

**PLAT RECORDING SHEET**

**PLAT NAME:** Veranda Montessori School

\_\_\_\_\_

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

**ACREAGE:** 1.8218

\_\_\_\_\_

**LEAGUE:** Jane H. Long Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 55

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 1

\_\_\_\_\_

**OWNERS:** Aartson Enterprises LLC

\_\_\_\_\_

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, AARTSON ENTERPRISES LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH Sonal Patel Managing Member AND ATTESTED BY Rebecca Haas Mayor OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 1.8218 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA MONTESSORI SCHOOL, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE 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 THE 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 PUBLIC UTILITY PURPOSE 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 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 THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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, PLANTING 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 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 AMENDMENT.

IN TESTIMONY WHEREOF, AARTSON ENTERPRISES LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY Sonal Patel Managing Member AND ATTESTED BY Rebecca Haas Mayor THEREUNTO AUTHORIZED, THIS 02 DAY OF December, 2023.

AARTSON ENTERPRISES LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: Sonal Patel  
PRINT: SONALI PATIL  
TITLE: MANAGING MEMBER

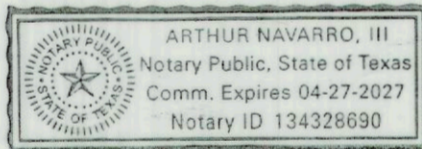
ATTEST: Rebecca Haas  
PRINT: REBECCA HAAS  
TITLE: Mayor

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sonal Patel Managing Member AND Rebecca Haas Mayor KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

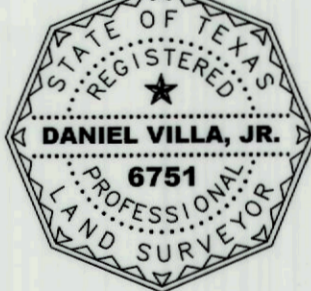
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 02 DAY OF December, 2023

ARTHUR NAVARRO III  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME



MY COMMISSION EXPIRES: 04/27/27

I, DANIEL VILLA, JR., 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 ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.



DANIEL VILLA, JR., P.E., RPLS  
TEXAS REGISTRATION NO. 6751

I, Karim Dadelahi, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

Karim S. Dadelahi  
KARIM S. DADELAHI, PE

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS PLAT OF Veranda Montessori School APPROVED ON November 13, 2024 BY THE CITY OF RICHMOND CITY COMMISSION AND SIGNED THIS THE 04th DAY OF January, 2024 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 Haas  
REBECCA HAAS, MAYOR

Lasha Gillespie  
LASHA GILLESPIE, SECRETARY

THIS PLAT OF Veranda Montessori School APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS

THIS 04th DAY OF January, 2024

Lerri Vela  
TERRI VELA, CITY MANAGER

#### NOTES:

- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.9998722847.
- THIS TRACT LIES IN ZONE "X" SHADED, AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE, AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP PANEL NUMBER 48157C0255L, EFFECTIVE DATE: APRIL 2, 2014.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 215, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT No. 6, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF RICHMOND AND FORT BEND COUNTY.
- FIVE-EIGHTHS (5/8) INCH CAPPED IRON RODS AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- FORT BEND COUNTY MARKER NO. 434, BEING A BRONZE DISK SET IN CONCRETE, SOUTHERLY FACE OF CURB OF THE MEDIAN AT CIRCLE SEVEN ROAD, +/- 52 FEET NORTH FORM THE CENTERLINE INTERSECTION OF CIRCLE SEVEN ROAD AND RICHMOND PARKWAY. ELEV.=78.97, NAVD 88, (BASED ON MONUMENT HFCS072).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT No. 6.
- THIS PLAT LIES WITHIN "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 81.30 FEET ABOVE MEAN SEAL 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) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 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 THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- 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.
- SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN CLERK'S FILE No. 2022151010 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

#### BENCHMARK:

Fort Bend County Marker No. 434, being a Bronze Disk set in concrete. Southerly face of curb of the median at Circle Seven Road, +/- 52 feet north form the Centerline Intersection of Circle Seven Road and Richmond Parkway. Elev.=78.97, NAVD 88, (based on Monument HFCS072)

