PLAT RECORDING SHEET

PLAT NAME: Alveranga Estates

PLAT NO:

ACREAGE: 2.069

LEAGUE: Thomas Gleason Survey

ABSTRACT NUMBER: A-184

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Refugio Ruiz Rios

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF HARRIS

I, REFUGIO RUIZ RIOS, HEREINAFTER REFERRED TO AS OWNER OF THE 2.069 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF **ALVERANGA ESTATES**, 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, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES 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, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES 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, OWNER DOES 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, OWNER DOES HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15'0") FEET 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, OWNER DOES 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, OWNER HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS; I FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO(2) RESIDENTIAL UNITS PER LOT.

FURTHER, I 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 COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

WITNESS OUR HANDS IN THE CITY OF HOUSTON, TEXAS, THIS _____ DAY OF _____, 2025.

BY:_____
REFUGIO RUIZ RIOS
OWNER OF UNRESTRICTED RESERVE-A

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REFUGIO RUIZ RIOS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____ COMMISSION EXPIRES: _____

CERTIFICATE FOR PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE) AND SUBDIVISION **ALVERANGA ESTATES** IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE).

THIS_____, DAY OF _____, 2025.

BY: _____ OR BY: _____
LISA M. CLARK, CHAIR SONNY GARZA, VICE CHAIRMAN

BY: _____
VONN TRAN,
SECRETARY

ENGINEER'S CONSTRUCTION DOCUMENT CERTIFICATION STATEMENT

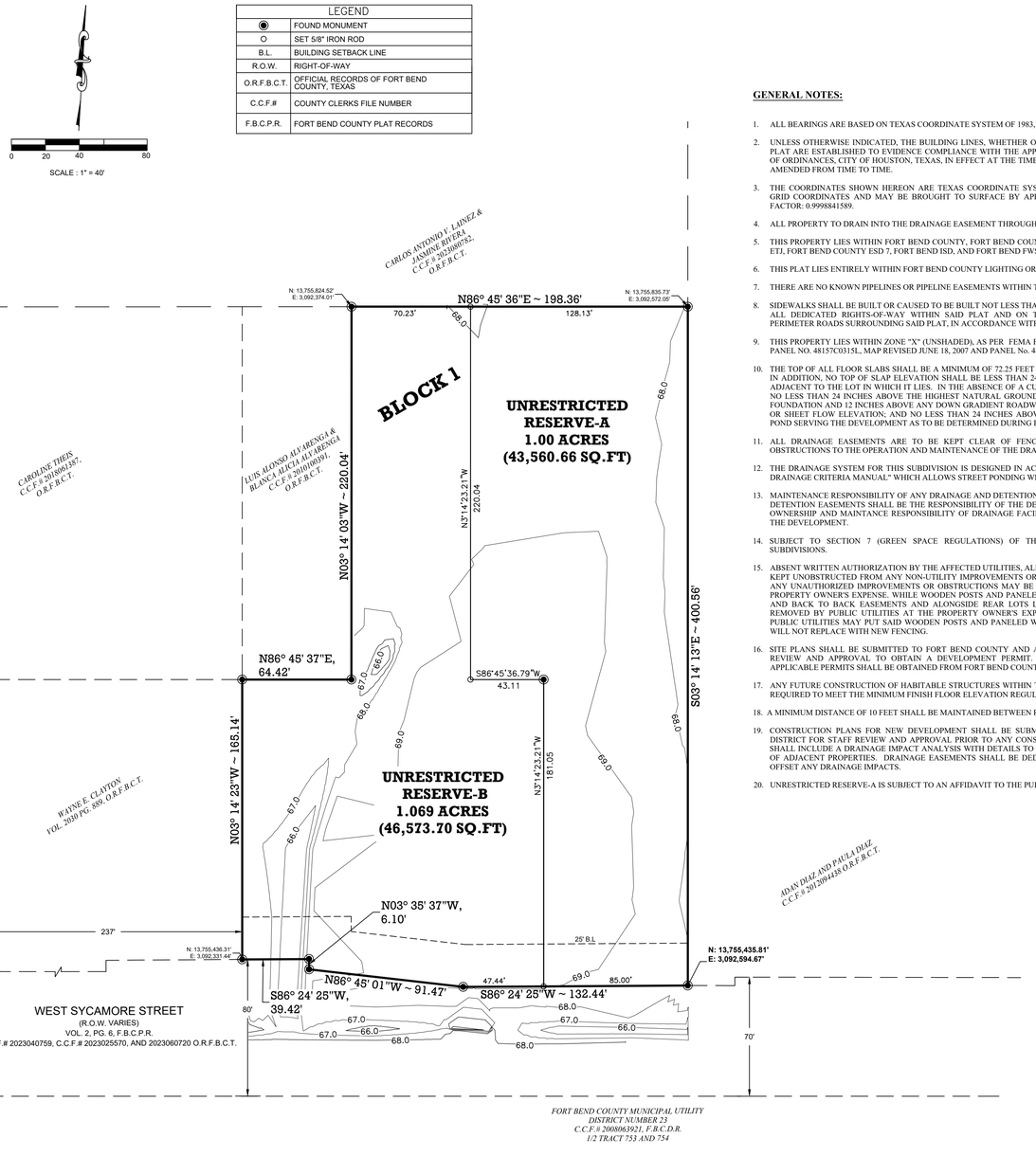
I, _____, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THESE CONSTRUCTION DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND DO MEET OR EXCEED THE SPECIFICATIONS AND REQUIREMENTS OF FORT BEND COUNTY, TEXAS.

