



OWNER'S RATIFICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS:

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, HW 589 Holdings LLC., a Delaware Limited Liability Company and Fort Bend County, Texas, are the owners of that certain 10.06 acres of land out of the Jane H, Long Survey, Abstract-55, Fort Bend County, Texas, said tract being further described by metes and bounds in Exhibit A attached hereto and made a part hereof for all purposes; and

WHEREAS, HW 589 Holdings LLC., a Delaware Limited Liability Company has platted the hereinabove described tract of land into a subdivision known as Veranda Section One, recorded in Plat No. 20160251 of the Fort Bend County Plat Records, Fort Bend County, Texas; and

WHEREAS, the undersigned owner did not join in the platting or sign the plat of said Veranda Section One, but is willing to ratify and confirm said subdivision plat and consent to all its terms and conditions.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Fort Bend County, Texas, is the owner of that certain tract of land containing 4.707 acres located within the subdivision, as described in a deed dated July 06, 2016, recorded under Clerk's File Number 2016072049 of the Fort Bend County Deed Records, Fort Bend County, Texas, which is part of Veranda Section One, of the subdivision.

That the undersigned, by executing this Owner's Ratification of Plat:

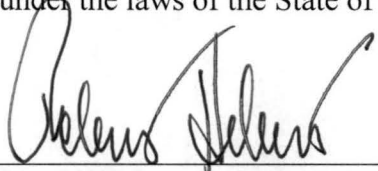
- (1) Confirms that they are the owner of the respective tract described in the deed referred to above, and
- (2) Hereby ratifies, confirms and consents to the subdivision plat of Veranda Section One, and all terms and conditions therein contained, as described and referred to herein and as described in as shown on the plat of Veranda Section One, with the same force and effect as if the undersigned had originally joined in the plat or signed the plat of Veranda Section One.

Handwritten initials

CCM 11/1/16 #18A
Fort Bend County Clerk
Return Admin Serv Coord

EXECUTED this 1st day of November, 2016.

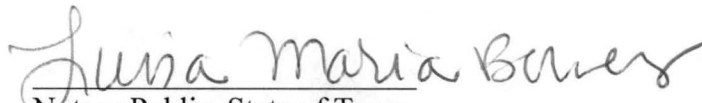
FORT BEND COUNTY TEXAS, a body corporate and politic under the laws of the State of Texas.

By: 
Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledge before me on the 1st day of November, 2016 by Robert E. Herbert, County Judge of FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the state of Texas, on behalf of said body corporate and politic.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, the 1st day of November, 2016.


Notary Public, State of Texas

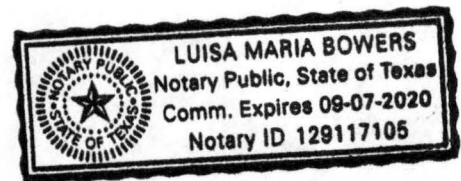


Exhibit "A"

County: Fort Bend
Project: Veranda Section One – Plat Boundary
C.I. No.: 1127-16R
Job Number: 2016-100-S01-012

FIELD NOTES FOR 10.06 ACRES

Being a 10.06 acre tract of land located in the Jane H. Long Survey, A-55, in Fort Bend County, Texas; said 10.06 acre tract being a portion of a call 251.84 acre tract of land recorded in the name of HW 589 Holdings in Clerk's File Number 2015128843 of the Official Records of Fort Bend County (O.R.F.B.C.) and all of a call 4.707 acre tract of land recorded in the name of Fort Bend County, Texas in Clerk's File Number 2016072049 of the O.R.F.B.C.; said 10.06 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central):

Beginning at a 5/8-inch iron rod with cap found at the southeast corner of said 4.707 acre tract, same being on the common line of said 251.84 acre tract and Del Webb-Richmond Section Ten, a subdivision recorded in Plat Number 20140118 of the Fort Bend County Plat Records;

1. Thence, with the common line of said 4.707 acre tract and said Del Webb-Richmond Section Ten, North 64 degrees 26 minutes 58 seconds West, a distance of 70.00 feet to the southwest corner of said 4.707 acre tract;
2. Thence, with the west line of said 4.707 acre tract, 438.88 feet along the arc of a curve to the right, said curve having a central angle of 19 degrees 34 minutes 08 seconds, a radius of 1,285.00 feet and a chord that bears North 34 degrees 22 minutes 41 seconds East, a distance of 436.75 feet;

