

**PLAT RECORDING SHEET**

**PLAT NAME:** Veranda Commercial

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

**ACREAGE:** 1.300

\_\_\_\_\_

**LEAGUE:** Jane H. Long Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 55

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 1

\_\_\_\_\_

**OWNERS:** SNK Ventures, LLC,

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(DEPUTY CLERK)

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, SNK VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH NOORUDDIN KHAWJA, MANAGING MEMBER, HEREINAFTER REFERRED TO AS OWNERS OF THE 1.300 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF VERANDA COMMERCIAL DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN 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 (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), 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 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 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 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 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 ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 CERTIFY THAT WE ARE THE OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF VERANDA COMMERCIAL WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND 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 AMENDMENT.

IN TESTIMONY WHEREOF, THE SNK VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY NOORUDDIN KHAWJA, MANAGING MEMBER OF SNK VENTURES. THEREUNTO AUTHORIZED THIS 18TH DAY OF April, 2025

SNK VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY

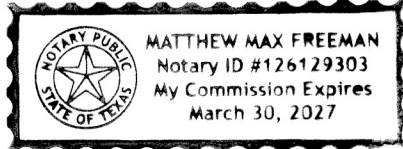
BY: Nooruddin Khawja  
NOORUDDIN KHAWJA, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF Fort Bend

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NOORUDDIN KHAWJA, MANAGING MEMBER OF SNK VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 18 DAY OF April, 2025

Matthew Wal Freeman  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES: 3-30-27

I, HENRY M. SANTOS, 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.

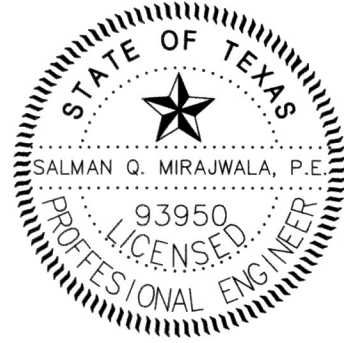
HENRY M. SANTOS  
TEXAS REGISTRATION NO. 5450



#### ENGINEER'S PLAT AFFIDAVIT

I, SALMAN Q. MIRAJWALA, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND CITY OF RICHMOND TO THE BEST OF MY KNOWLEDGE.

Salman Q. Mirajwala 4.28.2025  
SALMAN Q. MIRAJWALA, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 93950  
MOMENTUM ENGINEERING  
TEXAS FIRM 8501  
12651 BRIAR FOREST, SUITE 350  
HOUSTON, TEXAS 77077  
TEL (281)741-1998  
FAX (281)741-2068



STATE OF TEXAS  
COUNTY OF FORT BEND

THIS PLAT OF VERANDA COMMERCIAL APPROVED March 17, 2025 BY THE CITY OF RICHMOND CITY COMMISSION AND SIGNED THIS 19th DAY OF May, 2025 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) MONTH HEREFTER.

Rebecca K. Haas  
REBECCA K HAAS, MAYOR

Lasha Gillespie  
LASHA GILLESPIE, SECRETARY

THE PLAT OF VERANDA COMMERCIAL APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS 19th DAY OF May, 2025.

