

# PLAT RECORDING SHEET

**PLAT NAME:** Veranda, Section Sixteen

\_\_\_\_\_

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

**ACREAGE:** 4.39

**LEAGUE:** Jane H. Long League

**ABSTRACT NUMBER:** 55

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 44

**NUMBER OF RESERVES:** 1

**OWNERS:** HW 589 Holdings LLC

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

STATE OF TEXAS  
COUNTY OF FORT BEND

I, F.W. REICHERT III, VICE PRESIDENT, BEING AN OFFICER OF HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE 4.39 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION SIXTEEN, 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, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND DO HEREBY BIND MYSELF, 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 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 SO DEDICATE TO THE USE OF THE PUBLIC FOR THE 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 ALL 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 TANKS INTO ANY PUBLIC STREET, ROAD OR ANY DRAINAGE DITCH, DIRECTLY OR INDIRECTLY.

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 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 CERTIFY THAT WE HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF VERANDA SECTION SIXTEEN WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

WITNESS OUR HAND IN THE CITY OF RICHMOND, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
F.W. REICHERT III, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED F.W. REICHERT III, VICE PRESIDENT OF HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, RESPECTIVELY, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME \_\_\_\_\_

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

WE, TRUSTMARK NATIONAL BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VERANDA SECTION SIXTEEN, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBERS 2015128852, 2015128853, 2015128854 AND 2015128855, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT AND SAID LIENS AND WE CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TRUSTMARK NATIONAL BANK

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

PRINT NAME AND TITLE \_\_\_\_\_

THE 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 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 \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

PRINT NAME \_\_\_\_\_

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

WE, THE HENDERSON-WESSENDORFF FOUNDATION, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VERANDA SECTION SIXTEEN, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2015128856, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT AND SAID LIEN AND WE CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THE HENDERSON-WESSENDORFF FOUNDATION

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

PRINT NAME AND TITLE \_\_\_\_\_

THE 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 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 \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

PRINT NAME \_\_\_\_\_

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

I, MARK D. ARMSTRONG, 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 AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON RODS, SAID IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTHS OF ONE INCH (5/8") AND A LENGTH OF THREE (3) FEET.

