

PLAT RECORDING SHEET

PLAT NAME: Veranda Section Twenty-Nine Partial Replat No. 1

PLAT NO: _____

ACREAGE: 2.64

LEAGUE: Jane H. Long League

ABSTRACT NUMBER: 55

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 9

NUMBER OF RESERVES: 0

OWNERS: HW 589 Holdings LLC, & Weekly Homes, LLC

(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, VICE PRESIDENT, F.W. REICHERT III, AND WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, JOE RENTFRO, ITS AREA PRESIDENT, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 2.64 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION TWENTY-NINE PARTIAL REPLAT NO. 1, 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 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 ADJUTING 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-NINE AMENDING PLAT 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.

WEEKLEY HOMES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
JOE RENTFRO, AREA PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE RENTFRO, AREA PRESIDENT, OF WEEKLEY HOMES, 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: _____

WE, TRUSTMARK NATIONAL BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VERANDA SECTION TWENTY-NINE PARTIAL REPLAT NO. 1, LOTS 9 AND 13 OF BLOCK 2, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBERS 2019070327, 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 _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE BARCLAY, SENIOR VICE PRESIDENT OF TRUSTMARK NATIONAL BANK 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-NINE PARTIAL REPLAT NO. 1, LOTS 9 AND 13 OF BLOCK 2, 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: _____
CHARLES P. McDONALD, PRESIDENT / C.E.O.

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES P. McDONALD, PRESIDENT / C.E.O., OF THE HENDERSON-WESSENDORFF FOUNDATION 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, HW 589 HOLDINGS LLC, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VERANDA SECTION TWENTY-NINE PARTIAL REPLAT NO. 1, LOTS 7, 8, 10, 12, AND 14, 15 OF BLOCK 2, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2019145265, 2020008191, 2020014622, AND 2020020042, 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.

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: _____

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

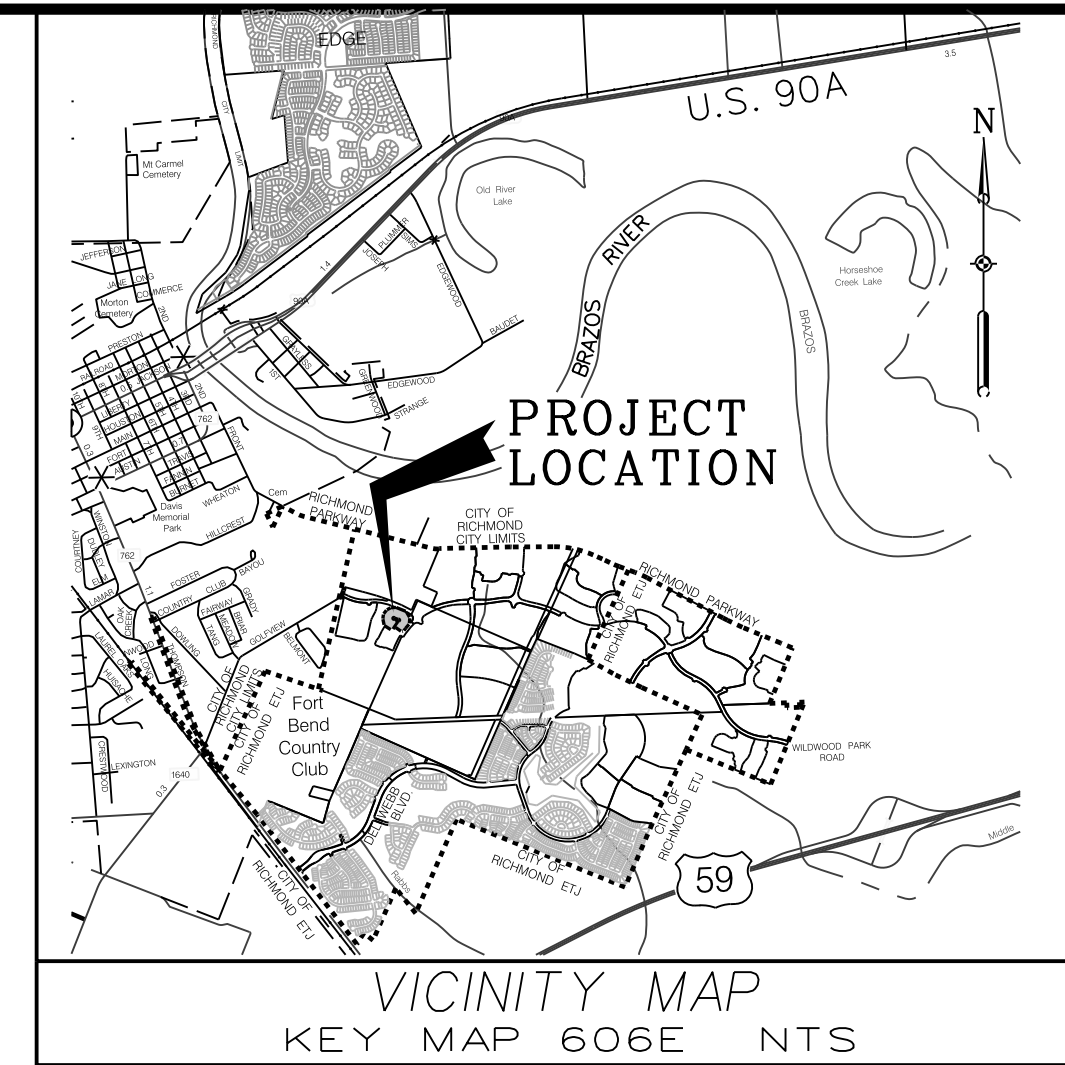
THIS PLAT OF VERANDA SECTION TWENTY-NINE PARTIAL REPLAT NO. 1, IS APPROVED ON THIS _____ DAY OF _____, 2020, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE _____ DAY OF _____, 2020, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

