

PLAT RECORDING SHEET

PLAT NAME: Veranda Section Twenty-Five

PLAT NO: _____

ACREAGE: 26.67

LEAGUE: Jane H. Long League

ABSTRACT NUMBER: 55

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 52

NUMBER OF RESERVES: 6

OWNERS: HW 589 Holdings LLC, and Fort Bend County Levee Improvement District
No. 6

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JOHNSON HW INVESTORS LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, F.W. REICHERT III, VICE PRESIDENT, AND FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6 ACTING BY AN THROUGH ITS PRESIDENT, GARY POCHYLA, HEREINAFTER REFERRED TO AS THE OWNER OF THE 26.67 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION TWENTY-FIVE, 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 DO 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 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 TWENTY-FIVE 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 _____, 2020.

HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: JOHNSON HW INVESTORS LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

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 JOHNSON HW INVESTORS LLC, A TEXAS LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME _____

MY COMMISSION EXPIRES: _____

WITNESS OUR HAND IN THE CITY OF RICHMOND, TEXAS
THIS _____ DAY OF _____, 2020.

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6

BY: _____
GARY POCHYLA, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY POCHYLA, ITS PRESIDENT, OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6 KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

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 TWENTY-FIVE, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBERS 20 19070327, AND 2019070328, 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: _____
BRUCE BARCLAY, SENIOR VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE BARCLAY, SENIOR VICE PRESIDENT, 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 _____, 2020.

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 TWENTY-FIVE, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 201512855, 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: _____
CHARLES P. McDONALD, PRESIDENT CEO

THE STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES P. McDONALD, PRESIDENT CEO 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 _____, 2020.

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. 5373

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

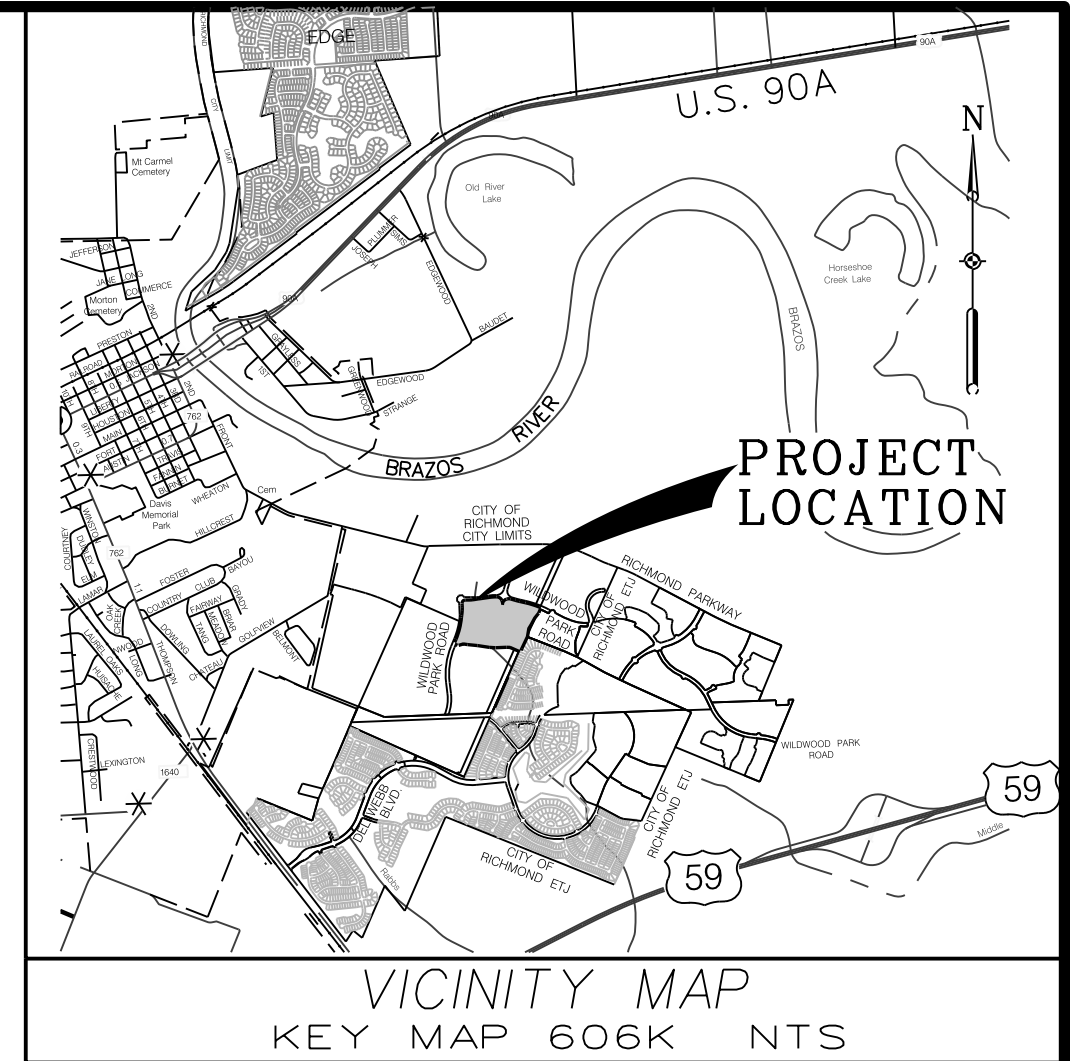
THIS PLAT OF VERANDA SECTION TWENTY-FIVE IS APPROVED ON THIS _____ DAY OF _____, 2020, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE _____ DAY OF _____, 2020. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

