

**PLAT RECORDING SHEET**

**PLAT NAME:** Veranda Section Thirty-One

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

**ACREAGE:** 9.24

**LEAGUE:** Jane H. Long League

**ABSTRACT NUMBER:** A-55

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 43

**NUMBER OF RESERVES:** 2

**OWNERS:** HW 589 HOLDINGS 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, F.W. REICHERT III, VICE PRESIDENT, HERINAFTER REFERRED TO AS THE OWNER OF THE 9.24 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION THIRTY-ONE, 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 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 THIRTY-ONE 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: \_\_\_\_\_

WE, TRUSTMARK NATIONAL BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VERANDA SECTION THIRTY-ONE, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBERS 2019070327, 2019070328, 2019070329 AND 2019070330, 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 FORT BEND

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 HE 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 THIRTY-ONE, 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 CEO

THE STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES P. McDONALD, PRESIDENT CEO, OF THE HENDERSON-WESSENDORFF FOUNDATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME HE 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

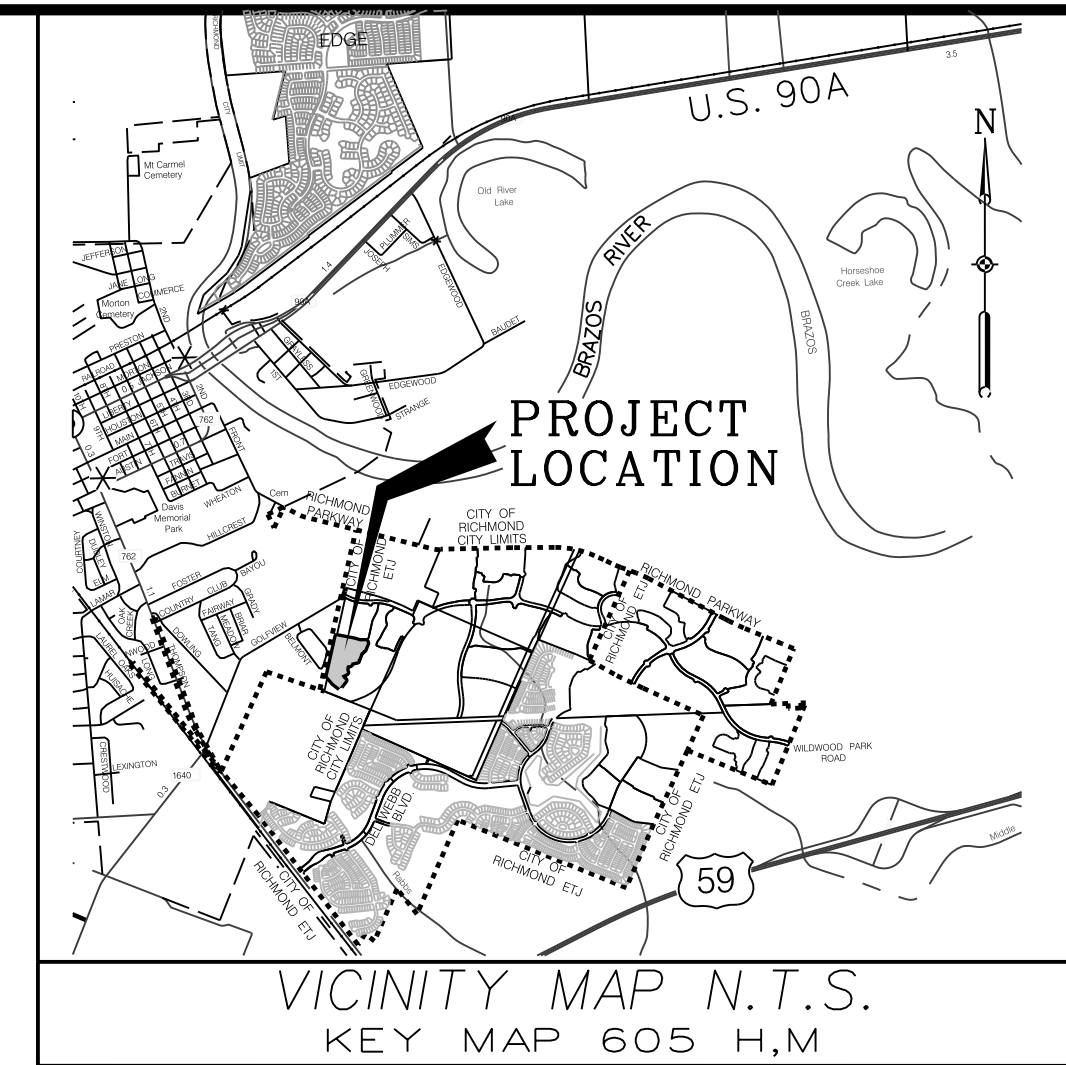
THIS PLAT OF VERANDA SECTION THIRTY-ONE IS APPROVED ON THIS \_\_\_\_\_ DAY OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS \_\_\_\_\_, 2020. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY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

EVALYN W. MOORE, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA SECTION THIRTY-ONE IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TERRI VELA, CITY MANAGER



I, J. STACY SLAWINKI, THE INTERIM 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 SLAWINKI, P.E.  
INTERIM 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.

