

PLAT RECORDING SHEET

PLAT NAME: Veranda, Section Twelve

PLAT NO: _____

ACREAGE: 21.58

LEAGUE: Jane H. Long Survey

ABSTRACT NUMBER: 55

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 29

NUMBER OF RESERVES: 3

OWNERS: HW 589 Holdings LLC

(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 21.58 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION TWELVE, 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 5 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 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 TWELVE, 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 TWELVE, 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

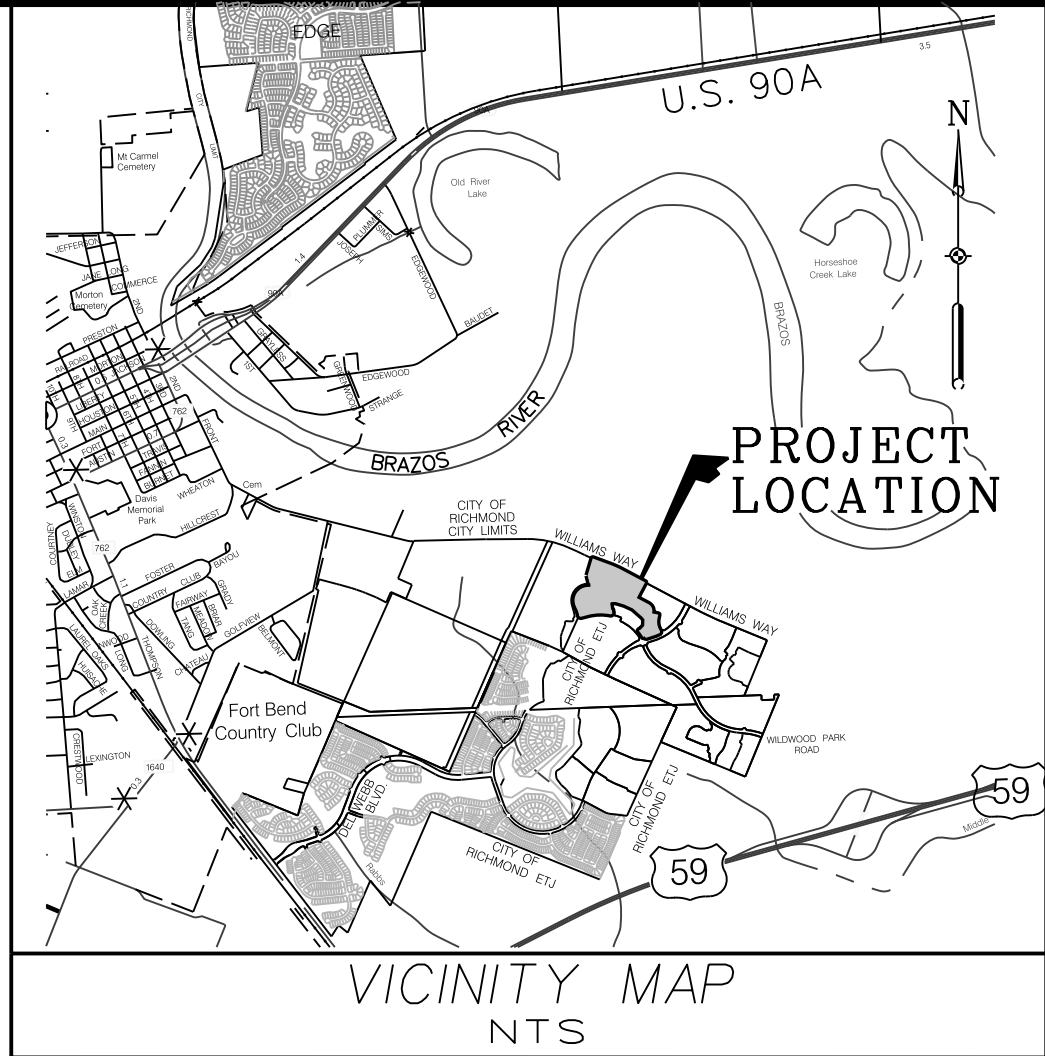
THIS PLAT OF VERANDA SECTION TWELVE IS APPROVED ON THIS _____ DAY OF _____, 2018, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE _____ DAY OF _____, 2018. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY,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