EVALYN MOORE, MAYOR _____

LAURA SCARLATO, CITY SECRETARY _____

THIS PLAT OF VERANDA SECTION TWENTY-FIVE IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS _____ DAY OF _____, 2020.

TERRI VELA, CITY MANAGER _____



I, J. STACY SLAWINSKI, 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.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS DAY OF _____, 2020

VINCENT M. MORALES JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

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

KEN R. DeMERCHANT
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 _____, 2020, 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 TWENTY-FIVE

A SUBDIVISION OF 26.67 ACRES
LOCATED IN THE JANE H. LONG
LEAGUE, A-55
CITY OF RICHMOND E.T.J.,
FORT BEND COUNTY, TEXAS

52 LOTS 2 BLOCKS 6 RESERVES

DATE: MAY, 2020

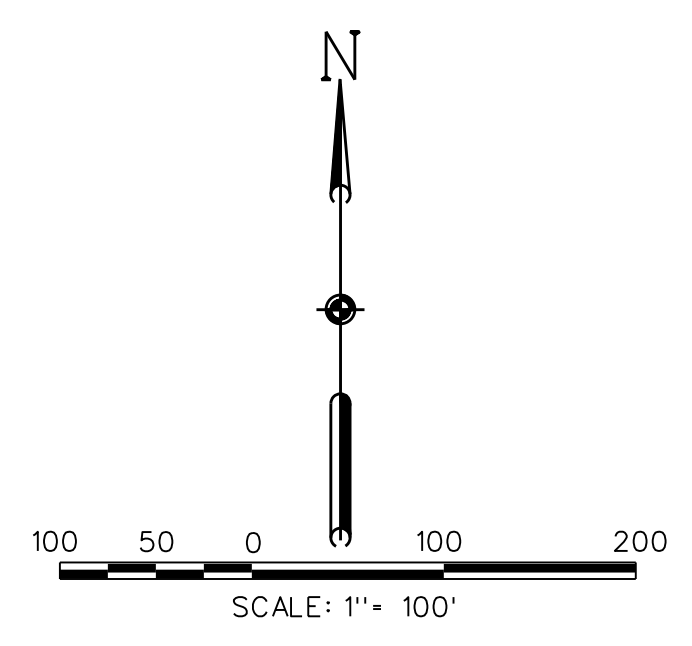
OWNERS:
FORT BEND COUNTY LEVEE
IMPROVEMENT DISTRICT NO. 6
GARY POCHYLA, PRESIDENT
7/0
ALLEN BOONE HUMPHRIES ROBINSON, LLP
3200 SOUTHWEST FREEWAY, SUITE 2800
HOUSTON, TEXAS 77027
(713) 860-8414

