By: ROSE SANTIAGO BENNY, OWNER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BENYO BENNY AND ROSE SANTIAGO BENNY, OWNERS, KNOWN TO ME TO BE 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:

I, b1Bank,a Louisiana Banking Corporation, acting by and through Mortgage Electronic Registration System, Inc., mortgagee, acting by and through Seneca Mortgage Servicing, LLC, master servicer, acting by and through Valon Mortgage, Inc., as attorney-in-fact, owner and holder of a lien against the property described in the plat known as LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 11 said lien being evidenced by instrument of record in the Clerk's File No. 2024039433 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 I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
Print name: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME  
MY COMMISSION EXPIRES:

I, MATTHEW CARPENTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY 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 MARKED 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 DIAMETER IRON ROD WITH SURVEYOR'S CAP.



MATTHEW CARPENTER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6942

I, ASIM TUFAIL, A PROFESSIONAL ENGINEER LICENSED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY, TEXAS, TO THE BEST OF MY KNOWLEDGE.

ASIM TUFAIL  
TEXAS REGISTRATION NO. 92890  
BLACKLINE ENGINEERING  
1616 S VOSS ROAD #300  
HOUSTON, TEXAS 77057  
TEXAS FIRM REGISTRATION NO. F-14051

STATE OF TEXAS

COUNTY OF FORT BEND

THIS PLAT OF LAKES OF WILLIAMS RANCH SEC. 1 PARTIAL REPLAT NO 11 IS APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, 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

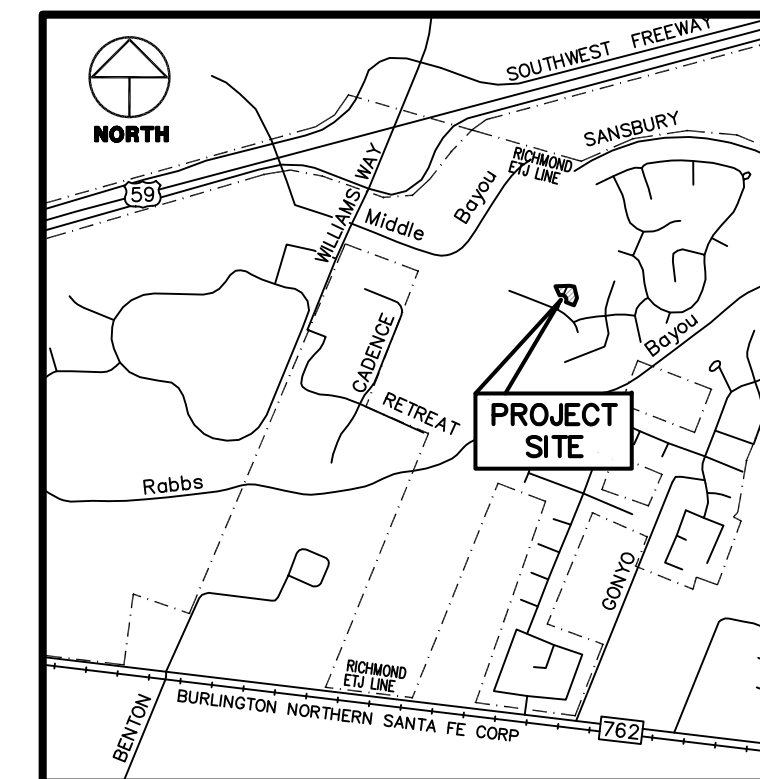
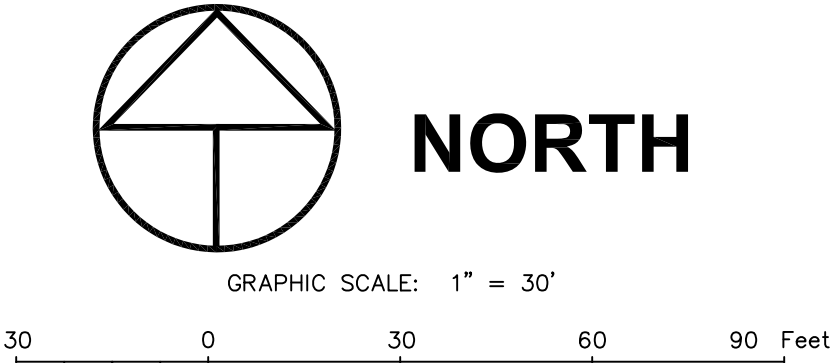
LASHA GILLESPIE, CITY SECRETARY