_____
SIGNATURE DATE

_____
PRINT NAME
TITLE:

CERTIFICATION STATEMENT

THE DESIGN OF THIS PROJECT, AS SHOWN ON THESE SIGNED AND SEALED CONSTRUCTION PLANS, HAS BEEN ANALYZED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL AND INTERIM ALTAS 14 DRAINAGE CRITERIA MANUAL AND MINIMUM SLAB ELEVATION CRITERIA EFFECTIVE JANUARY 1, 2020 AND IT HAS BEEN FOUND THAT FOR STORMS UTILIZING ATLAS 14 RAINFALL UP TO AND INCLUDING THE ONE PERCENT ANNUAL EXEEDANCE PROBABILITY EVENT: (1) FLOODWATER WILL NOT INUNDATE ANY EXISTING STRUCTURES, AND (2) PROPOSED FINISHED FLOOR ELEVATIONS OF NEW STRUCTURES WILL COMPLY WITH FORT BEND COUNTY FLOODPLAIN REGULATIONS.



SPECIAL NOTES:

1. THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME. STREET PONDING INFORMATION NOTES SHOULD BE INCLUDED.

2. LAND USE WITHIN THIS SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUS OF NO MORE THAT 5%. IF THE PERCENTAGE IS TO BE EXCEEDED A REPLAT AND/OF FURTHER DESIGN OF A DRAINAGE SYSTEM AND INFRASTRUCTURE IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA WILL BE NECESSARY.

3. 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.

I, JOSHUA A. MCGINN, AM AUTHORIZED (OR 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 PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAT FIVE EIGHTS (5/8) INCH AND 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.

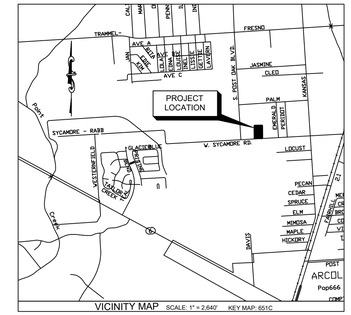
SIGNED: _____
JOSHUA A. MCGINN DATED
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467

GENERAL NOTES:

1. ALL BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
2. UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
3. THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204) GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.9998841589.
4. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
5. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, CITY OF HOUSTON ETJ, FORT BEND COUNTY ESD 7, FORT BEND ISD, AND FORT BEND FWSD 1.
6. THIS PLAT LIES ENTIRELY WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
7. THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
8. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHTS-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
9. THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AS PER FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48157C0315L, MAP REVISED JUNE 18, 2007 AND PANEL No. 48157C0135L, REVISED APRIL 2, 2014.
10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 72.25 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM), IN ADDITION, NO TOP OF SLAP 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 RESTRAIN, MAX PONDING, OR SHEET FLOW ELEVATION; AND NO LESS THAN 24 INCHES ABOVE THE 100-YEAR WSEL OF ANY DETENTION POND SERVING THE DEVELOPMENT AS TO BE DETERMINED DURING FUTURE SITE DESIGNS.
11. ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. 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.
13. MAINTENANCE RESPONSIBILITY OF ANY DRAINAGE AND DETENTION AREAS, AND ANY RELATED DRAINAGE AND DETENTION EASEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR PROPERTY OWNER WILL HAVE OWNERSHIP AND MAINTANCE RESPONSIBILITY OF DRAINAGE FACILITIES AND STRUCTURES THAT WILL SERVE THE DEVELOPMENT.
14. SUBJECT TO SECTION 7 (GREEN SPACE REGULATIONS) OF THE FORT BEND COUNTY REGULATION OF SUBDIVISIONS.
15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
16. 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.
17. ANY FUTURE CONSTRUCTION OF HABITABLE STRUCTURES WITHIN THE LIMITS OF FORT BEND COUNTY WILL BE REQUIRED TO MEET THE MINIMUM FINISH FLOOR ELEVATION REGULATIONS IN EFFECT AT THAT TIME.
18. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
19. CONSTRUCTION PLANS FOR NEW DEVELOPMENT SHALL BE SUBMITTED TO FORT BEND COUNTY DRAINAGE DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION ON SITE. CONSTRUCTION PLANS SHALL INCLUDE A DRAINAGE IMPACT ANALYSIS WITH DETAILS TO MITIGATE ADVERSE DRAINAGE CONDITIONS OF ADJACENT PROPERTIES. DRAINAGE EASEMENTS SHALL BE DEDICATED FOR ANY FACILITIES DESIGNED TO OFFSET ANY DRAINAGE IMPACTS.
20. UNRESTRICTED RESERVE-A IS SUBJECT TO AN AFFIDAVIT TO THE PUBLIC UNDER C.C.F.# 2024099523 O.R.F.B.C.T.

OWNER:

REFUGIO RUIZ RIOS
848 W. SYCAMORE ST.,
FRESNO, TEXAS 77545
(346) 541-3389



BENCHMARK ELEV. 72.28'

HARRIS COUNTY FLOOD REFERENCE MARKER No. 010565 BEING A BRASS DISC IN CONCRETE, LOCATED ON THE SOUTHWEST CORNER OF A HEADWALL OVER STREAM No. A104-078-00, ON THE SOUTHWEST INTERSECTION OF F.M. 521 AND WEST SYCAMORE STREET. (NAVD 88, 2001 ADJUSTMENT)

COUNTY ENGINEER AND COMMISSIONERS' COURT APPROVAL BLOCK

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 COMMISSIONERS' 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 COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS_____, DAY OF _____, 2025.

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

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

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

_____
DEXTER L. McCOY
PRECINCT 4, COUNTY COMMISSIONER

_____
KP GEORGE
COUNTY JUDGE

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,_____2025, AT _____, O'CLOCK___M., IN PLAT NO. _____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

_____
DEPUTY, FORT BEND COUNTY, TEXAS

SOUTH POINT SURVEYING, PLLC
3222 S. MAIN STREET, PEARLAND, TEXAS 77581
OFFICE: (281) 489-5656 ~ WWW.SP-SURVEYING.COM
T.B.P.L.S. FIRM No. 10194401

SCALE: 1" = 40'	REVISION NO.:	REVISION DESCRIPTION:	DRAWN BY: ECM
DATE: 11/02/2025			CHECKED BY: JM
PROJECT NO.: 21174			DRAWING NO.: 1 OF 1

ALVERANGA ESTATES

A SUBDIVISION OF 2.069 ACRES, BEING A REPLAT OF PART OF LOTS 9, 10, 11, AND 12, BLOCK 678 OF MAGNOLIA PLACE, VOLUME 2, PAGE 6, F.B.C.P.R., SITUATED IN THE THOMAS GLEASON SURVEY, A-184 FORT BEND COUNTY, TEXAS.

CITY OF HOUSTON ETJ

1 BLOCK, 2 RESERVES

NOVEMBER, 2025

REASON FOR REPLAT: TO CREATE 1 BLOCK, AND 2 UNRESTRICTED RESERVES.