OWNERS:
HW 589 HOLDINGS LLC
5005 RIVERWAY, SUITE 600
HOUSTON, TEXAS 77056
CONTACT: TREV REICHERT
(713) 960-9977

ENGINEER/SURVYOR:



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



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
- A - INDICATES RESERVE
- INDICATES STREET NAME BREAK

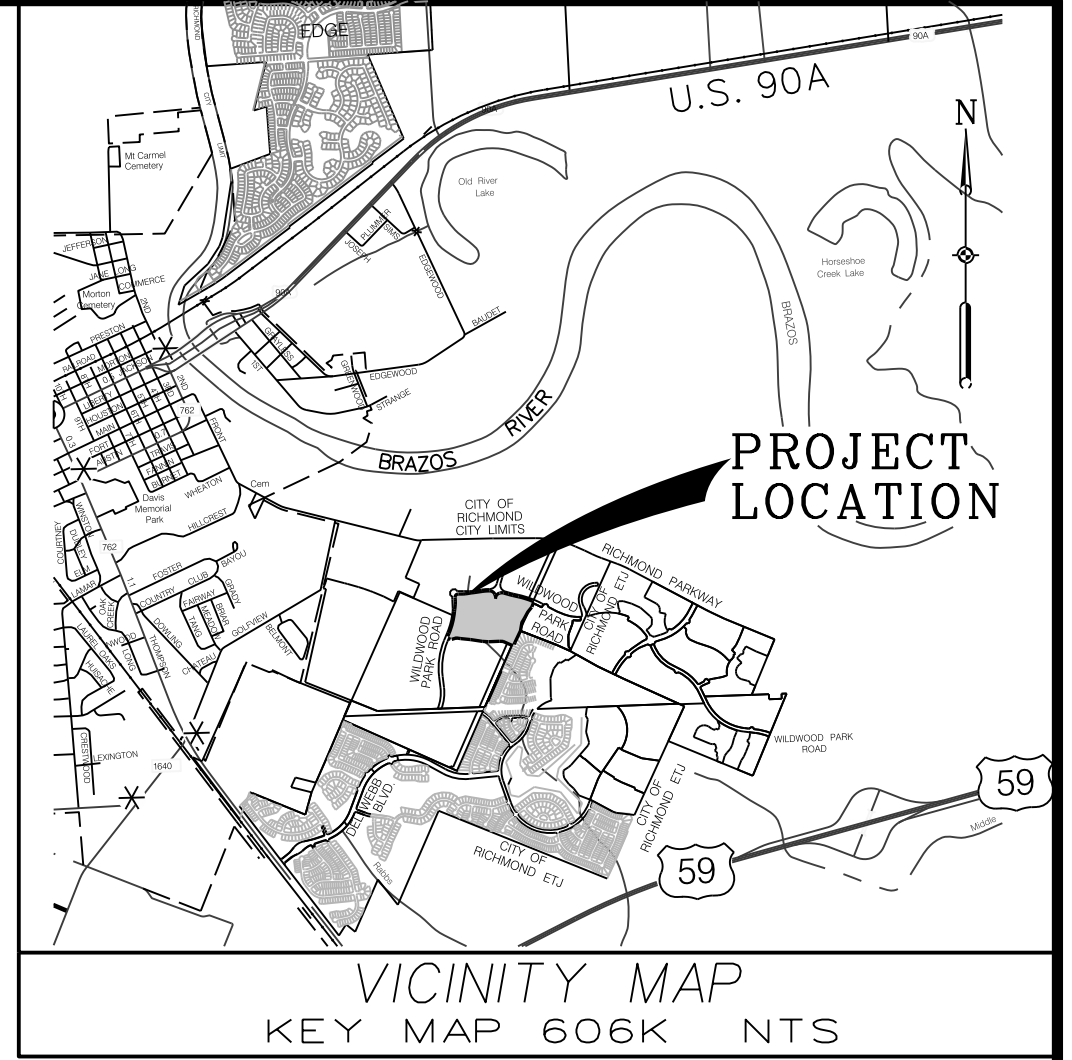
RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	0.40 / 17,377
RESERVE "B"	DRAINAGE/RETENTION	10.23 / 445,745
RESERVE "C"	LANDSCAPE / OPEN SPACE / UTILITIES	0.06 / 2,649
RESERVE "D"	LANDSCAPE / OPEN SPACE / UTILITIES	0.91 / 39,800
RESERVE "E"	LANDSCAPE / OPEN SPACE / UTILITIES	0.36 / 15,536
RESERVE "F"	LANDSCAPE / OPEN SPACE / UTILITIES	0.09 / 3,982
TOTAL:		12.05 / 525,089