THIS PLAT OF LAKES OF WILLIAMS RANCH SEC. 1 PARTIAL REPLAT NO 11 IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TERRI VELA, CITY MANAGER

### GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS PLAT WAS PREPARED WITH INFORMATION CONTAINED IN A CITY PLANNING LETTER ISSUED BY TEXAS AMERICAN TITLE, FILE NO. 2791024-07242, DATED SEPTEMBER 26, 2024, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, AND ENCUMBRANCES STIPULATED THEREIN.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATED AREA SHOWN HEREON.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 4815702025S, REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO BE WITHIN ZONE "X" SHADDED (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AREAS PROTECTED BY LEVEES FROM 1/2 ANNUAL CHANCE FLOOD) THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- ALL RESIDENTIAL LOTS SHOWN HAVE A 5 FOOT (5') SIDELOT BUILDING LINE UNLESS OTHERWISE NOTED.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND E.T.J., LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUD NO. 116, FORT BEND COUNTY DRAINAGE DISTRICT, AND FORT BEND COUNTY SUBSIDENCE DISTRICT.
- THIS PROPERTY LIES WITHIN LIGHTING ZONE "L22" AND "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH 24, 2004.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (NAD 83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999871292.
- ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, MUNICIPAL UTILITY DISTRICT, OR OTHER PERPETUAL PRIVATE ENTITY.
- THE TOP OF ALL FLOOD SLABS SHALL BE A MINIMUM OF 75.50 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, WHICHEVER IS HIGHER.
- ALL DRAINAGE EASEMENT TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE
- THE DRAINAGE SYSTEM FOR THIS DEVELOPMENT IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AN CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 55 PERCENT. THE DRAINAGE SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- SUBDIVISION BENCHMARK: SET CUT BOX ON STORM INLET LOCATED AT THE INTERSECTION OF THE NORTHERLY ROW LINE OF LAKESHORE VISTA DRIVE AND THE EASTERLY ROW LINE OF WAVECREST COURT. ELEVATION = 73.01' (BENCHMARK AND CONTOURS ARE BASED ON NAVD 88 DATUM)
- ANY DISTANCE SHOWN ALONG A CURVE OR ARC IS THE ARC LENGTH UNLESS OTHERWISE NOTED.
- 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.
- 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.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE MINIMUM DISTANCE OF TWENTY-TWO (22) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF THE SIDEWALK.