EVALYN MOORE, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA SECTION TWELVE 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 TWELVE

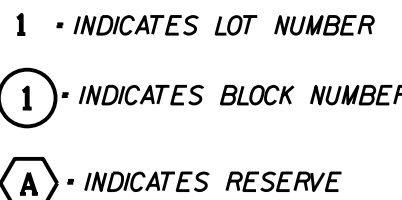
A SUBDIVISION OF 21.58 ACRES
LOCATED IN THE JANE H. LONG
SURVEY, A-55
FORT BEND COUNTY, TEXAS

29 LOTS 2 BLOCKS 3 RESERVES

DATE: JUNE, 2018

OWNER:
HW 589 HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
6006 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77058
CONTACT: TREY REICHERT
TELEPHONE: (713) 860-9877

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

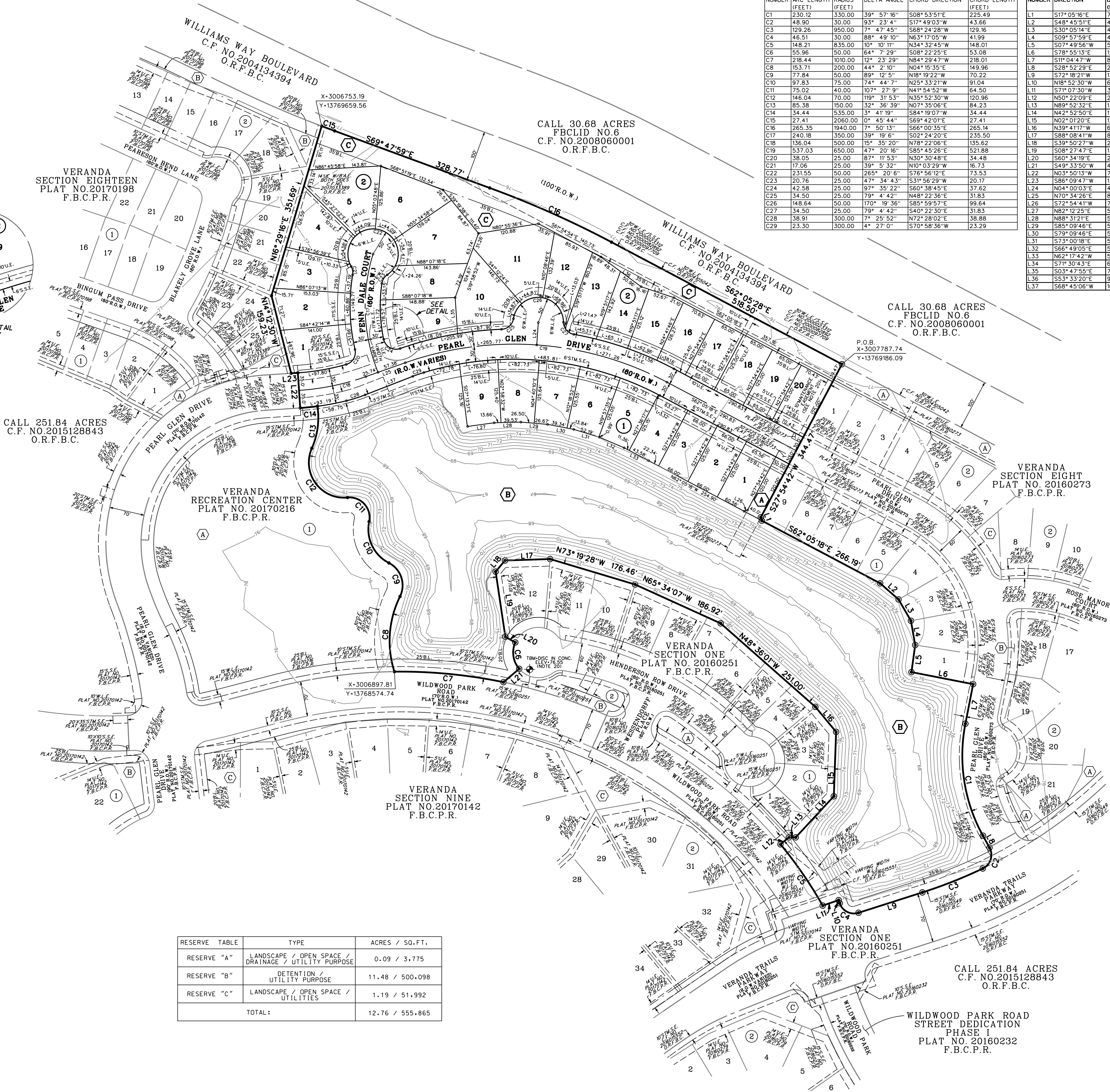
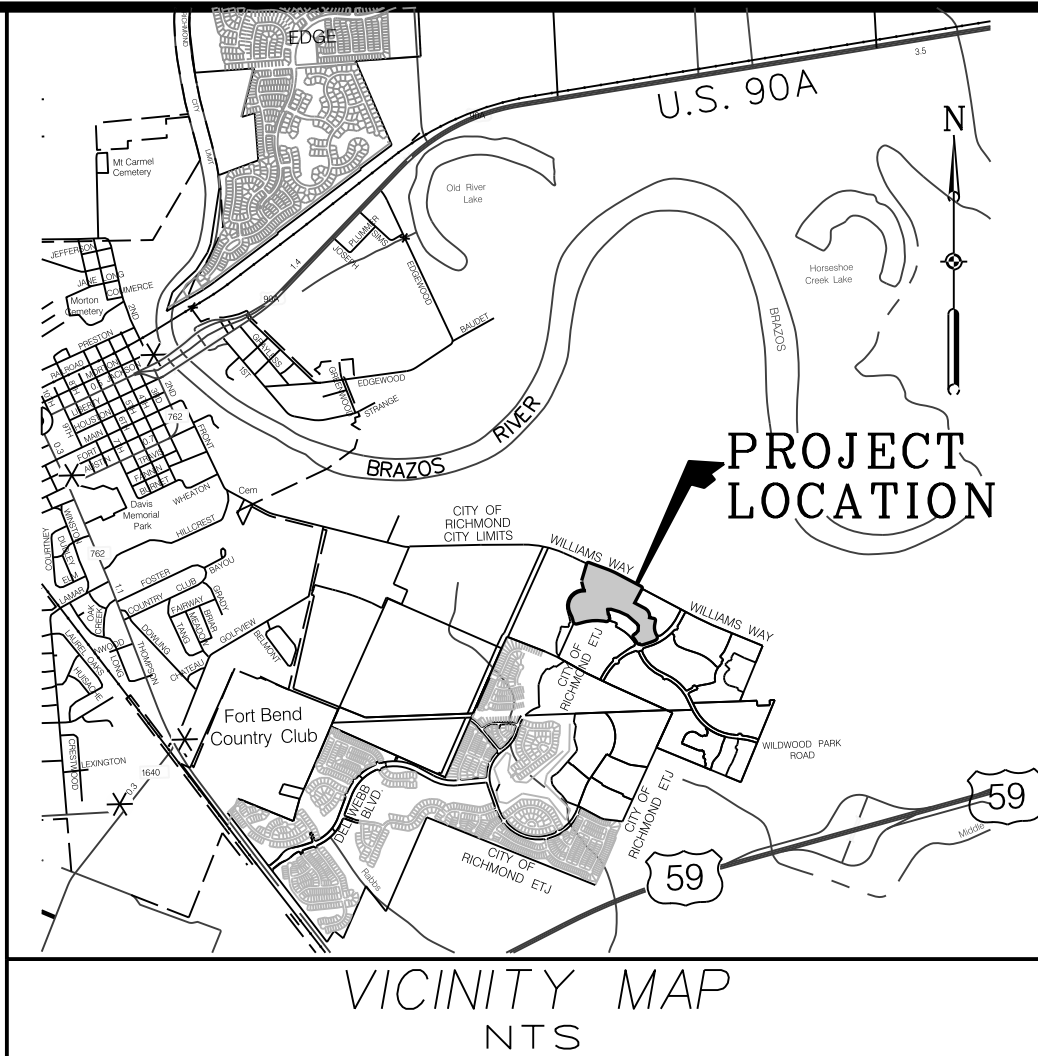


1. THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE COMPANY, FILE NO. 151574694(CPL13), EFFECTIVE DATE OF JUNE 12, 2018 AND IS SUBJECT TO ALL TERMS, CONDITIONS, FEES AND ENCUMBRANCES STIPULATED THEREIN.
2. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L.P. INDICATES HOUSTON LIGHTING AND POWER LINE; F.B.C.P. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D. INDICATES FORT BEND COUNTY DEED RECORDS.
3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
4. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
5. VERANDA SECTION TWELVE LIES WITHIN SHADED ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157255 L, DATED APRIL 2, 2014.
6. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN CONFORMANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 78.5 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.
8. DIRECT DRIVEWAY ACCESS IS HEREBY DENIED TO ALL LOTS BACKING ON WILLIAMS WAY BOULEVARD.
9. IT SHALL BE UNDERSTOOD THAT ALL LOTS HAVE A 5-FOOT BUILDING LINE OFFSET FROM THE SIDE LOT LINES.
10. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND, CITY OF RICHMOND E.T.J., LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, F.B.C.M.U.D. NO. 215 AND FORT BEND LID 6.
11. THIS PLAT LIES WITHIN "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
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 CONTIGUOUS RIGHTS-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
14. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
15. A PORTION OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF RICHMOND.
16. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 2004 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.
17. ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO.6 OR OTHER PERPETUAL PRIVATE ENTITY.
18. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 1988.
19. CONTROL BENCHMARK: NGS MONUMENT HCGSD72; STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD, ELEVATION 69.6, NAVD-88.
20. SITE TBM: BRONZE DISC IN CONCRETE IN WESTERLY CLK-DE-SAC OF HENDERSON ROAD DRIVE IN VERANDA SECTION ONE, ELEVATION 76.55, NAVD-88.
19. FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NUMBER 6 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF RESERVE "B".
20. A 10' MAINTENANCE AND ACCESS EASEMENT IS HEREBY DEDICATED TO THE OWNER OF LOT 1, BLOCK 2 IN VERANDA SECTION EIGHT.
21. 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.
22. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

RESERVE	TABLE	TYPE	ACRES / SQ.FT.
RESERVE	"A"	LANDSCAPE / OPEN SPACE / DRAINAGE / UTILITY PURPOSE	0.09 / 3,775
RESERVE	"B"	DETENTION / UTILITY PURPOSE	11.48 / 500,098
RESERVE	"C"	LANDSCAPE / OPEN SPACE / UTILITIES	1.19 / 51,992
TOTAL:			12.76 / 555,865

