

PLAT RECORDING SHEET

PLAT NAME: Veranda, Section Twenty-Two

PLAT NO: _____

ACREAGE: 12.68

LEAGUE: Jane H. Long League

ABSTRACT NUMBER: 55

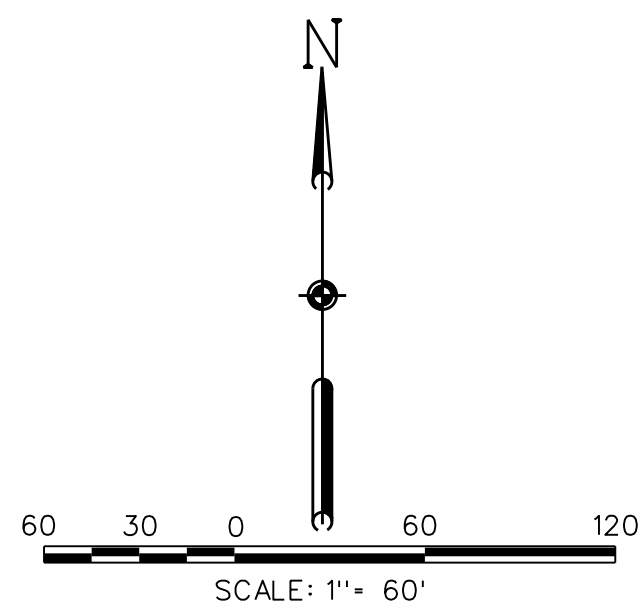
NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 42

NUMBER OF RESERVES: 1

OWNERS: HW 589 Holdings LLC

(DEPUTY CLERK)



LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED
"COSTELLO INC" UNLESS OTHERWISE NOTED

1 - INDICATES LOT NUMBER

① - INDICATES BLOCK NUMBER

A - INDICATES RESERVE

X - INDICATES STREET NAME BREAK

GENERAL NOTES:

- THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE COMPANY, FILE NO: 1890119CPL EFFECTIVE DATE OF NOVEMBER 5, 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; 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; 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; E.T.J. INDICATES EXTRA TERRITORIAL JURISDICTION.
- 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 TWENTY-TWO LIES WITHIN SHADED ZONE "X". ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0255 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 80.5 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.
- IT SHALL BE UNDERSTOOD THAT ALL LOTS HAVE A 5-FOOT BUILDING LINE OFFSET FROM THE SIDE LOT LINES.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, CITY OF RICHMOND, 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 "L23" 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.
- 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, 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.

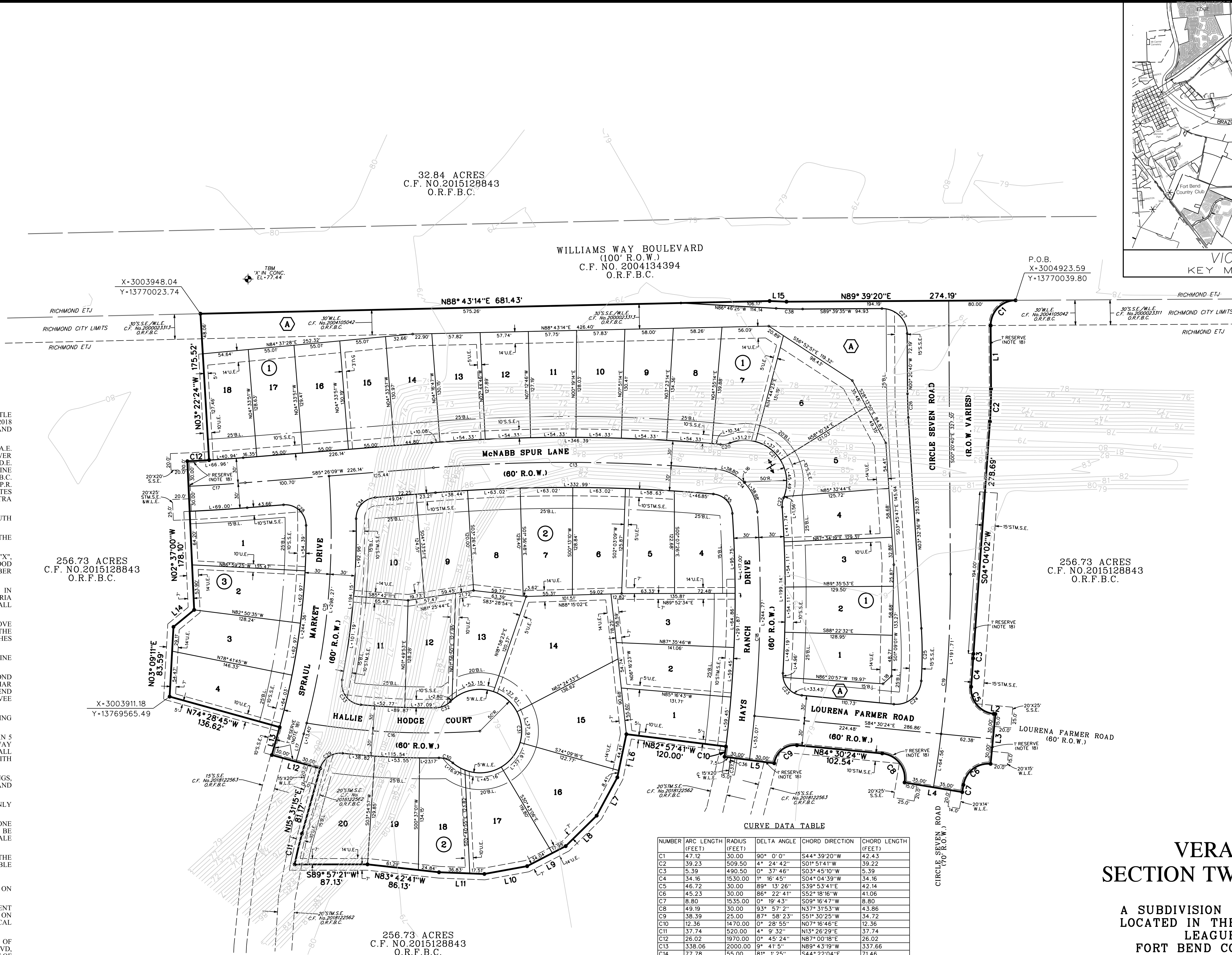
SITE TBM: CUT "X" LOCATED +/- 1,440' EAST OF CL INTERSECTION OF WILLIAMS WAY BLVD AND FOUNTAIN MIST LN ON WILLIAMS WAY BLVD, +/- 4' SOUTH OF THE EASTERLY MEDIAN NOSE OF THE 3RD MEDIAN EAST OF FOUNTAIN MIST LANE, ELEVATION 77.44.

17. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

18. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATING 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.

19. DIRECT DRIVEWAY ACCESS IS HEREBY DENIED TO ALL LOTS BACKING OR SIDING WILLIAMS WAY BOULEVARD AND CIRCLE SEVEN ROAD.

20. 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.



CURVE DATA TABLE

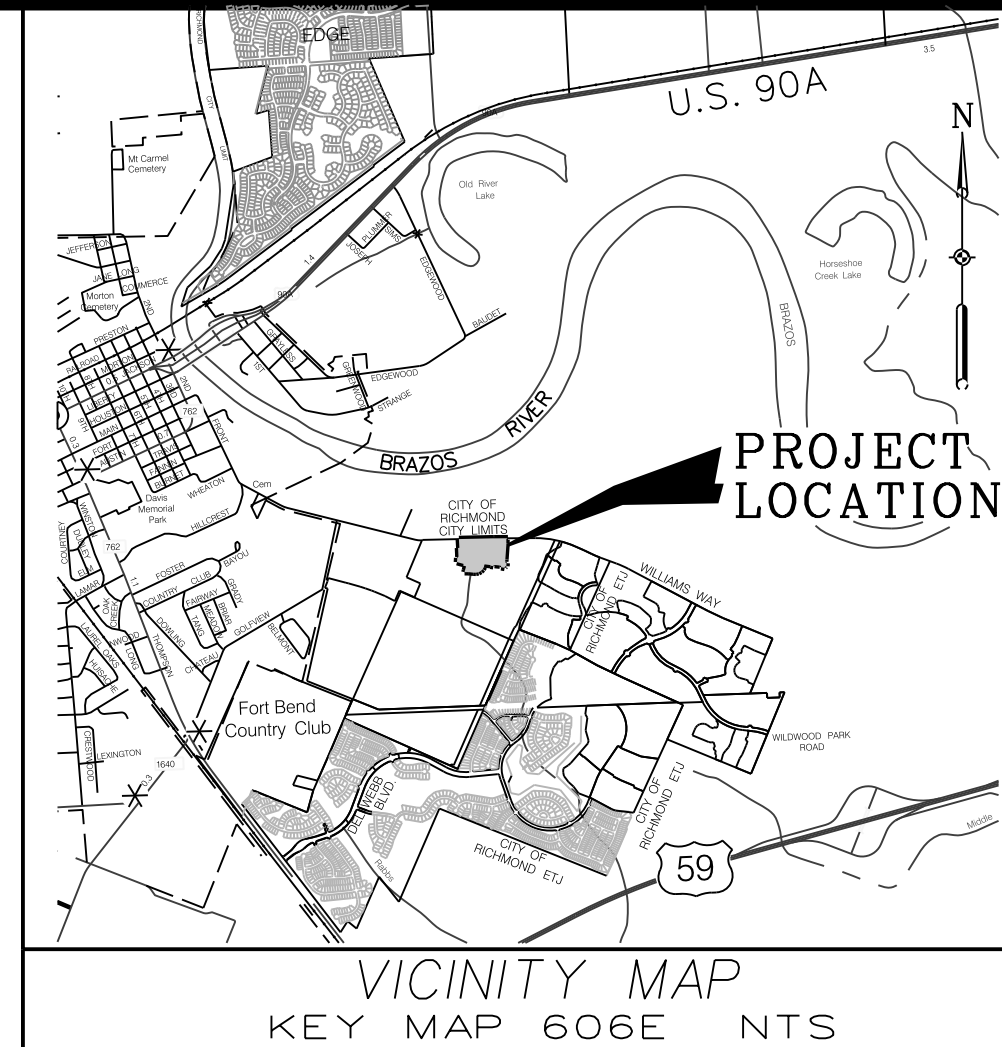
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	47.12	30.00	90° 0' 0"	S44° 39' 20" W	42.43
C2	59.23	509.50	4° 24' 42"	S01° 51' 41" W	39.22
C3	5.39	490.50	0° 37' 46"	S03° 45' 10" W	5.39
C4	34.16	1530.00	1° 16' 45"	S04° 04' 59" W	34.16
C5	46.72	30.00	89° 13' 26"	S39° 53' 41" E	42.14
C6	45.23	30.00	86° 22' 41"	S52° 18' 16" W	41.06
C7	8.80	1535.00	0° 19' 43"	S09° 16' 47" W	8.80
C8	48.19	30.00	93° 57' 2"	N37° 31' 53" W	43.86
C9	38.39	25.00	87° 58' 23"	S01° 30' 25" W	34.72
C10	12.36	1470.00	0° 28' 55"	N07° 16' 46" E	12.36
C11	37.74	520.00	4° 9' 32"	N13° 26' 29" E	37.74
C12	26.02	1970.00	0° 45' 24"	N87° 00' 18" E	26.02
C13	338.06	2000.00	9° 41' 5"	N89° 43' 19" W	337.66
C14	77.78	55.00	81° 1' 25"	S44° 22' 04" E	71.66
C15	311.67	900.00	19° 50' 29"	N05° 36' 01" E	310.11
C16	208.04	900.00	13° 14' 39"	S87° 20' 24" E	207.58
C17	67.98	2000.00	1° 56' 51"	N86° 24' 34" E	67.98
C18	297.83	1500.00	11° 22' 35"	N01° 49' 56" E	297.35
C19	256.26	1500.00	9° 47' 18"	S04° 32' 59" W	255.95
C20	11.45	25.00	26° 13' 52"	N82° 05' 49" E	11.35
C21	116.16	50.00	133° 6' 17"	S44° 27' 59" E	91.74
C22	11.38	25.00	26° 4' 37"	S09° 02' 51" W	11.28
C23	38.39	25.00	87° 58' 23"	S40° 31' 12" E	34.72
C24	48.00	30.00	91° 40' 49"	N49° 39' 12" E	43.04