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S18°05'32"E	28.78
L2	S82°11'22"E	60.00
L3	N07°48'38"E	24.02
L4	N74°17'31"E	14.34
L5	S21°58'44"W	75.58
L6	S23°35'56"W	33.86
L7	N87°56'19"W	52.82
L8	N67°44'37"W	40.08
L9	N22°23'52"E	69.02
L10	N03°46'39"W	34.14
L11	N67°54'33"E	8.94
L12	N45°57'18"W	2.16
L13	S52°23'40"W	7.27
L14	N58°03'44"E	13.79
L15	S42°42'07"E	13.85
L16	S77°24'54"E	48.03
L17	N07°49'37"E	70.38
L18	N34°18'06"E	60.58
L19	N62°37'48"E	60.61
L20	S07°48'38"W	73.61
L21	S75°59'28"W	64.13
L22	N04°22'44"W	89.11
L23	S89°33'05"E	35.13
L24	N23°35'56"E	12.13
L25	N70°25'06"E	32.94
L26	N25°25'06"E	251.46
L27	N09°34'28"E	8.61
L28	N80°25'32"W	10.00

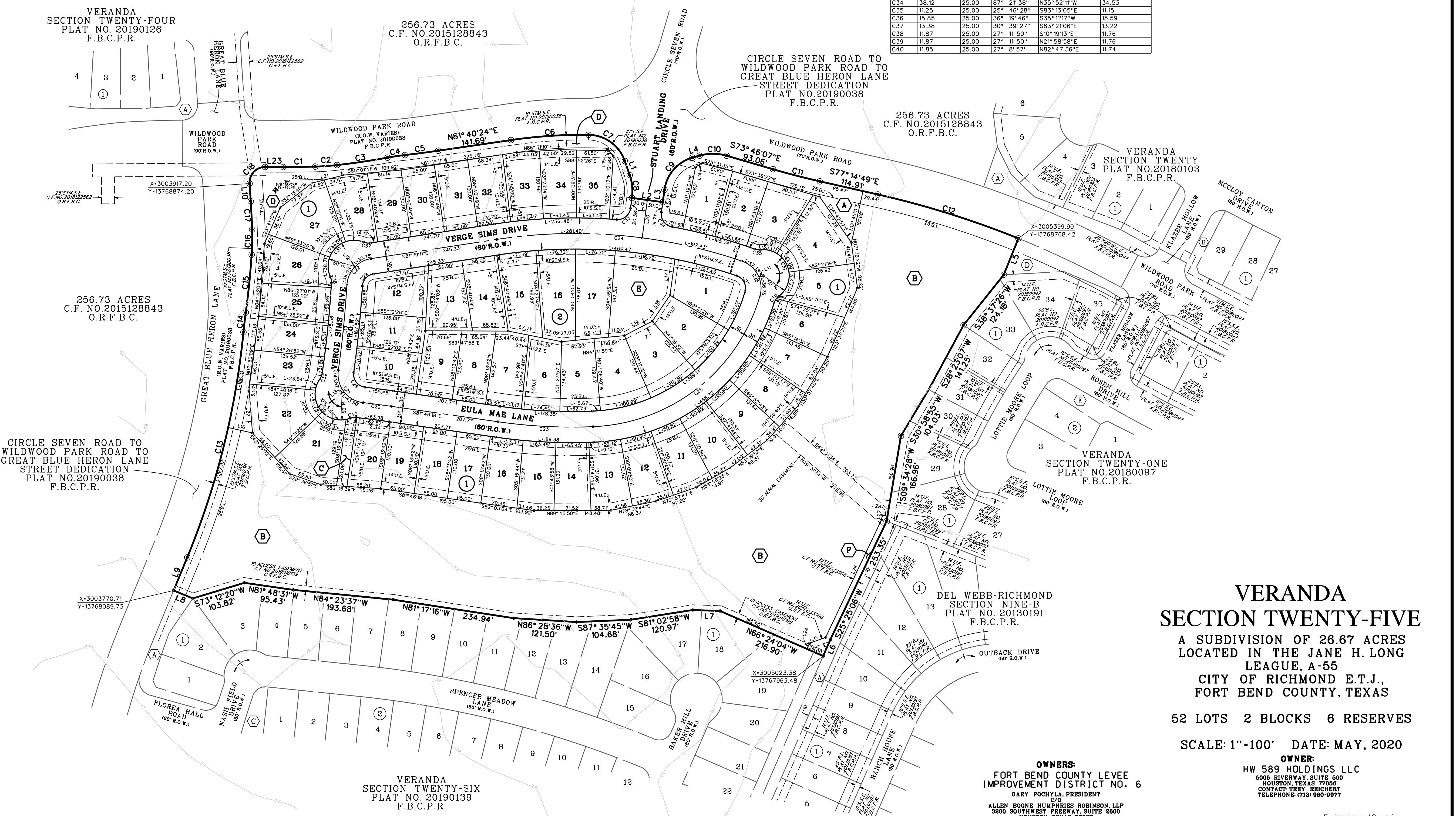
CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	61.57	2045.00	1° 43' 30"	N89° 15' 10"E	61.57
C2	41.90	500.00	4° 48' 7"	N85° 59' 21"E	41.89
C3	98.48	1428.72	3° 56' 57"	N81° 36' 49"E	98.46
C4	33.77	500.00	3° 52' 12"	N81° 34' 27"E	33.77
C5	65.21	2035.00	1° 50' 9"	N82° 35' 28"E	65.20
C6	150.00	965.00	8° 54' 21"	N86° 07' 34"E	149.85
C7	92.06	75.00	70° 19' 43"	S54° 15' 24"E	86.39
C8	44.61	95.00	26° 54' 11"	S05° 38' 27"E	44.20
C9	87.02	75.00	66° 28' 53"	N41° 03' 05"E	82.22
C10	52.96	95.00	31° 56' 22"	S89° 44' 18"E	52.27
C11	93.19	1535.00	3° 28' 42"	S75° 30' 28"E	93.17
C12	284.21	1765.00	9° 13' 33"	S72° 38' 03"E	283.90