Thence, through said 251.84 acre tract, the following three (3) courses:

3. 45.75 feet along the arc of a curve to the left, said curve having a central angle of 87 degrees 23 minutes 05 seconds, a radius of 30.00 feet and a chord that bears North 00 degrees 28 minutes 12 seconds East, a distance of 41.45 feet;
4. North 46 degrees 46 minutes 39 seconds East, a distance of 60.00 feet;
5. 45.75 feet along the arc of a curve to the left, said curve having a central angle of 87 degrees 23 minutes 05 seconds, a radius of 30.00 feet and a chord that bears South 86 degrees 54 minutes 53 seconds East, a distance of 41.45 feet to the west line of said 4.707 acre tract;

Thence, with said west line, the following four (4) courses:

6. 140.93 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 17 minutes 02 seconds, a radius of 1,285.00 feet and a chord that bears North 52 degrees 32 minutes 05 seconds East, a distance of 140.86 feet;
7. North 55 degrees 40 minutes 36 seconds East, a distance of 154.19 feet;
8. 96.98 feet along the arc of a curve to the right, said curve having a central angle of 11 degrees 06 minutes 46 seconds, a radius of 500.00 feet and a chord that bears North 61 degrees 13 minutes 59 seconds East, a distance of 96.82 feet;
9. 10.55 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 27 minutes 54 seconds, a radius of 1,300.00 feet and a chord that bears North 67 degrees 01 minutes 19 seconds East, a distance of 10.55 feet;
10. Thence, through said 251.84 acre tract, 45.10 feet along the arc of a curve to the left, said curve having a central angle of 86 degrees 07 minutes 45 seconds, a radius of 30.00 feet and a chord that bears North 24 degrees 11 minutes 23 seconds East, a distance of 40.97 feet to the west line of said 4.707 acre tract;
11. Thence, with said west line, North 18 degrees 52 minutes 30 seconds West, a distance of 8.03 feet;
12. Thence, continuing with said west line, North 71 degrees 07 minutes 30 seconds East, a distance of 15.17 feet;

Thence, through said 251.84 acre tract, the following nineteen (19) courses:

13. 260.75 feet along the arc of a curve to the left, said curve having a central angle of 19 degrees 31 minutes 45 seconds, a radius of 765.00 feet and a chord that bears North 40 degrees 12 minutes 26 seconds West, a distance of 259.49 feet;
14. 263.99 feet along the arc of a curve to the left, said curve having a central angle of 16 degrees 05 minutes 27 seconds, a radius of 940.00 feet and a chord that bears North 58 degrees 01 minutes 02 seconds West, a distance of 263.12 feet;
15. North 23 degrees 56 minutes 15 seconds East, a distance of 70.00 feet;
16. 215.73 feet along the arc of a curve to the left, said curve having a central angle of 12 degrees 14 minutes 17 seconds, a radius of 1,010.00 feet and a chord that bears North 72

- degrees 10 minutes 54 seconds West, a distance of 215.32 feet;
17. North 49 degrees 33 minutes 50 seconds East, a distance of 40.92 feet;
 18. 55.96 feet along the arc of a curve to the right, said curve having a central angle of 64 degrees 07 minutes 29 seconds, a radius of 50.00 feet and a chord that bears North 08 degrees 22 minutes 25 seconds West, a distance of 53.08 feet;
 19. North 60 degrees 34 minutes 19 seconds West, a distance of 22.72 feet;
 20. North 08 degrees 27 minutes 47 seconds West, a distance of 130.98 feet;
 21. North 39 degrees 50 minutes 27 seconds East, a distance of 28.91 feet;
 22. North 88 degrees 08 minutes 41 seconds East, a distance of 89.85 feet;
 23. South 73 degrees 19 minutes 28 seconds East, a distance of 176.46 feet;
 24. South 65 degrees 34 minutes 07 seconds East, a distance of 186.92 feet;
 25. South 48 degrees 36 minutes 01 seconds East, a distance of 251.00 feet;
 26. South 39 degrees 41 minutes 17 seconds East, a distance of 64.65 feet;
 27. South 02 degrees 01 minutes 20 seconds West, a distance of 128.25 feet;
 28. South 42 degrees 52 minutes 50 seconds West, a distance of 111.42 feet;
 29. South 89 degrees 52 minutes 32 seconds West, a distance of 13.64 feet;
 30. South 50 degrees 22 minutes 09 seconds West, a distance of 21.60 feet;
 31. 148.21 feet along the arc of a curve to the right, said curve having a central angle of 10 degrees 10 minutes 11 seconds, a radius of 835.00 feet and a chord that bears South 34 degrees 32 minutes 45 seconds East, a distance of 148.01 feet to the west line of said 4.707 acre tract;
 32. Thence, with said west line, North 71 degrees 07 minutes 30 seconds East, a distance of 33.50 feet;
 33. Thence, continuing with said west line, South 18 degrees 52 minutes 30 seconds East, a distance of 6.58 feet;