MARK D. ARMSTRONG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5363

I, GUY L. HUMPHREY, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

GUY L. HUMPHREY, P.E.  
TEXAS REGISTRATION NO.106072

STATE OF TEXAS  
COUNTY OF FORT BEND

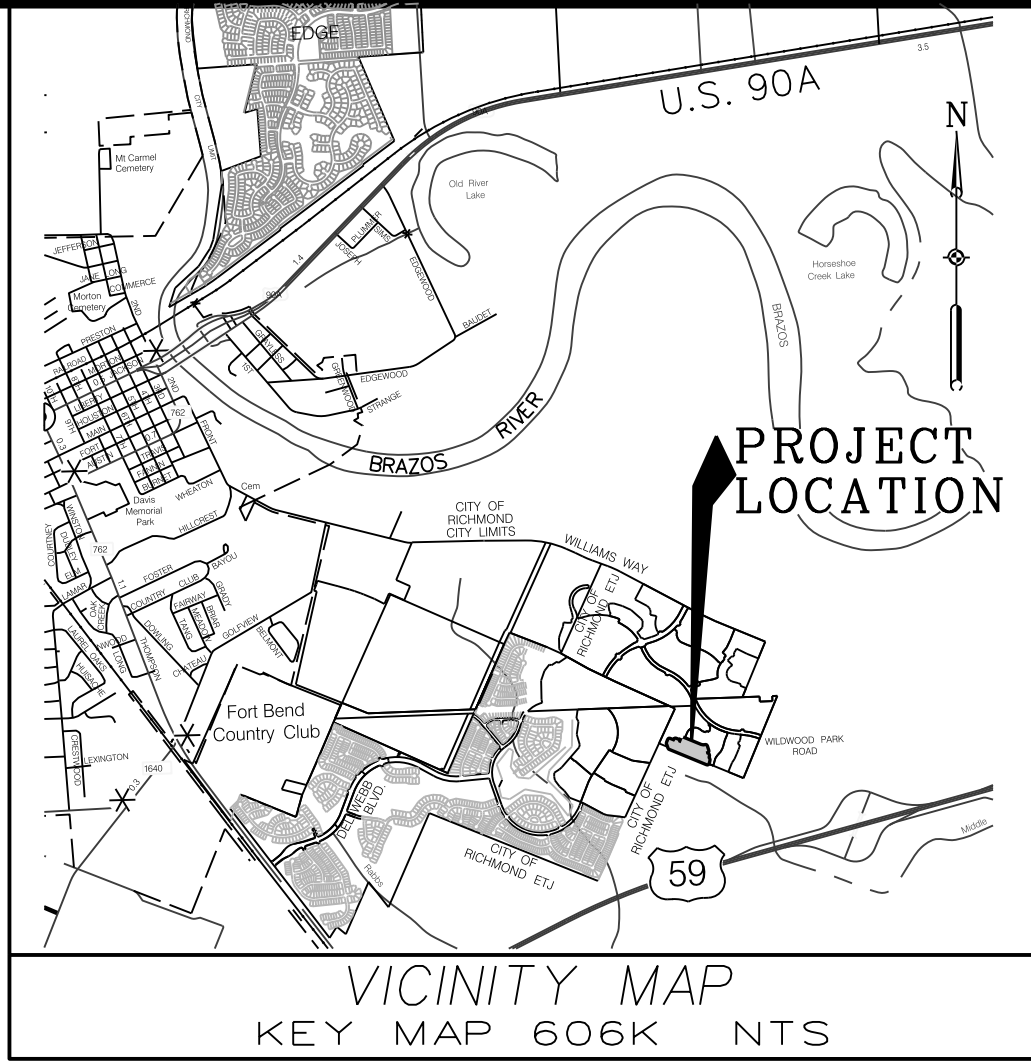
THIS PLAT OF VERANDA SECTION SIXTEEN IS APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

\_\_\_\_\_  
EVALYN MOORE, MAYOR

\_\_\_\_\_  
LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA SECTION SIXTEEN IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
TERRI VELA, CITY MANAGER



I, RICHARD W. STOLLEIS, THE 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 COMMISSIONER'S 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.

\_\_\_\_\_  
RICHARD W. STOLLEIS, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

\_\_\_\_\_  
GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

\_\_\_\_\_  
ROBERT E. HEBERT  
COUNTY JUDGE

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

\_\_\_\_\_  
JAMES PATTERSON  
COMMISSIONER, PRECINCT 4

STATE OF TEXAS  
COUNTY OF FORT BEND

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 \_\_\_\_\_, 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF 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  
FORT BEND COUNTY, TEXAS

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

## VERANDA SECTION SIXTEEN

A SUBDIVISION OF 4.39 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
FORT BEND COUNTY, TEXAS

44 LOTS 2 BLOCKS 1 RESERVE

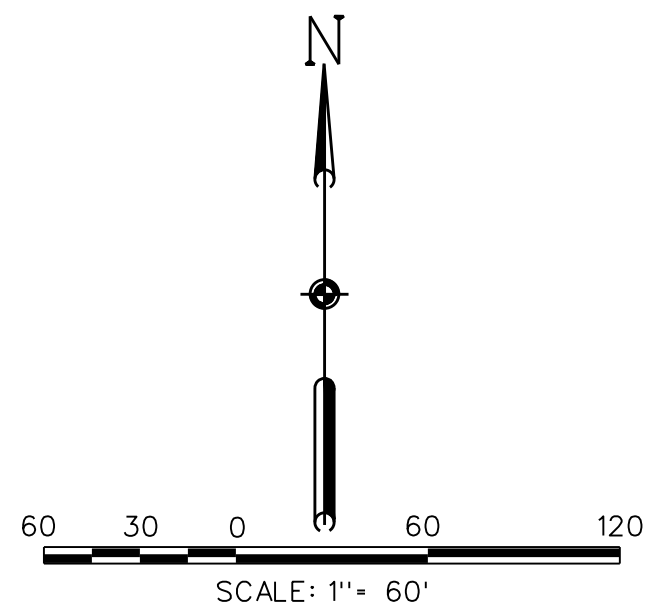
SCALE: 1"=60' DATE: FEBRUARY, 2018

OWNER:  
HW 589 HOLDINGS LLC  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
CONTACT: TREY REICHERT  
TELEPHONE: (713) 960-9977