Terri Vela  
TERRI VELA, CITY MANAGER

#### GENERAL NOTES

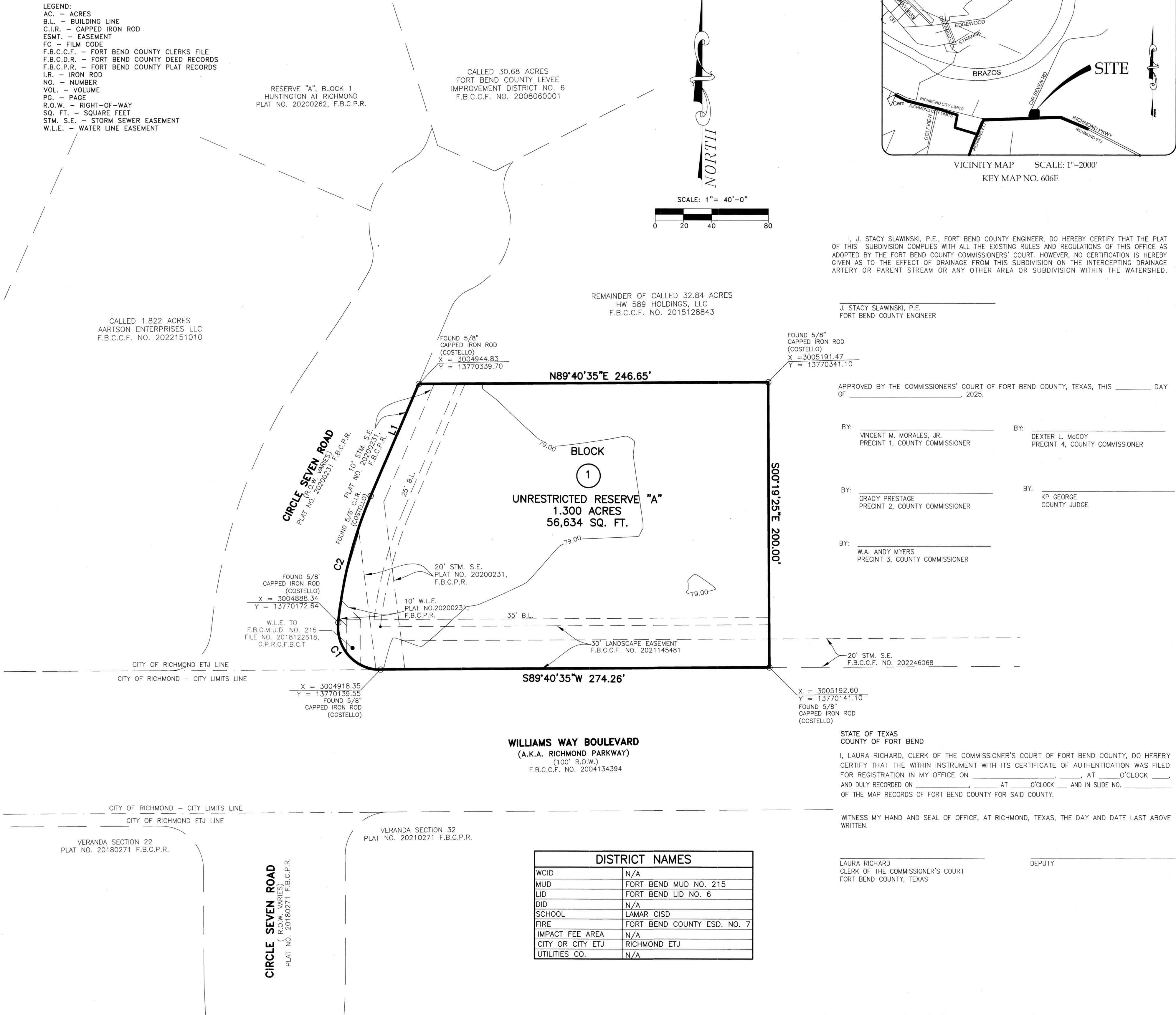
- BEARINGS WERE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN HEREOF ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83 CORRS) AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A COMBINED PROJECT SCALE FACTOR OF 0.9998680477.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 80.69 FEET ABOVE 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.
- THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6, FORT BEND SUBSIDENCE DISTRICT, FORT BEND DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT DISTRICT, THE ETJ OF THE CITY OF RICHMOND AND FORT BEND COUNTY.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENT WITHIN THE PLATTED AREA AS SHOWN HEREON.
- BENCHMARK: FORT BEND COUNTY MARKER NUMBER 426 IS BRONZE DISK IN CONCRETE SET 01-24-2020 AT THE INTERSECTION OF MCLEROY MEADOWS LANE AND WINSTON STORE LOOP 148.45' EASTERLY CURB AT THE END OF PAVEMENT. ELEVATION =75.54 NAVD 1988, 2001 ADJUSTED.
- ACCORDING TO FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 3 (L23).
- 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 A.D.A.
- THIS PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X"-SHADED (LEVEE), AS PER FLOOD INSURANCE RATE MAPS (F.I.R.M) COMMUNITY PANEL NO. 48157C0255L, EFFECTIVE DATE APRIL 2, 2014.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT, DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THIS PLAT WAS PREPARED TO MEET REQUIREMENTS OF THE CITY OF RICHMOND AND FORT BEND COUNTY.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY INTEGRITY TITLE COMPANY LLC, FILE NO. 2240493A EFFECTIVE DATE NOVEMBER 17, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL DRAINAGE EASEMENTS SHALL 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 EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- SUBJECT TO DEVELOPMENT AGREEMENT FILE NO. 2017108436 OF THE OFFICIAL PUBLIC RECORDS OF THE FORT BEND COUNTY, TEXAS.
- SUBJECT TO ACCESS EASEMENT AGREEMENT AS RECORDED IN FILE NO. 2021145483 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- SUBJECT TO RESTRICTIONS AS SET FORTH PER FILE NOS. 2020147603, 2020164944 AND 2021145480 OF THE OFFICIAL PUBLIC RECORDS OF THE FORT BEND COUNTY, TEXAS.

