

**PLAT RECORDING SHEET**

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

\_\_\_\_\_

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

**ACREAGE:** 25.81

\_\_\_\_\_

**LEAGUE:** Jane H. Long League

\_\_\_\_\_

**ABSTRACT NUMBER:** A-55

\_\_\_\_\_

**NUMBER OF BLOCKS:** 2

\_\_\_\_\_

**NUMBER OF LOTS:** 47

\_\_\_\_\_

**NUMBER OF RESERVES:** 3

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_  
**(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 OWNERS OF THE 25.81 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION FORTY-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 (11'6M) FOR TEN FEET (10'0M) PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6M) FOR FOURTEEN FEET (14'0M) PERIMETER GROUND EASEMENTS OR 5 FEET, SIX INCHES (5'6M) FOR SIXTEEN FEET (16'0M) PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0M) 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 (21'6M) 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 (10'0M) FOR TEN FEET (10'0M) BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0M) FOR FOURTEEN FEET (14'0M) BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0M) FOR SIXTEEN FEET (16'0M) BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0M) 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 (30'0M) 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 FORTY-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 \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS OUR HAND IN THE CITY OF RICHMOND, TEXAS THIS \_\_\_\_\_ DAY.  
OF \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

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 FORTY-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: \_\_\_\_\_  
PHILLIP BRACE, SENIOR VICE PRESIDENT

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILLIP BRACE, 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 \_\_\_\_\_, 2021.

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 FORTY-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 \_\_\_\_\_, 2021.

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

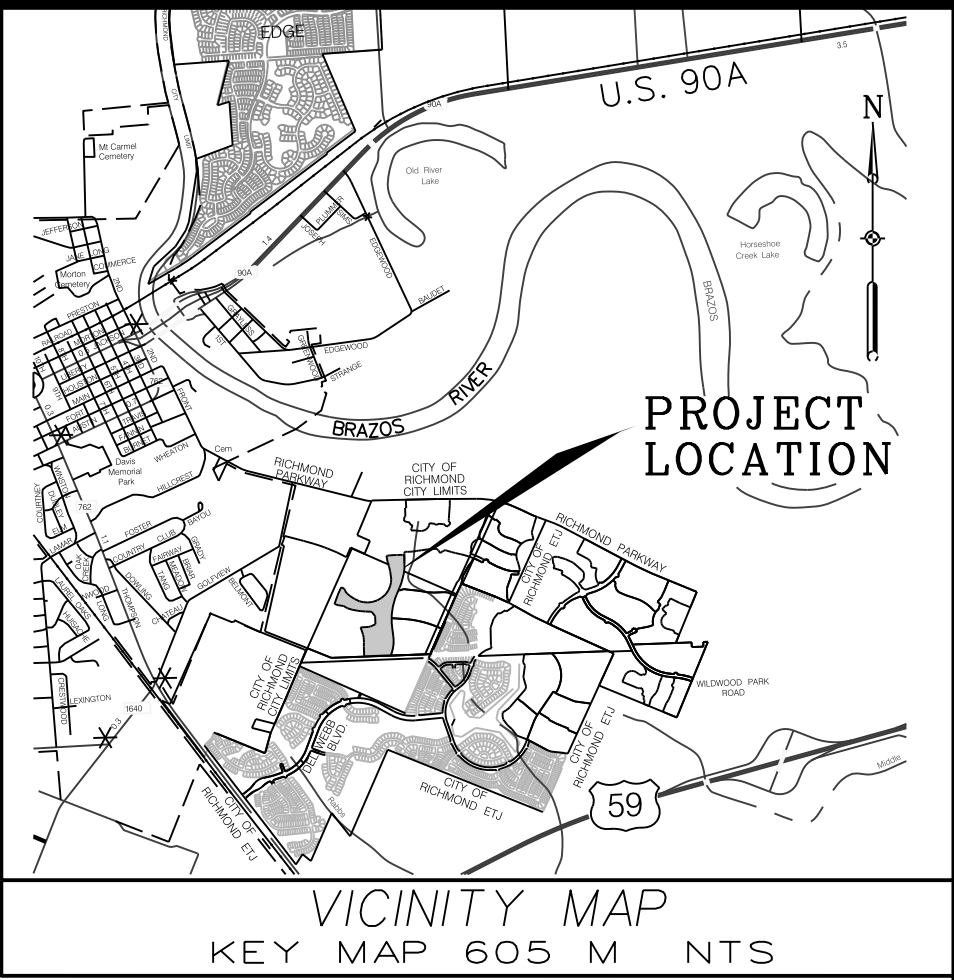
THIS PLAT OF VERANDA SECTION FORTY-ONE IS APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