ENGINEER/SURVEYOR: 2107 CITYWEST BOULEVARD  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486

**Costello**





**LEGEND**

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED 'COSTELLO INC' UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- 1 • INDICATES LOT NUMBER
- ① • INDICATES BLOCK NUMBER
- Ⓐ • INDICATES RESERVE
- • INDICATES COMMON WALL SIDE
- ⤵ • INDICATES STREET NAME BREAK

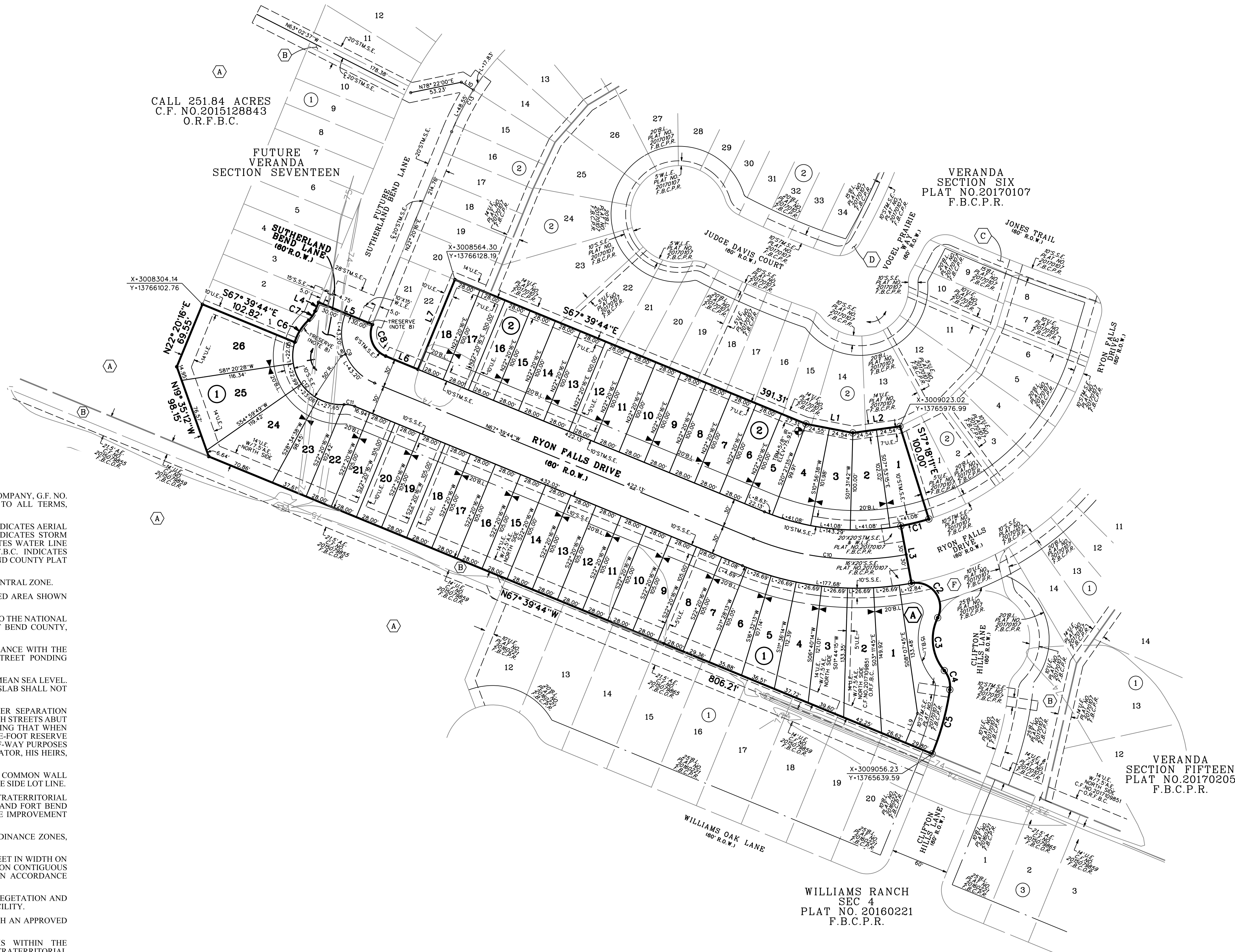
RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	0.1260 / 5,488
TOTAL:		0.1260 / 5,488