LEGEND:  
AC. - ACRES  
B.L. - BUILDING LINE  
C.I.R. - CAPPED IRON ROD  
ESMT. - EASEMENT  
FC - FIRM CODE  
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE  
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS  
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS  
I.R. - IRON ROD  
NO. - NUMBER  
VOL. - VOLUME  
PG. - PAGE  
R.O.W. - RIGHT-OF-WAY  
SQ. FT. - SQUARE FEET  
STM. S.E. - STORM SEWER EASEMENT  
W.L.E. - WATER LINE EASEMENT

RESERVE "A", BLOCK 1  
HUNTINGTON AT RICHMOND  
PLAT NO. 20200262, F.B.C.P.R.

CALLED 30.68 ACRES  
FORT BEND COUNTY LEVEE  
IMPROVEMENT DISTRICT NO. 6  
F.B.C.C.F. NO. 2008060001

CALLED 1.822 ACRES  
AARTSON ENTERPRISES LLC  
F.B.C.C.F. NO. 2022151010



WILLIAMS WAY BOULEVARD  
(A.K.A. RICHMOND PARKWAY)  
(100' R.O.W.)  
F.B.C.C.F. NO. 2004134394

DISTRICT NAMES	
WCID	N/A
MUD	FORT BEND MUD NO. 215
LID	FORT BEND LID NO. 6
DID	N/A
SCHOOL	LAMAR CISD
FIRE	FORT BEND COUNTY ESD. NO. 7
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	RICHMOND ETJ
UTILITIES CO.	N/A

PREPARED BY:



ADVANCE SURVEYING, INC.  
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099  
PHONE: 281 530-2939 FAX: 281 530-5484 EMAIL: advance\_survey@asi23.com  
WWW.ADVANCESURVEYINGTX.COM  
FIRM NO. 10099200

## VERANDA COMMERCIAL

A SUBDIVISION OF 1.300 ACRE OR 56,634 SQUARE FEET OF LAND  
SITUATED IN THE JANE H. LONG SURVEY, ABSTRACT NO. 55,  
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

ONE (1) RESERVE AND ONE (1) BLOCK

SCALE: 1"= 40' DATE: MARCH, 2025

OWNER:

SNK VENTURES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
1470 FIRST COLONY BLVD., SUITE 100,  
SUGAR LAND, TEXAS 77479  
PH: 832-273-3446

JOB NO. 1012657-22-02