REBECCA K. HAAS, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA SECTION FORTY-ONE IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

W.A. ANDYK 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 \_\_\_\_\_, 2021, 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 FORTY-ONE A SUBDIVISION OF 25.81 ACRES LOCATED IN THE JANE H. LONG LEAGUE, A-55 FORT BEND COUNTY, TEXAS

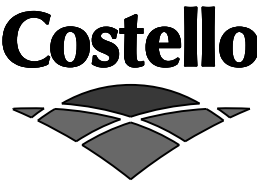
47 LOTS 2 BLOCKS 3 RESERVES

DATE: NOVEMBER, 2021

**OWNERS:**  
**HW 589 HOLDINGS LLC**  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
CONTACT: TREY REICHERT  
TELEPHONE: (713) 860-9977

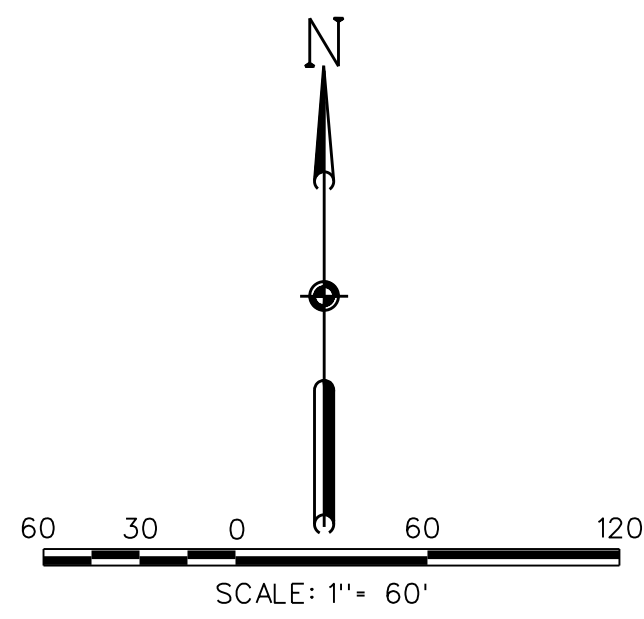
**AND**  
**FORT BEND COUNTY LEVEE  
IMPROVEMENT DISTRICT NO. 6**  
GARY POCHYLA, PRESIDENT  
ALLEN BOONE HUMPHRIES ROBINSON, LLP  
3200 SOUTHWEST FREEWAY, SUITE 2600  
HOUSTON, TEXAS 77027  
(713) 860-8414