#### LINE TABLE:

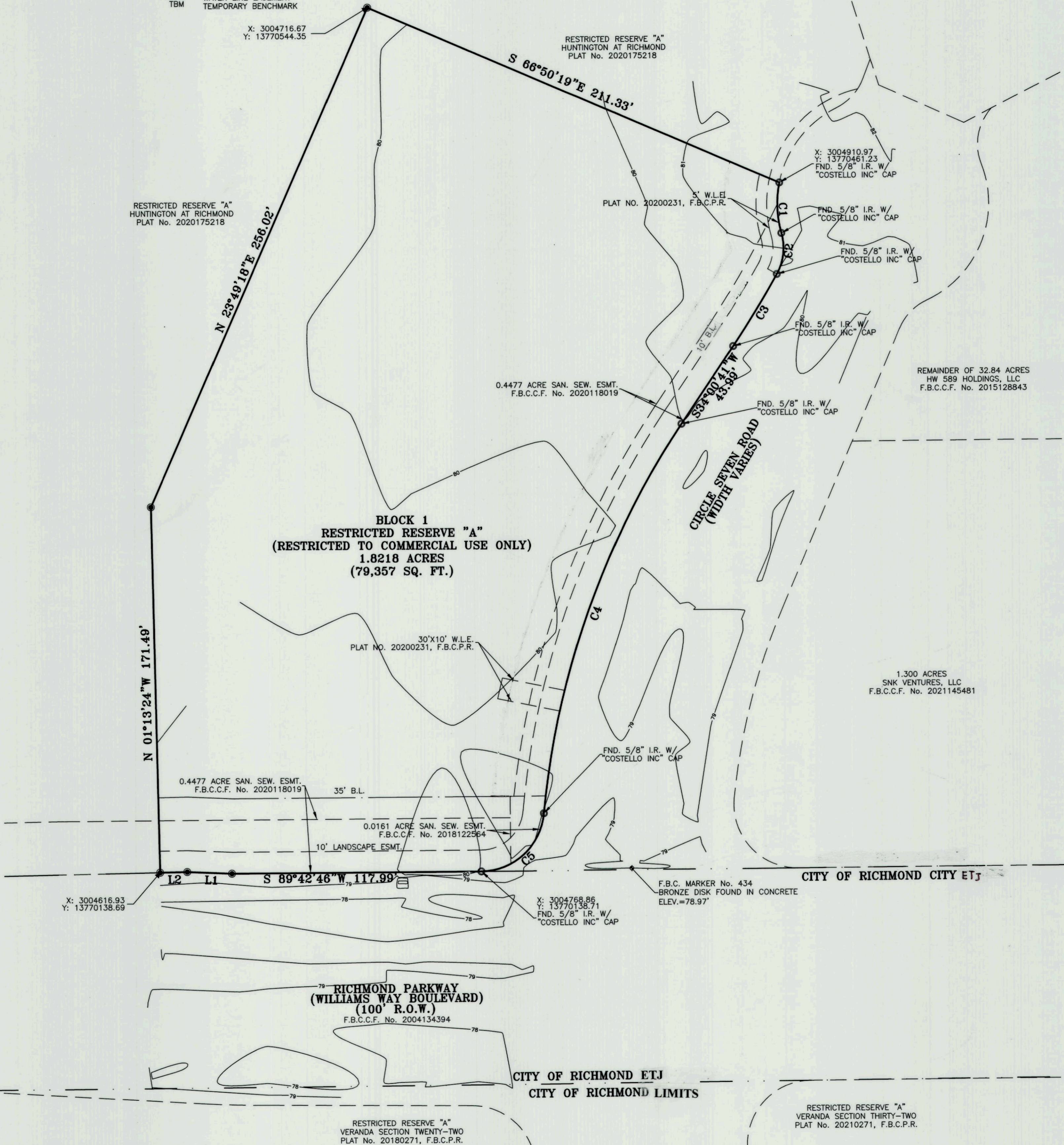
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 87°40'07" W | 21.08'   |
| L2   | S 88°46'40" W | 12.90'   |