**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S79°09'33"E	49.09
L2	N82°06'45"E	49.08
L3	S10°30'06"E	60.00
L4	N22°20'16"E	9.89
L5	S67°39'44"E	60.00
L6	S67°39'44"E	36.00
L7	N22°20'16"E	100.00
L8	S67°20'16"W	5.00
L9	N22°20'16"E	32.76
L10	S57°21'33"E	14.75

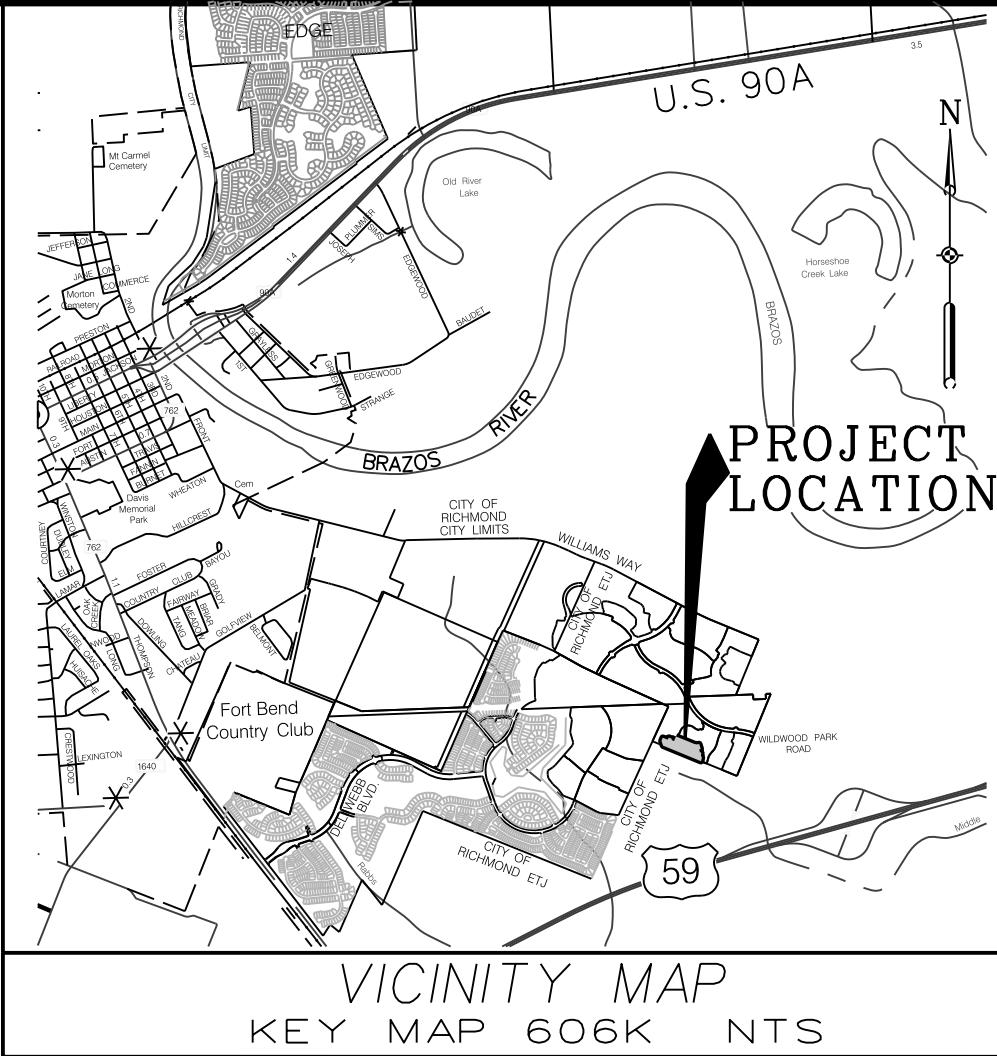
**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	29.68	250.00	6° 48' 51"	S76°05'51"W	29.66
C2	55.27	25.00	126° 39' 41"	S37°10'16"E	44.68
C3	58.08	50.00	66° 33' 33"	S07°07'12"E	54.87
C4	21.16	25.00	48° 30' 10"	S16°08'54"E	20.54
C5	68.70	120.00	14° 34' 45"	S15°23'34"W	68.52
C6	27.44	50.00	31° 26' 29"	N32°19'47"E	27.09
C7	11.22	25.00	25° 42' 46"	N35°11'39"E	11.13
C8	39.27	25.00	90° 0' 0"	S22°39'44"E	35.36
C9	86.39	55.00	90° 0' 0"	S22°39'44"E	77.78
C10	160.48	1280.00	32° 50' 22"	S84°04'55"E	158.30
C11	11.45	25.00	26° 14' 49"	N80°47'09"W	11.35
C12	123.18	50.00	141° 9' 15"	N22°31'36"W	94.31
C13	66.38	270.00	14° 05' 09"	N29°22'51"E	66.21