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





**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

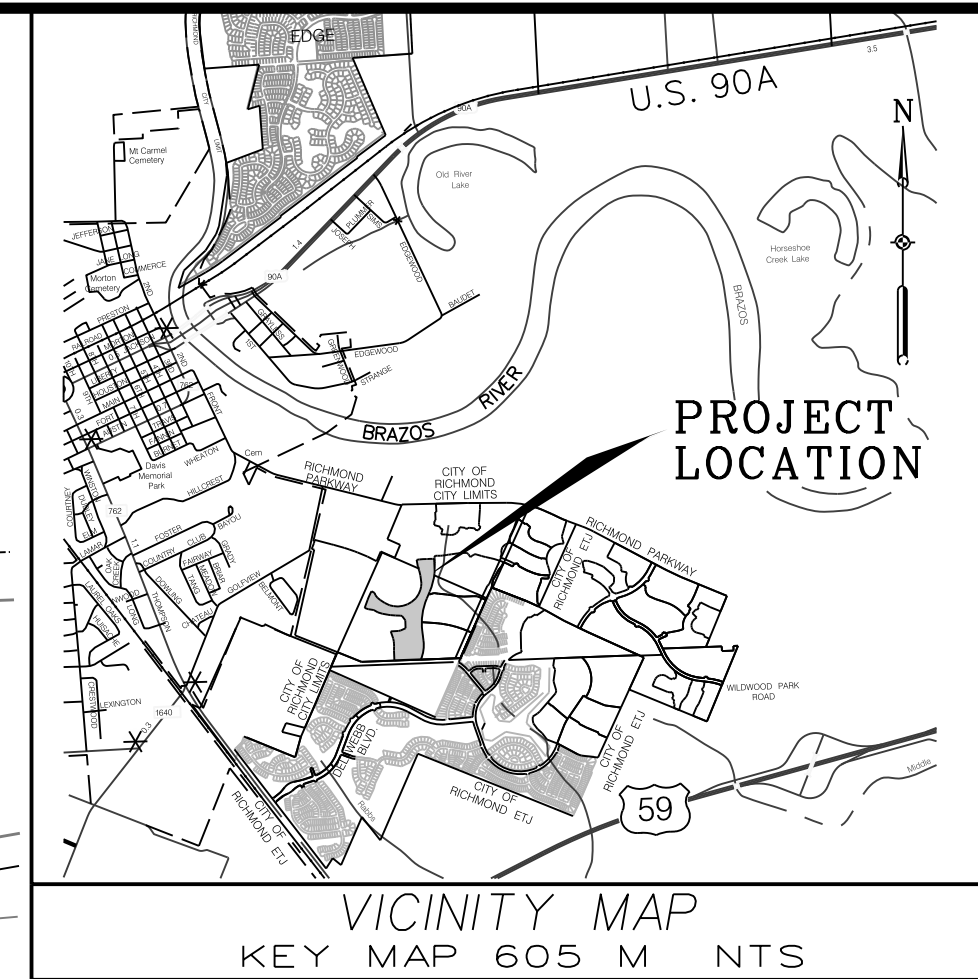
**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	28.10	1965.00	0° 49' 9"	N80° 00' 04"E	28.10
C2	32.11	500.00	3° 40' 46"	N82° 15' 01"E	32.10
C3	157.59	1702.87	5° 18' 8"	N86° 44' 28"E	157.53
C4	23.95	500.00	2° 44' 41"	N88° 01' 12"E	23.95
C5	109.01	1955.00	3° 11' 42"	N88° 14' 42"E	109.00
C6	45.23	30.00	86° 22' 48"	S46° 58' 03"E	41.07
C7	73.39	500.00	8° 24' 36"	S01° 43' 38"W	73.32
C8	421.03	1465.00	16° 28' 0"	S14° 09' 56"W	419.59
C9	735.53	1435.00	29° 22' 4"	S07° 42' 53"W	727.51
C10	370.20	815.00	26° 1' 33"	S06° 02' 38"W	367.03
C11	211.64	1365.00	8° 53' 1"	N23° 56' 58"E	211.43
C12	75.95	50.00	87° 1' 39"	N09° 19' 08"W	73.85
C13	265.11	1500.00	10° 7' 35"	N07° 13' 00"W	264.76
C14	86.39	55.00	90° 0' 0"	N47° 09' 12"W	77.78
C15	157.22	1200.00	7° 30' 25"	S06° 02' 56"E	157.11
C16	291.04	1200.00	13° 53' 46"	S02° 51' 16"E	290.32
C17	80.40	55.00	83° 45' 11"	S45° 58' 12"W	73.43
C18	179.49	2495.00	4° 7' 19"	S81° 37' 27"W	179.45
C19	122.32	50.00	140° 9' 50"	N40° 43' 10"E	94.02
C20	123.42	50.00	141° 25' 31"	S47° 09' 12"E	94.39
C21	231.82	50.00	265° 38' 56"	S78° 41' 40"W	73.34
C22	231.06	50.00	264° 46' 14"	N87° 50' 45"W	73.86
C23	19.13	25.00	43° 50' 6"	S32° 12' 46"E	18.66
C24	18.28	25.00	41° 53' 8"	S10° 34' 34"W	17.87
C25	40.35	25.00	92° 28' 34"	S38° 29' 20"W	36.11
C26	40.09	25.00	91° 53' 11"	N49° 19' 47"W	35.93
C27	11.22	25.00	25° 42' 46"	N10° 42' 11"E	11.13
C28	11.22	25.00	25° 42' 46"	N74° 59' 25"E	11.13
C29	39.27	25.00	90° 0' 0"	S47° 09' 12"E	35.36
C30	36.54	25.00	83° 45' 11"	S45° 58' 12"W	33.38
C31	10.02	25.00	22° 57' 17"	N80° 40' 34"W	9.95
C32	14.49	25.00	33° 12' 42"	N12° 45' 24"W	14.29
C33	37.81	25.00	86° 39' 26"	S37° 27' 08"W	34.31
C34	39.00	25.00	89° 22' 33"	N54° 29' 25"W	35.16
C35	21.63	25.00	49° 34' 25"	S19° 45' 10"W	20.96
C36	15.63	25.00	35° 49' 48"	S22° 18' 58"E	15.38
C37	47.11	30.00	89° 57' 58"	N38° 00' 50"E	42.41
C38	47.14	30.00	90° 2' 8"	S51° 59' 13"E	42.44