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 THIRTY-ONE

A SUBDIVISION OF 9.24 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
FORT BEND COUNTY, TEXAS

43 LOTS 4 BLOCKS 2 RESERVES

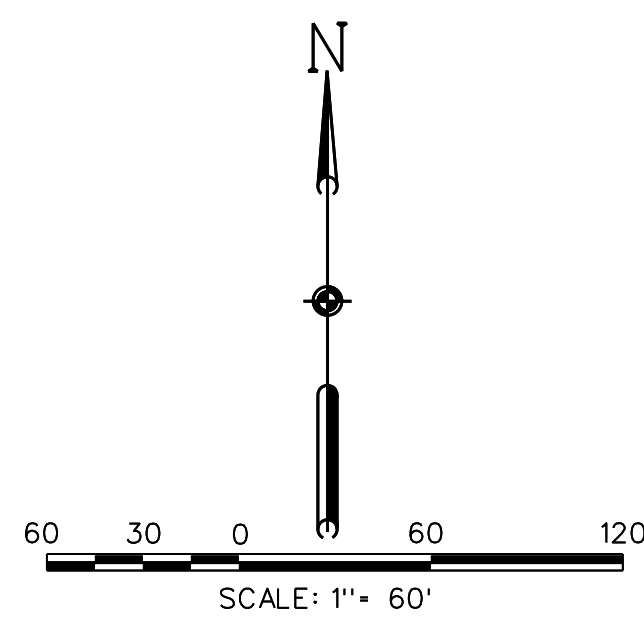
DATE: JULY, 2020

OWNER:  
HW 589 HOLDINGS LLC  
6006 RIVERWAY, SUITE 400  
HOUSTON, TEXAS 77056  
CONTACT: TREV REICHERT  
TELEPHONE: (713) 960-9077

ENGINEER/SURVEYOR:



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

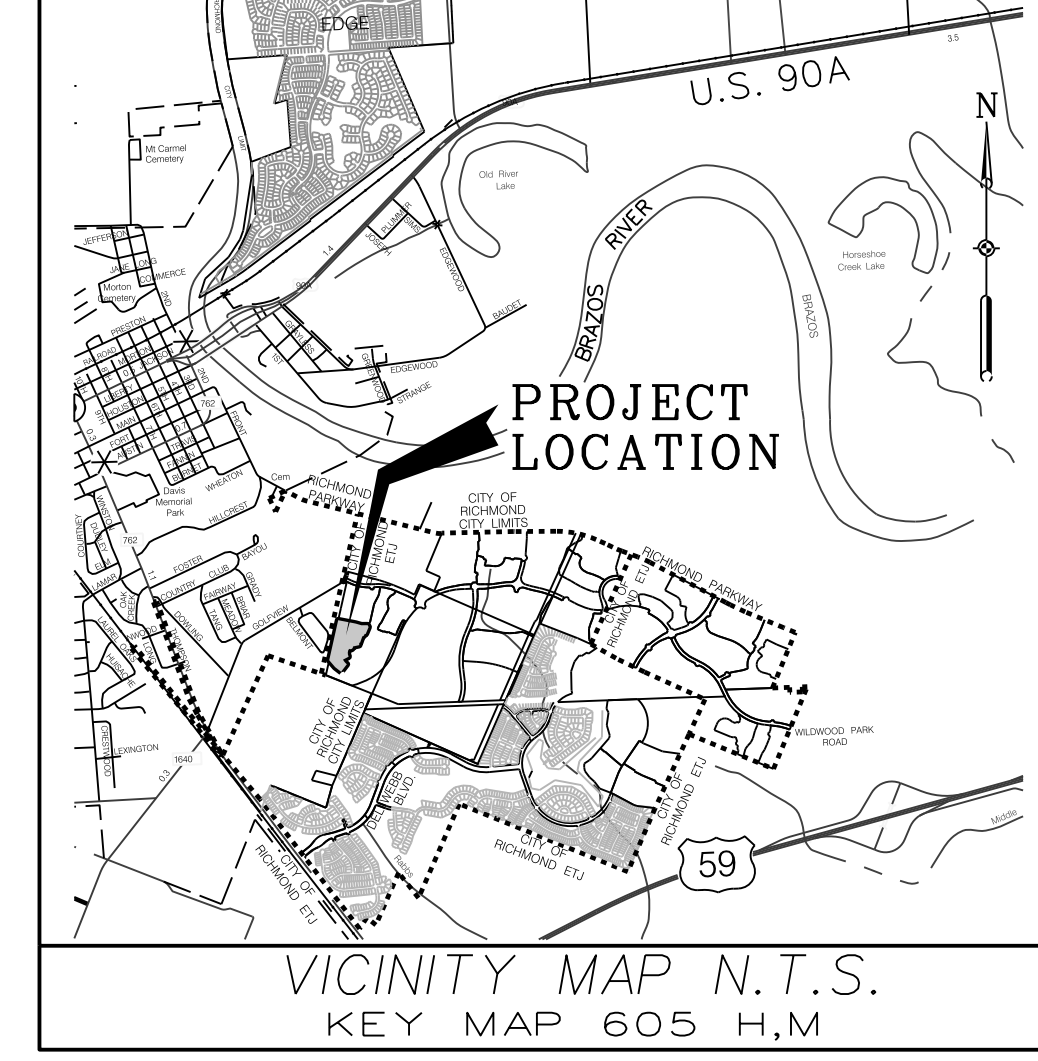
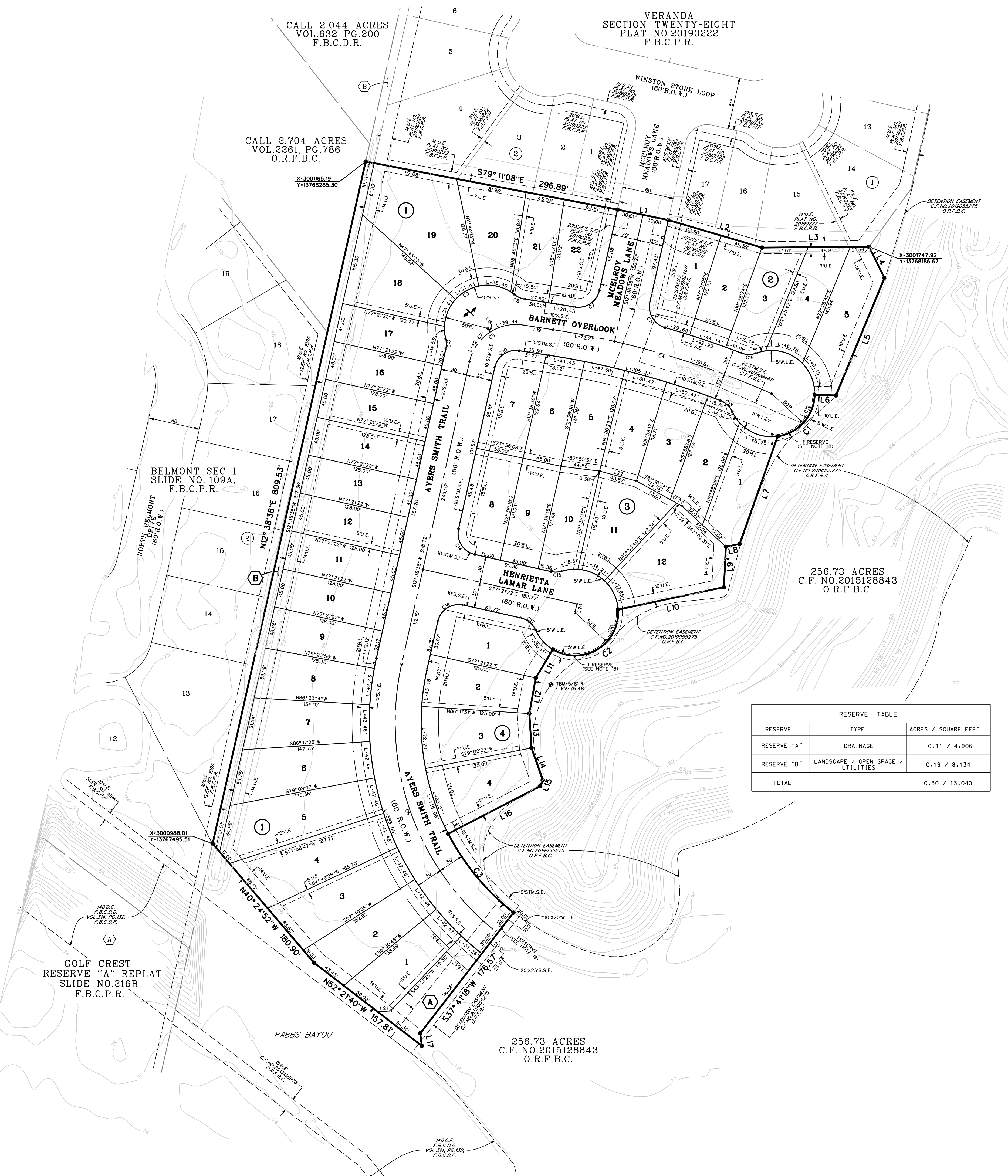