**GENERAL NOTES:**

- THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY CHARTER TITLE COMPANY, G.F. NO. 1515746941CPL15, EFFECTIVE DATE OF APRIL 24, 2018 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
  - B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; S.T.M. S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L.A.P. INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
  - ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
  - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
  - VERANDA SECTION SIXTEEN LIES WITHIN SHADED ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C265 L, DATED APRIL 2, 2014.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 78.2 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
  - A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
  - IT SHALL BE UNDERSTOOD THAT ALL LOT LINES NOT SHOWN WITH THE COMMON WALL SIDE DESIGNATION SHALL HAVE A 5-FOOT BUILDING LINE OFFSET FROM THE SIDE LOT LINE.
  - THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 215 & FORT BEND LEVEE IMPROVEMENT DISTRICT NUMBER 6.
  - THIS PLAT LIES WITHIN "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004
  - 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 CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH AMERICAN DISABILITY ACT.
  - ALL DRAINAGE EASEMENTS 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 EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, TEXAS.
  - 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 1.00013.
  - 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.
  - ELEVATIONS USED FOR Delineating CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT HGCSD72; STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD. ELEVATION 69.6, NORTH AMERICAN VERTICAL DATUM OF 1988.
- SITE TBM: 5/8" IRON ROD WITH CAP LOCATED 11' SOUTHWEST OF THE REAR LOT CORNER OF LOTS 4 AND 5, BLOCK 2, ELEVATION 75.93.
- THE MINIMUM DISTANCE OF TWENTY-TWO (22) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF THE SIDEWALK.



**VERANDA  
SECTION SIXTEEN**  
A SUBDIVISION OF 4.39 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
FORT BEND COUNTY, TEXAS

44 LOTS 2 BLOCKS 1 RESERVE

SCALE: 1" = 60' DATE: FEBRUARY, 2018

**OWNER:**  
HW 589 HOLDINGS LLC  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
CONTACT: TREY REICHERT  
TELEPHONE: (713) 960-9977

**ENGINEER/SURVEYOR:**  
**Costello**  
2107 CITYWEST BOULEVARD  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPCE FIRM REGISTRATION NO. 280  
TBPES FIRM REGISTRATION NO. 100496