EVALYN W. MOORE, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA SECTION TWENTY-NINE PARTIAL REPLAT NO. 1, 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 COMMISSIONER'S 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.

LAURA RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

VERANDA SECTION TWENTY-NINE PARTIAL REPLAT NO. 1

A SUBDIVISION OF 2.64 ACRES
LOCATED IN THE JANE H. LONG
LEAGUE, A-55
FORT BEND COUNTY, TEXAS

ALSO BEING A PARTIAL REPLAT
OF
VERANDA SECTION TWENTY-NINE
LOTS 7-15, BLOCK 2, AS RECORDED IN
PLAT NO. 20190286, FORT BEND COUNTY
PLAT RECORDS, FORT BRND COUNTY, TEXAS

REASON FOR REPLAT:
(IS TO REVISE THE MINIMUM SLAB ELEVATION
NOTE FOR LOTS 7-15 OF BLOCK 2)

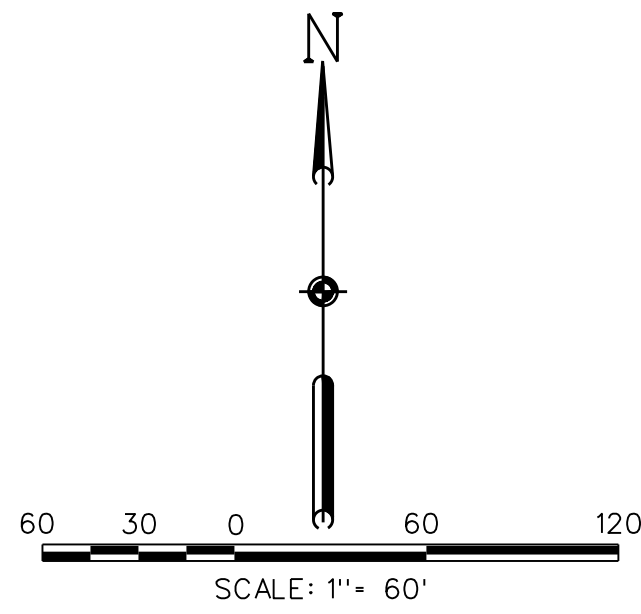
9 LOTS 1 BLOCK 0 RESERVES

DATE: JUNE, 2020

OWNERS:
HW 589 HOLDINGS LLC
6005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77055
CONTACT: TREV REICHERT
TELEPHONE: (713) 960-9977