C13	449.23	1535.00	16° 46' 59"	N14° 00' 53"E	447.63
C14	38.03	1000.00	2° 10' 43"	N06° 43' 12"E	38.02
C15	112.17	1609.41	3° 59' 56"	N05° 48' 46"E	112.15
C16	48.62	500.00	5° 34' 16"	N01° 01' 50"E	48.60
C17	54.53	1545.00	2° 1' 20"	N02° 45' 58"W	54.53
C18	49.16	30.00	93° 53' 34"	N43° 10' 08"E	43.84
C19	165.04	2000.00	4° 43' 41"	N05° 43' 38"E	164.99
C20	54.64	2000.00	1° 33' 55"	N82° 33' 15"W	54.64
C21	87.76	55.00	91° 25' 41"	S37° 37' 22"E	78.75
C22	74.83	55.00	77° 57' 24"	N42° 20' 29"E	69.19
C23	183.86	1000.00	10° 33' 44"	S87° 02' 20"E	183.60
C24	478.84	1000.00	27° 26' 7"	N84° 57' 45"W	474.28
C25	436.56	350.00	71° 27' 59"	N51° 57' 39"E	408.81
C26	83.97	55.00	87° 28' 21"	S27° 30' 31"E	76.05
C27	38.12	25.00	87° 28' 21"	S27° 30' 31"E	34.57
C28	39.89	25.00	91° 25' 41"	S37° 37' 22"E	35.79
C29	34.01	25.00	77° 57' 24"	N42° 20' 29"E	31.45
C30	127.73	50.00	146° 21' 45"	S37° 36' 00"E	95.72
C31	118.59	50.00	135° 53' 45"	S44° 01' 45"W	92.68
C32	130.43	50.00	149° 27' 29"	N21° 22' 34"W	96.47
C33	37.81	25.00	86° 39' 45"	N58° 08' 31"E	34.31
C34	38.12	25.00	87° 21' 38"	N35° 52' 11"W	34.53
C35	11.25	25.00	25° 46' 28"	S83° 13' 05"E	11.15
C36	15.85	25.00	36° 19' 46"	S35° 11' 17"W	15.59
C37	13.38	25.00	30° 39' 27"	S83° 21' 06"E	13.22
C38	11.87	25.00	27° 11' 40"	S10° 19' 13"E	11.76
C39	11.87	25.00	27° 11' 50"	N21° 58' 58"E	11.76
C40	11.85	25.00	27° 8' 57"	N82° 47' 36"E	11.74