**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N01° 03' 37" W	60.98
L2	N05° 16' 23" W	60.00
L3	S84° 43' 37" W	0.96
L4	N77° 06' 28" E	52.28
L5	N82° 19' 23" W	38.70
L6	N81° 46' 38" W	49.12
L7	N81° 05' 04" W	120.94
L8	S17° 15' 28" E	51.47
L9	N12° 30' 08" E	71.12
L10	N04° 57' 40" E	79.20
L11	N55° 48' 18" W	20.00
L12	N32° 40' 15" W	20.00
L13	N35° 11' 51" E	14.14
L14	N46° 12' 02" W	13.67
L15	S00° 06' 05" W	27.61
L16	N17° 06' 18" E	35.94
L17	S51° 04' 23" E	14.08
L18	S42° 50' 48" W	5.00
L19	S87° 42' 16" W	4.33
L20	S48° 42' 15" E	20.00
L21	N48° 14' 01" E	20.00

RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	DRAINAGE / DETENTION	15.17 / 660,655
RESERVE "B"	LANDSCAPE / OPEN SPACE / UTILITIES	0.21 / 8,981
RESERVE "C"	LANDSCAPE / OPEN SPACE / UTILITIES	0.32 / 13,867
RESERVE "D"	LANDSCAPE / OPEN SPACE / UTILITIES	0.03 / 1,253
TOTAL		15.73 / 684,756



**VERANDA  
SECTION FORTY-ONE**  
A SUBDIVISION OF 25.81 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
FORT BEND COUNTY, TEXAS

47 LOTS 2 BLOCKS 4 RESERVES

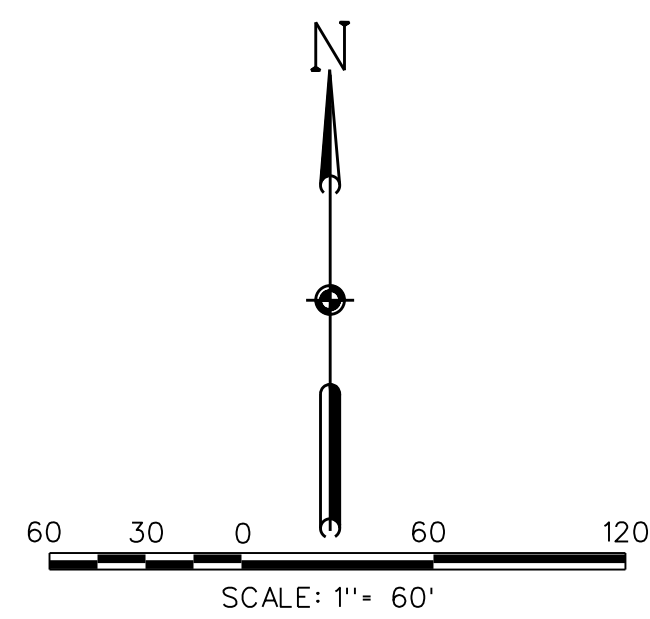
SCALE: 1"=60' DATE: NOVEMBER, 2021

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

**AND**  
FORT BEND COUNTY LEVEE  
IMPROVEMENT DISTRICT NO. 6  
GARY POCHYLIA, PRESIDENT  
C/O  
ALLEN BOONE HUMPHRIES ROBINSON, LLP  
3200 SOUTHWEST FREEWAY, SUITE 2800  
HOUSTON, TEXAS 77027  
(713) 860-8414

**ENGINEER/SURVEYOR:**  
**Costello**  
2107 CITYWEST BLVD.  
3RD FLOOR  
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