OWNERS:
WEEKLEY HOMES, LLC
1111 N. POST OAK ROAD
HOUSTON, TEXAS 77055
CONTACT: JOE RENTFRO
TELEPHONE: (713) 963-0500





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 STREET NAME BREAK

GENERAL NOTES:

1. THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE COMPANY, FILE NO.: 399447 EFFECTIVE DATE OF MARCH 7, 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.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; E.T.J. INDICATES EXTRA TERRITORIAL JURISDICTION.
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-NINE 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.
6. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 78.5 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.
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 ENTITY.
16. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT HGCS272; 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 79.44.
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 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 BE 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 OLD BLUE LANE.
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.
21. MEMORANDUM OF DEVELOPMENT AGREEMENT, AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2015128851, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHMOND, TEXAS AND HW 589 HOLDINGS LLC, AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2017108436, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
22. BUILDING LINES AND EASEMENTS ARE RECORDED IN PLAT NO. 20190286, OF THE FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS.

VERANDA SECTION TWENTY-EIGHT
PLAT NO. 20190222
F.B.C.P.R.

256.73 ACRES
C.F. NO. 2015128843
O.R.F.B.C.

256.73 ACRES
C.F. NO. 2015128843
O.R.F.B.C.

VERANDA SECTION TWENTY-NINE
PLAT NO. 20190286
F.B.C.P.R.

FOUNTAINS AT JANE LONG FARM
SECTION ONE
PLAT NO. 20060022
F.B.C.P.R.

OLD BLUE LANE TO
WILDWOOD ROAD
STREET DEDICATION
PLAT NO. 20190171
F.B.C.P.R.

OLD BLUE LANE TO
WILDWOOD ROAD
STREET DEDICATION
PLAT NO. 20190171
F.B.C.P.R.

VERANDA SECTION THIRTY
PLAT NO. 20200071
F.B.C.P.R.