CURVE DATA TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	230.12	330.00	30° 57' 16"	S08°53'51"E	225.49
C2	48.96	30.00	93° 23' 4"	S17°49'03"W	43.66
C3	129.25	950.00	7° 47' 45"	S68°24'28"W	129.16
C4	46.51	30.00	88° 49' 10"	N63°17'05"W	51.98
C5	79.83	835.00	10° 11' 10"	S24°45'45"W	148.01
C6	55.96	50.00	64° 7' 29"	S80°22'25"E	43.09
C7	218.44	100.00	12° 23' 29"	N84°29'47"W	218.01
C8	153.71	200.00	42° 2' 10"	N41°35'35"E	149.96
C9	77.84	75.00	12° 12' 18"	N82°52'52"W	77.84
C10	97.83	75.00	74° 44' 7"	N25°33'37"W	94.50
C11	75.02	40.00	107° 27' 9"	N41°54'52"W	61.04
C12	146.04	70.00	119° 51' 33"	N35°52'30"W	120.96
C13	85.38	150.00	32° 36' 39"	N07°35'06"E	84.23
C14	26.35	40.00	41° 19' 58"	S69°42'01"E	26.35
C15	27.41	2060.00	0° 45' 44"	S69°42'01"E	27.41
C16	26.35	1940.00	7° 50' 13"	S69°00'35"E	26.44
C17	124.18	350.00	39° 19' 6"	S02°24'20"E	235.50
C18	136.04	350.00	35° 50' 20"	N87°22'08"E	135.62
C19	537.03	650.00	47° 20' 28"	N03°04'48"E	522.68
C20	18.05	25.00	87° 11' 53"	N30°30'48"E	34.48
C21	37.06	25.00	89° 5' 32"	N03°02'29"W	16.73
C22	135.55	50.00	26°5' 20" E	S76°56'12"E	73.53
C23	20.76	25.00	47° 34' 43"	S35°56'12"E	20.17
C24	42.58	25.00	97° 35' 22"	S60°38'45"E	37.62
C25	34.50	25.00	97° 42' 22"	N48°22'36"E	31.83
C26	148.64	50.00	170° 19' 36"	S85°59'57"E	99.64
C27	34.50	25.00	79° 4' 42"	S44°22'30"E	31.83
C28	23.30	300.00	25° 52' 12"	S70°58'36"W	23.29
C29	23.30	300.00	4° 27' 0"	S70°58'36"W	23.29

LINE DATA TABLE		
NUMBER	DIRECTION	(DISTANCE (FEET))
L1	S17° 05'16"E	7.07
L2	S44° 45'51"E	48.66
L3	S30° 05'01"E	49.64
L4	S09° 57'59"E	48.92
L5	S07° 49'56"W	54.38
L6	S78° 55'13"E	124.99
L7	S11° 04'40"E	80.56
L8	S28° 52'29"E	27.01
L9	N17° 18'21"W	133.25
L10	N18° 52'30"W	6.58
L11	N71° 07'30"SW	33.50
L12	N58° 03'00"E	33.61
L13	N89° 52'32"E	13.64
L14	N42° 52'50"E	111.25
L15	N02° 01'02"E	128.42
L16	N33° 41'17"W	69.65
L17	S88° 08'41"W	84.65
L18	S08° 33'01"E	33.61
L19	S08° 27'47"E	130.98
L20	S60° 34'19"E	22.72
L21	S43° 33'50"W	40.92
L22	N03° 50'13"SW	70.00
L23	S86° 09'47"W	13.40
L24	S88° 03'00"E	53.19
L25	N07° 34'26"E	83.12
L26	S72° 54'41"W	7.07
L27	N82° 12'25"E	5.84
L28	N88° 31'21"E	5.319
L29	S89° 08'47"E	53.19
L30	S77° 09'46"E	8.07
L31	S73° 00'18"E	5.317
L32	S66° 49'05"E	5.368
L33	N62° 17'42"W	64.84
L34	S71° 30'43"E	56.93
L35	S61° 05' 75"E	5.319
L36	S55° 33'20"E	99.27
L37	S68° 45'06"W	101.73



VERANDA

SECTION TWELVE

A SUBDIVISION OF 21.58 ACRES
LOCATED IN THE JANE H. LONG
SURVEY, A-55
FORT BEND COUNTY, TEXAS

29 LOTS 2 BLOCKS 3 RESERVES

SCALE: 1"=100' DATE: JUNE, 2018

OWNER:
HW 589 HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
6005 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
BPLS FIRM REGISTRATION NO. 100486