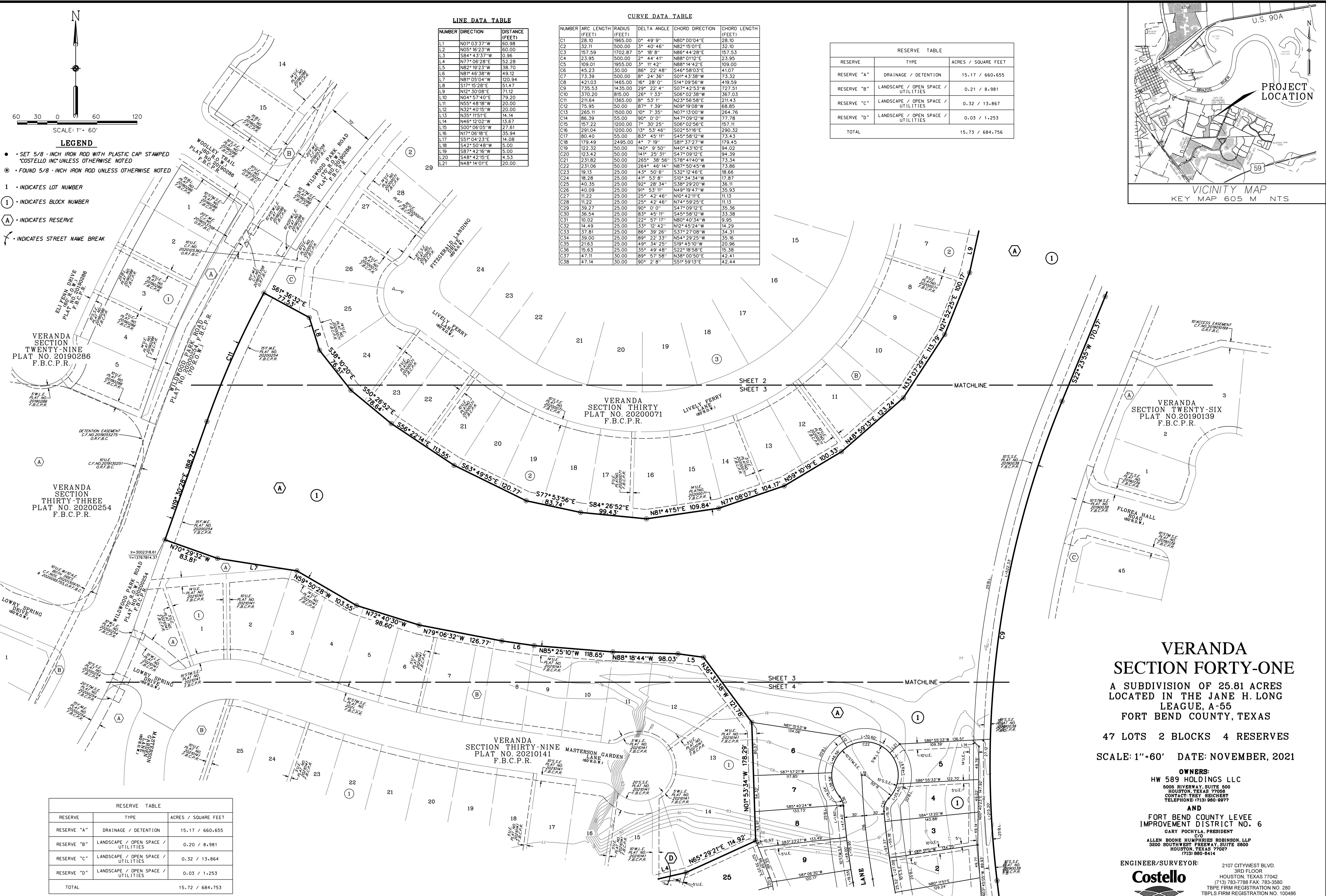
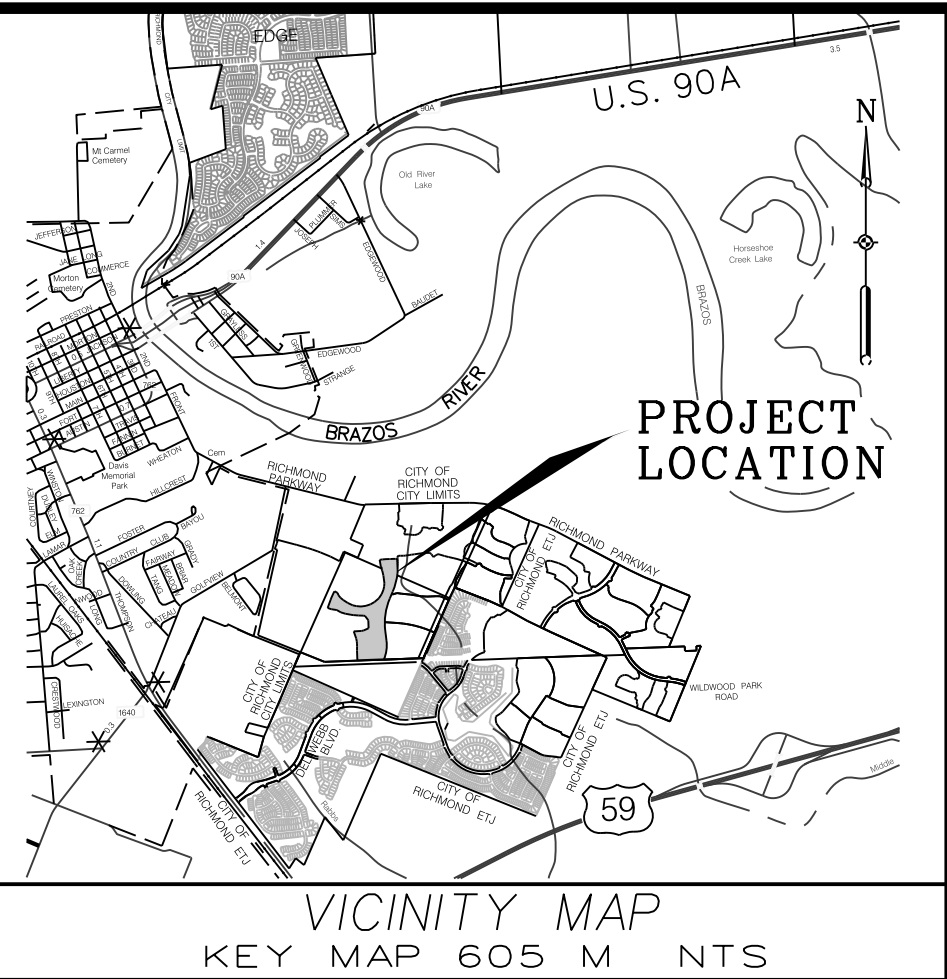
LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N01°03'37"W	60.98
L2	N05°16'23"W	60.00
L3	S84°43'37"W	0.96
L4	N77°06'28"E	52.28
L5	N82°19'23"W	38.70
L6	N81°46'38"W	49.12
L7	N81°05'04"W	120.94
L8	S17°15'28"E	51.47
L9	N12°30'08"E	71.12
L10	N04°57'40"E	79.20
L11	N55°48'18"W	20.00
L12	N32°40'15"W	20.00
L13	N35°11'51"E	14.14
L14	N46°12'02"W	13.67
L15	S00°06'05"W	27.61
L16	N17°06'18"E	35.94
L17	S51°40'23"E	14.08
L18	S42°50'48"W	0.90
L19	S87°42'16"W	5.00
L20	S48°42'15"E	4.53
L21	N48°14'01"E	20.00