GENERAL NOTES:

1. THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE COMPANY, FILE NO. 185053CP, EFFECTIVE DATE MAY 1, 2020 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES 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; S.T.M. 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.
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 TWENTY-FIVE LIES WITHIN SHADY 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.
6. 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.
7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 79.57 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.
8. IT SHALL BE UNDERSTOOD THAT ALL LOTS HAVE A 5-FOOT BUILDING LINE OFFSET FROM THE SIDE LOT LINES.
9. 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.
10. THIS PLAT LIES WITHIN "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
11. 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.
12. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. 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.
15. 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 OR PUBLIC ENTITY, RESERVES "B" AND "F" ARE OWNED AND WILL BE MAINTAINED BY THE FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6.
16. 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-INCH IRON ROD WITH COSTELLO CAP LOCATED WITHIN RESERVE "D", 49-FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF GREAT BLUE HERON LANE AND 45-FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF WILDWOOD PARK ROAD, ELEVATION: 79.43.
17. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
18. 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.
19. DIRECT DRIVEWAY ACCESS IS HEREBY DENIED TO ALL LOTS BACKING OR SIDING WILDWOOD PARK ROAD AND GREAT BLUE HERON.



VERANDA SECTION TWENTY-FIVE
 A SUBDIVISION OF 26.67 ACRES
 LOCATED IN THE JANE H. LONG
 LEAGUE, A-55
 CITY OF RICHMOND E.T.J.,
 FORT BEND COUNTY, TEXAS

52 LOTS 2 BLOCKS 6 RESERVES

SCALE: 1"=100' DATE: MAY, 2020

OWNERS:
 FORT BEND COUNTY LEVEE
 IMPROVEMENT DISTRICT NO. 6
 GARY POCHYL, PRESIDENT
 ALLEN BOONE HUMPHRIES ROBINSON LLP
 3200 SOUTHWEST FREEWAY, SUITE 2600
 HOUSTON, TEXAS 77027
 (713) 860-8414

OWNER:
 HW 589 HOLDINGS LLC
 5005 RIVERWAY, SUITE 500
 HOUSTON, TEXAS 77056
 CONTACT: TREV REICHERT
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