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

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

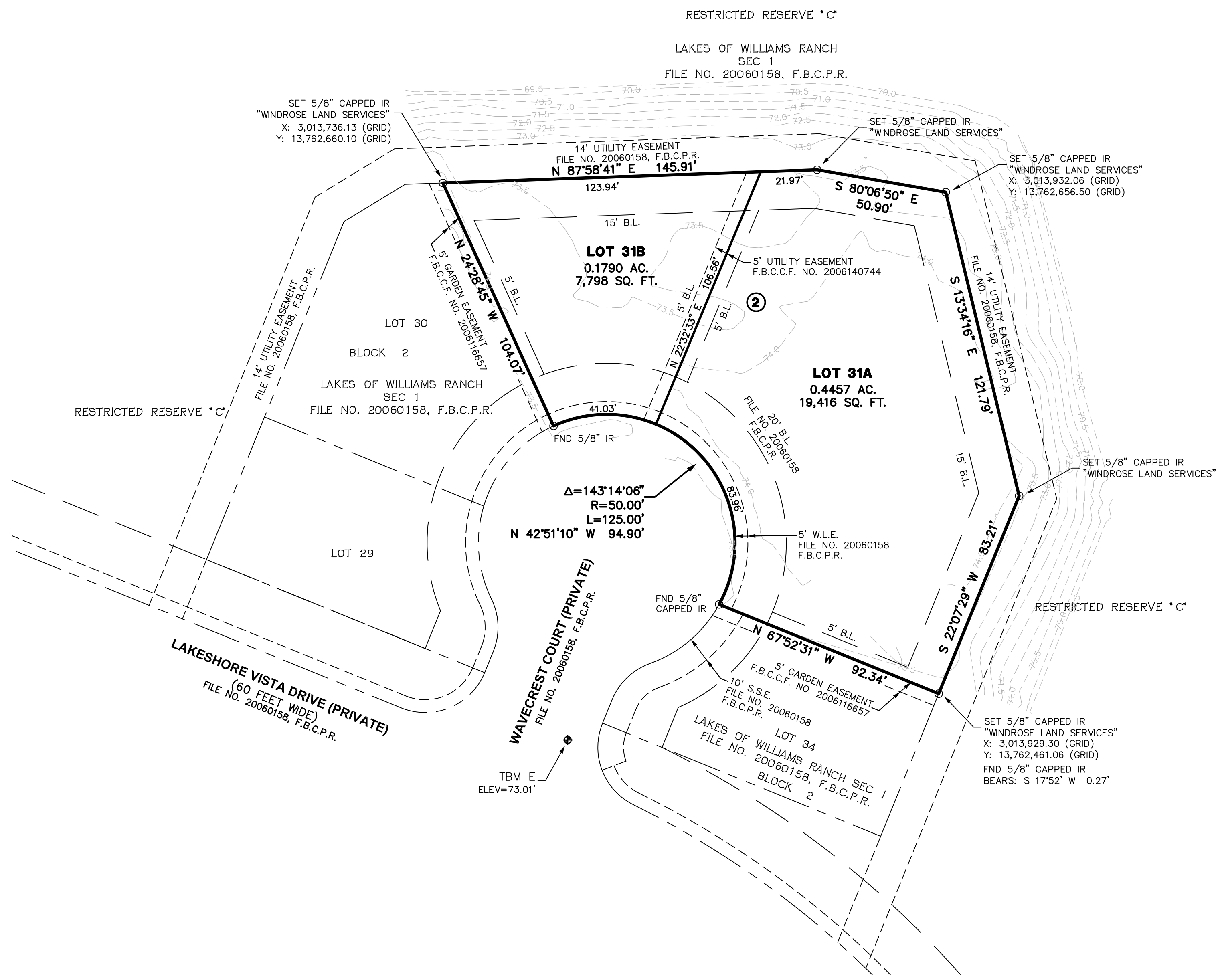
APPROVED by the Commissioners' Court of Fort Bend County, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

- |   |   |
|---|---|
| Vincent M. Morales, Jr.<br>Commissioner, Precinct 1 | Grady Prestage<br>Commissioner, Precinct 2  |
| KP George<br>County Judge                           |   |
| W. A. "Andy" Meyers<br>Commissioner, Precinct 3     | Dexter L. McCoy<br>Commissioner, Precinct 4 |

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 \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded on \_\_\_\_\_, 20\_\_\_\_, in Plat No. \_\_\_\_\_ of the Map Records of Fort Bend County, for said county.

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

Laura Richard  
Clerk of the County Court  
of Fort Bend County, Texas  
By: \_\_\_\_\_ Deputy



- #### ABBREVIATIONS
- A.E. - AERIAL EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - ESMT. - EASEMENT
  - FND - FOUND
  - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
  - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
  - F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
  - IP - IRON PIPE
  - IR - IRON ROD
  - NO. - NUMBER
  - PG. - PAGE
  - R.O.W. - RIGHT-OF-WAY
  - AC. - ACRES
  - SQ. FT. - SQUARE FEET
  - VOL. - VOLUME
  - B.L. - BUILDING LINE
  - W.L.E. - WATER LINE EASEMENT
  - S.S.E. - SANITARY SEWER EASEMENT
  - U.E. - UTILITY EASEMENT
  - (S) - SET 5/8\" CAPPED IR \"WINDROSE\"

**WINDROSE**  
LAND SURVEYING & PLATTING  
FIRM REGISTRATION NO. 08800  
713.458.2281 | WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

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