#### ABBREVIATIONS LEGEND

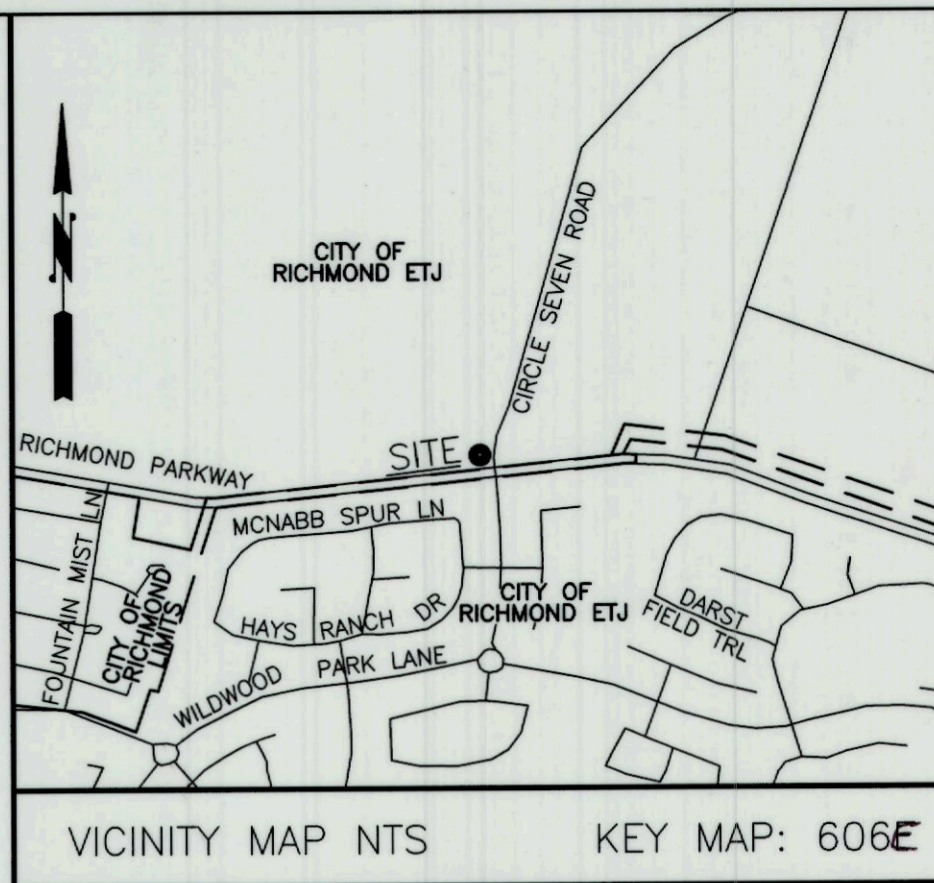
|                 |   |                                      |
|-----------------|---|--------------------------------------|
| ESMT.           | A | ABSTRACT                             |
| FND             | E | EASEMENT                             |
| F.B.C.C.F. No.  | F | FOUND                                |
| F.B.C.P.R.      | F | FORT BEND COUNTY CLERK'S FILE NUMBER |
| I.R.            | F | FORT BEND COUNTY PLAT RECORDS        |
| R.O.W.          | F | IRON ROD                             |
| SQ. FT.         | F | RIGHT OF WAY                         |
| SAN. SEW. ESMT. | F | SANITARY SEWER EASEMENT              |
| W.L.E.          | F | SQUARE FEET                          |
| TBM             | F | WATER LINE EASEMENT                  |
|                 | F | TEMPORARY BENCHMARK                  |

#### CURVE TABLE:

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 50.00'  | 24.09'     | 23.86'       | S 02°10'57" E | 27°36'28"   |
| C2    | 25.00'  | 19.85'     | 19.33'       | S 06°45'15" W | 45°29'10"   |
| C3    | 500.00' | 39.43'     | 39.42'       | S 31°45'08" W | 4°31'05"    |
| C4    | 395.00' | 195.90'    | 193.90'      | S 19°48'13" W | 28°24'58"   |
| C5    | 30.00'  | 44.04'     | 40.19'       | S 47°39'15" W | 84°06'30"   |



CALLLED 23.8473 ACRES  
FORT BEND COUNTY LEVEE  
IMPROVEMENT DISTRICT No. 6  
F.B.C.C.F. No. 2008060001



#### GRAPHIC SCALE



1 inch = 30 ft.

#### SYMBOLS LEGEND

- 5/8\" I.R. W/ \"VILLA 6751\" CAP SET
- IRON ROD FOUND

I, J. STACY SLAWINSKI, 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 \_\_\_\_\_, 2024

VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

W. A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY  
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2024 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

#### VERANDA MONTESSORI SCHOOL

A SUBDIVISION OF 1.8218 ACRES OF LAND LOCATED IN THE JANE H. LONG SURVEY, ABSTRACT 55 FORT BEND COUNTY, TEXAS

SCALE: 1\"=30'

NOVEMBER 2023

1 BLOCK

1 RESERVE

OWNER:  
AARTSON ENTERPRISES LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
23142 SAN NICOLAS PLACE  
KATY, TEXAS 77494  
281-213-2513



TX ENGINEERING FIRM NO. F-22322  
TX SURVEYING FIRM NO. 10194609  
81118 FRY ROAD, SUITE 402  
CYPRESS, TEXAS 77433  
281.213.2517  
PROJECT No. 23--0172