C25	62.98	490.50	7° 21' 23"	N00° 08' 05" E	62.93
C26	28.45	509.50	3° 11' 56"	N01° 56' 38" W	28.44
C27	47.12	30.00	89° 59' 45"	N45° 20' 33" W	42.42
C28	41.01	25.00	91° 59' 32"	S47° 34' 05" E	36.57
C29	35.25	25.00	80° 47' 12"	N55° 54' 51" E	32.40
C30	18.01	25.00	41° 16' 51"	S70° 10' 12" E	17.63
C31	231.79	50.00	265° 37' 2"	N02° 20' 17" W	73.36
C32	19.43	25.00	44° 32' 6"	S67° 07' 16" W	18.95
C33	41.72	25.00	95° 37' 19"	N36° 52' 56" W	37.05
C34	37.73	25.00	86° 28' 6"	N42° 12' 06" E	34.25
C35	35.35	25.00	81° 1' 25"	S44° 22' 04" E	32.48
C36	5.13	1477.50	0° 11' 56"	S07° 37' 11" W	5.13
C37	14.88	302.50	2° 49' 6"	S09° 07' 42" W	14.88
C38	31.75	510.00	3° 33' 59"	N88° 33' 26" W	31.74

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S00° 20' 40" E	75.80
L2	S84° 30' 24" E	2.02
L3	S05° 29' 36" W	60.00
L4	N80° 53' 22" W	70.00
L5	N82° 28' 47" W	60.00
L6	S11° 49' 41" W	52.82
L7	S28° 21' 19" W	52.03
L8	S45° 27' 09" W	52.03
L9	S62° 32' 59" W	52.03
L10	S79° 38' 49" W	52.03
L11	N87° 49' 49" W	54.34
L12	N74° 28' 45" W	60.00
L13	N19° 31' 15" E	34.62
L14	N50° 32' 52" E	32.05
L15	S87° 43' 33" E	20.24
L16	N45° 32' 30" E	1.05
L17	N15° 31' 15" E	34.62
L18	S47° 24' 02" W	13.83

RESERVE TABLE

RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	1.12 / 48,852



VERANDA SECTION TWENTY-TWO

A SUBDIVISION OF 12.68 ACRES
LOCATED IN THE JANE H. LONG
LEAGUE, A-55
FORT BEND COUNTY, TEXAS

42 LOTS 3 BLOCKS 1 RESERVE

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

OWNER:
HW 589 HOLDINGS LLC
6005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77068
CONTACT: TROY REICHERT
TELEPHONE: (713) 960-9977

ENGINEER/SURVEYOR:



2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100496