VERANDA SECTION TWENTY-NINE PARTIAL REPLAT NO. 1

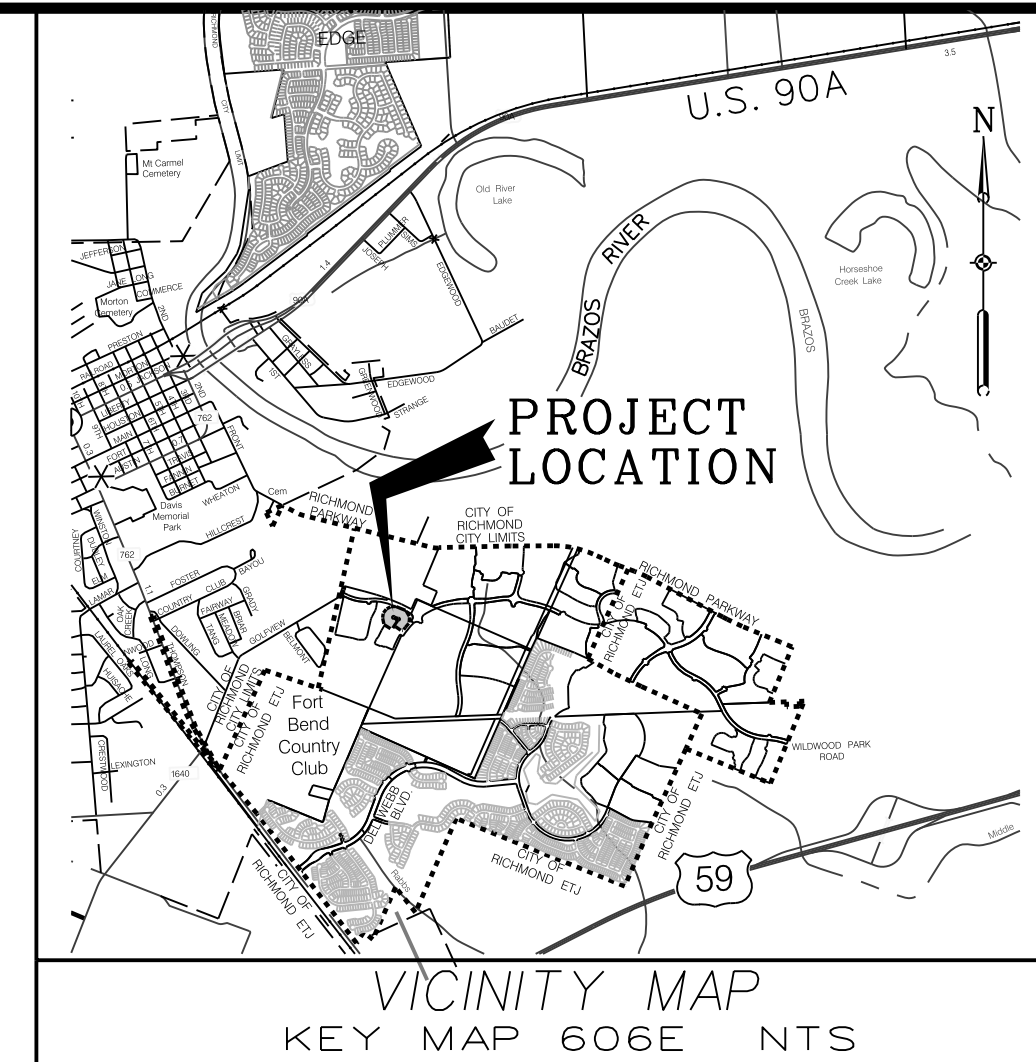
A SUBDIVISION OF 2.64 ACRES
LOCATED IN THE JANE H. LONG
LEAGUE, A-55
FORT BEND COUNTY, TEXAS

ALSO BEING A PARTIAL REPLAT
OF
VERANDA SECTION TWENTY-NINE
LOTS 7-15, BLOCK 2, AS RECORDED IN
PLAT NO. 20190286, FORT BEND COUNTY
PLAT RECORDS, FORT BRND COUNTY, TEXAS

REASON FOR REPLAT:
(IS TO REVISE THE MINIMUM SLAB ELEVATION
NOTE FOR LOTS 7-15 OF BLOCK 2)

9 LOTS 1 BLOCK 0 RESERVES

SCALE: 1"-60' DATE: JUNE, 2020



CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	127.26	2030.00	3° 35' 30"	S34° 09' 09" W	127.24
C2	57.41	25.00	131° 34' 54"	S29° 50' 33" E	45.60
C3	14.60	25.00	33° 27' 16"	N53° 54' 27" E	14.39
C4	3.87	25.00	8° 51' 43"	N30° 35' 05" E	3.86
C5	74.42	1970.00	2° 9' 52"	N36° 05' 53" E	74.42
C6	140.28	50.00	160° 45' 15"	N09° 44' 32" W	98.59
C7	69.78	100.00	39° 59' 11"	N70° 07' 39" W	68.38
C8	196.78	50.00	225° 29' 52"	S17° 06' 56" W	92.22

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S79° 54' 14" W	14.14

Costello
ENGINEER/SURVEYOR:
2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-1788 FAX: 783-3580
TPPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

OWNERS:
HW 589 HOLDINGS LLC
6005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77058
CONTACT: TREV REICHERT
TELEPHONE: (713) 960-9977

OWNERS:
WEEKLEY HOMES, LLC
1111 N. POST OAK ROAD
HOUSTON, TEXAS 77055
CONTACT: JOE RENTPRO
TELEPHONE: (713) 963-0500