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	28.10	1965.00	0° 49' 9"	N80°00'04"E	28.10
C2	32.11	500.00	3° 40' 46"	N82°15'01"E	32.10
C3	157.59	1702.87	5° 18' 8"	N86°44'28"E	157.53
C4	23.95	500.00	2° 44' 41"	N88°01'12"E	23.95
C5	109.01	1955.00	3° 11' 42"	N88°14'42"E	109.00
C6	45.23	30.00	86° 22' 48"	S46°58'03"E	41.07
C7	73.39	500.00	8° 24' 36"	S01°43'38"W	73.32
C8	421.03	1465.00	16° 28' 0"	S14°09'56"W	419.59
C9	735.53	1435.00	29° 22' 4"	S07°42'53"W	727.51
C10	370.20	815.00	26° 1' 33"	S06°02'38"W	367.03
C11	211.64	1365.00	8° 53' 1"	S23°56'58"E	211.43
C12	75.95	50.00	87° 1' 39"	N09°19'08"W	68.85
C13	265.11	1500.00	10° 7' 35"	N07°13'00"W	264.76
C14	86.39	55.00	90° 0' 0"	N47°09'12"W	77.78
C15	157.22	1200.00	7° 30' 25"	S06°02'56"E	157.11
C16	291.04	1200.00	13° 53' 46"	S02°51'16"E	290.32
C17	80.40	55.00	83° 45' 11"	S45°58'12"W	73.43
C18	179.49	2495.00	4° 7' 19"	S81°37'27"W	179.45
C19	122.32	50.00	140° 9' 50"	N40°43'10"E	94.02
C20	123.42	50.00	141° 25' 31"	S47°08'12"E	94.39
C21	231.82	50.00	265° 38' 56"	S78°41'40"W	73.34
C22	231.06	50.00	264° 46' 14"	N87°50'45"W	73.86
C23	19.13	25.00	43° 50' 6"	S32°12'46"E	18.66
C24	18.28	25.00	41° 53' 8"	S10°34'34"W	17.87
C25	40.35	25.00	92° 28' 34"	S38°29'20"W	36.11
C26	40.09	25.00	91° 53' 11"	N45°19'47"W	35.93
C27	11.22	25.00	25° 42' 46"	N10°42'11"E	11.13
C28	11.22	25.00	25° 42' 46"	N74°59'25"E	11.13
C29	39.27	25.00	90° 0' 0"	S47°09'12"E	35.36
C30	36.54	25.00	83° 45' 11"	S45°58'12"W	33.38
C31	10.02	25.00	22° 57' 17"	N80°40'34"W	9.95
C32	14.49	25.00	33° 12' 42"	N12°45'24"W	14.29
C33	37.81	25.00	86° 39' 26"	S37°27'08"W	34.31
C34	39.00	25.00	89° 22' 33"	N54°29'25"W	35.16
C35	21.63	25.00	49° 34' 25"	S19°45'10"W	20.96
C36	15.63	25.00	35° 49' 48"	S22°18'58"E	15.38
C37	47.11	30.00	89° 57' 58"	N38°00'50"E	42.41
C38	47.14	30.00	90° 2' 8"	S51°59'13"E	42.44

RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	DRAINAGE / DETENTION	15.17 / 660.655
RESERVE "B"	LANDSCAPE / OPEN SPACE / UTILITIES	0.21 / 8.981
RESERVE "C"	LANDSCAPE / OPEN SPACE / UTILITIES	0.32 / 13.867
RESERVE "D"	LANDSCAPE / OPEN SPACE / UTILITIES	0.03 / 1.253
TOTAL		15.73 / 684.756



## VERANDA SECTION FORTY-ONE

A SUBDIVISION OF 25.81 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
FORT BEND COUNTY, TEXAS

47 LOTS 2 BLOCKS 4 RESERVES

SCALE: 1"=60' DATE: NOVEMBER, 2021

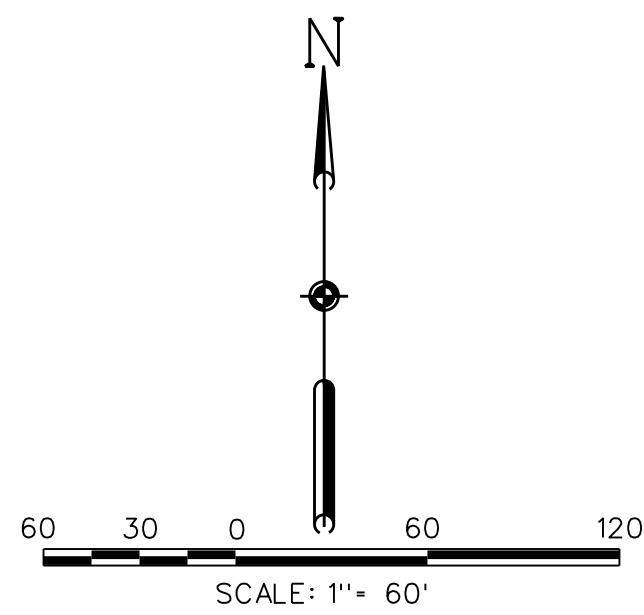
OWNERS:  
HW 589 HOLDINGS LLC  
6005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77066  
CONTACT: TROY REICHERT  
TELEPHONE: (713) 960-9977