**LEGEND**

- 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

**GENERAL NOTES:**

1. THIS PLAN IS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE COMPANY, FILE NO.: 727321 EFFECTIVE DATE OF AUGUST 28, 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; 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 THIRTY-ONE LIES WITHIN SHADED ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER(S) 48157C0255 L AND 48157C0235 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 78.70 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, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 215 AND FORT BEND LEVEE IMPROVEMENT DISTRICT NUMBER 6.
10. THIS PLAT LIES WITHIN "LZ3" 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 HGCS072; 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 CAP LOCATED IN DETENTION EASEMENT 18.8' SOUTHEAST OF THE REAR LOT CORNER OF LOTS 1 AND 2 OF BLOCK 4, ELEVATION 76.48.
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 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. 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.
20. 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.



**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	69.96	50.00	80° 9' 46"	S41° 42' 27" W	64.39
C2	108.78	50.00	124° 39' 20"	S58° 35' 51" W	88.56
C3	119.40	260.00	24° 26' 0"	S39° 36' 33" E	118.50
C4	264.02	1000.00	15° 7' 39"	N73° 40' 58" W	263.26
C5	82.66	55.00	86° 6' 35"	S55° 41' 56" W	75.10
C6	349.07	310.00	64° 31' 0"	S19° 36' 52" E	330.92
C7	38.07	25.00	87° 14' 46"	S56° 16' 01" W	34.50
C8	13.06	25.00	29° 55' 35"	N65° 17' 00" W	12.91
C9	124.56	50.00	142° 44' 27"	S57° 18' 34" W	94.76
C10	11.65	25.00	26° 42' 17"	S00° 42' 31" E	11.55
C11	37.86	25.00	86° 46' 38"	S30° 44' 41" E	34.35
C12	231.80	50.00	265° 37' 36"	S22° 25' 10" W	73.36
C13	19.35	25.00	44° 21' 27"	N46° 56' 45" W	18.87
C14	19.27	25.00	90° 0' 0"	S32° 21' 22" E	35.36
C15	13.06	25.00	29° 55' 35"	N87° 40' 51" E	12.91
C16	229.56	50.00	263° 3' 24"	S24° 14' 45" W	74.86
C17	23.18	25.00	53° 7' 48"	N50° 47' 28" W	22.36
C18	39.27	25.00	90° 0' 0"	S57° 38' 38" W	35.36
C19	18.08	25.00	41° 25' 49"	S89° 40' 43" E	17.69
C20	37.57	25.00	86° 6' 35"	S55° 41' 56" W	34.13

**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S78° 23' 58" E	60.01
L2	S73° 35' 54" E	112.99
L3	N89° 31' 14" E	124.02
L4	S26° 09' 04" E	40.19
L5	S22° 25' 42" W	147.26
L6	N88° 22' 26" W	24.51
L7	S19° 28' 42" W	132.23
L8	S78° 30' 03" W	16.29
L9	S02° 39' 17" W	46.85
L10	S78° 04' 19" W	125.22
L11	S30° 55' 31" W	38.54
L12	S30° 07' 44" W	41.92
L13	S03° 34' 45" E	39.86
L14	S19° 10' 46" E	39.29
L15	S21° 42' 51" W	7.56
L16	S62° 36' 27" W	120.00
L17	S07° 21' 40" E	14.70
L18	N32° 54' 28" W	5.23
L19	N81° 14' 47" W	35.39
L20	S12° 38' 38" W	10.00
L21	N85° 29' 10" E	14.80
L22	S74° 58' 07" E	44.23

**RESERVE TABLE**

RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	DRAINAGE	0.11 / 4,906
RESERVE "B"	LANDSPACE / OPEN SPACE / UTILITIES	0.19 / 8,134
TOTAL		0.30 / 13,040

**VERANDA SECTION THIRTY-ONE**  
 A SUBDIVISION OF 9.24 ACRES  
 LOCATED IN THE JANE H. LONG LEAGUE, A-55  
 FORT BEND COUNTY, TEXAS  
 43 LOTS 4 BLOCKS 2 RESERVES  
 SCALE: 1"=60' DATE: JULY, 2020

**OWNER:**  
 HW 589 HOLDINGS LLC  
 6000 RIVERWAY, SUITE 600  
 HOUSTON, TEXAS 77069  
 CONTACT: TREV 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. 100486