AND  
FORT BEND COUNTY LEVEE  
IMPROVEMENT DISTRICT NO. 6  
GARY POCHYLIA, PRESIDENT  
C/O  
ALLEN BOONE HUMPHRIES ROBINSON, LLP  
3200 SOUTHWEST FREEWAY, SUITE 2600  
HOUSTON, TEXAS 77027  
(713) 860-8414

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

RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	DRAINAGE / DETENTION	15.17 / 660.655
RESERVE "B"	LANDSCAPE / OPEN SPACE / UTILITIES	0.20 / 8.981
RESERVE "C"	LANDSCAPE / OPEN SPACE / UTILITIES	0.32 / 13.864
RESERVE "D"	LANDSCAPE / OPEN SPACE / UTILITIES	0.03 / 1.253
TOTAL		15.72 / 684.753





#### 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:

- THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY CHARTER TITLE COMPANY, FILE NO.: 2021-0443 EFFECTIVE DATE OF DECEMBER 14, 2021, 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.D.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, THERECENTRAL ZONE.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- VERANDA SECTION FORTY-ONE 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 78.72 FEET ABOVE MEAN SEA LEVEL (NAVD88 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 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, 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.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, TEXAS.
- 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 CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT HGSD72; 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 24-FEET SOUTHWEST OF THE COMMON REAR CORNER OF 22 AND 23 OF BLOCK 1, ELEVATION 77.69.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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 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.
- 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.

RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
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RESERVE "D"	LANDSCAPE / OPEN SPACE / UTILITIES	0.03 / 1.253
TOTAL		15.73 / 684.756



#### LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N01°03'37"W	60.98
L2	N05°16'23"W	60.00
L3	S84°43'37"W	0.96
L4	N77°06'28"E	52.28
L5	N82°19'23"W	38.70
L6	N81°46'38"W	49.12
L7	N81°05'04"W	120.94
L8	S17°15'28"E	51.47
L9	N12°30'08"E	71.12
L10	N04°57'40"E	79.20
L11	N55°48'18"W	20.00
L12	N32°40'15"W	20.00
L13	N35°11'51"E	14.14
L14	N46°12'02"W	13.67
L15	S00°06'05"W	27.61
L16	N17°06'18"E	35.94
L17	S51°04'23"E	14.08
L18	S42°50'48"W	5.00
L19	S87°42'16"W	5.00
L20	S48°42'15"E	4.53
L21	N48°14'01"E	20.00

#### CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	28.10	1965.00	0° 49' 9"	N80°00'04"E	28.10
C2	32.11	500.00	3° 40' 48"	N82°15'01"E	32.10
C3	157.59	1702.87	5° 18' 8"	N86°44'28"E	157.53
C4	23.95	500.00	2° 44' 41"	N88°01'12"E	23.95
C5	109.01	1955.00	3° 11' 42"	N88°14'42"E	109.00
C6	45.23	30.00	86° 22' 48"	S46°58'03"E	41.07
C7	73.39	500.00	8° 24' 36"	S01°43'38"W	73.32
C8	421.03	1465.00	16° 28' 0"	S14°09'56"W	419.59
C9	735.53	1435.00	29° 22' 4"	S07°42'53"W	727.51
C10	370.20	815.00	26° 1' 33"	S06°02'38"W	367.03
C11	211.64	1365.00	8° 53' 1"	N23°56'58"E	211.43
C12	75.95	50.00	87° 1' 39"	N09°19'08"W	68.85
C13	265.11	1500.00	10° 7' 35"	N07°13'00"W	264.76
C14	86.39	55.00	90° 0' 0"	N47°09'12"W	77.78
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FORT BEND COUNTY, TEXAS

47 LOTS 2 BLOCKS 4 RESERVES

SCALE: 1"=60' DATE: NOVEMBER, 2021

#### OWNERS:

HW 589 HOLDINGS LLC  
5005 RIVERWAY, SUITE 600  
HOUSTON, TEXAS 77058  
CONTACT: TREY REICHERT  
TELEPHONE: (713) 960-9977

#### AND

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6

#### GARY POCHILA, PRESIDENT

C/O  
ALLEN BOONE HUGHES ROBINSON LLP  
3800 SOUTHWEST FREEWAY, SUITE 2600  
HOUSTON, TEXAS 77027  
(713) 860-6414

ENGINEER/SURVEYOR:

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2107 CITYWEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
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