34. Thence, through said 251.84 acre tract, 46.51 feet along the arc of a curve to the left, said curve having a central angle of 88 degrees 49 minutes 10 seconds, a radius of 30.00 feet and a chord that bears South 63 degrees 17 minutes 05 seconds East, a distance of 41.99 feet to the west line of said 4.707 acre tract;
35. Thence, with said west line, North 72 degrees 18 minutes 21 seconds East, a distance of 133.25 feet;
36. Thence, continuing with said west line, 129.26 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 47 minutes 45 seconds, a radius of 950.00 feet and a chord that bears North 68 degrees 24 minutes 28 seconds East, a distance of 129.16 feet;

Thence, through said 251.84 acre tract, the following four (4) courses:

37. 48.90 feet along the arc of a curve to the left, said curve having a central angle of 93 degrees 23 minutes 04 seconds, a radius of 30.00 feet and a chord that bears North 17 degrees 49 minutes 03 seconds East, a distance of 43.66 feet;
38. North 28 degrees 52 minutes 29 seconds West, a distance of 0.74 feet;
39. North 61 degrees 07 minutes 31 seconds East, a distance of 60.00 feet;
40. 49.27 feet along the arc of a curve to the left, said curve having a central angle of 94 degrees 05 minutes 39 seconds, a radius of 30.00 feet and a chord that bears South 75 degrees 55 minutes 19 seconds East, a distance of 43.91 feet to the west line of said 4.707 acre tract;
41. Thence, with said west line, 482.82 feet along the arc of a curve to the left, said curve having a central angle of 29 degrees 07 minutes 10 seconds, a radius of 950.00 feet and a chord that bears North 42 degrees 28 minutes 17 seconds East, a distance of 477.64 feet;
42. Thence, continuing with said west line, North 27 degrees 54 minutes 42 seconds East, a distance of 158.75 feet;
43. Thence, through said 251.84 acre tract, 47.13 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 10 seconds, a radius of 30.00 feet and a chord that bears North 17 degrees 05 minutes 23 seconds West, a distance of 42.43 feet to the southwest R.O.W. line of Williams Way Boulevard as recorded in Clerk's File Number 2004134394 of the O.R.F.B.C.;

44. Thence, with said R.O.W. line, South 62 degrees 05 minutes 28 seconds East, a distance of 160.00 feet;
45. Thence, through said 251.84 acre tract, 47.12 feet along the arc of a curve to the left, said curve having a central angle of 89 degrees 59 minutes 50 seconds, a radius of 30.00 feet and a chord that bears South 72 degrees 54 minutes 37 seconds West, a distance of 42.43 feet to the east line of said 4.707 acre tract;
46. Thence, with said east line, South 27 degrees 54 minutes 42 seconds West, a distance of 158.76 feet;
47. Thence, continuing with said east line, 123.94 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 45 minutes 47 seconds, a radius of 1,050.00 feet and a chord that bears South 31 degrees 17 minutes 35 seconds West, a distance of 123.87 feet;

Thence, through said 251.84 acre tract, the following four (4) courses:

48. 47.28 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 18 minutes 07 seconds, a radius of 30.00 feet and a chord that bears South 10 degrees 28 minutes 35 seconds East, a distance of 42.54 feet;
49. South 34 degrees 22 minutes 22 seconds West, a distance of 60.00 feet;
50. 7.05 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 31 minutes 04 seconds, a radius of 780.00 feet and a chord that bears North 55 degrees 22 minutes 06 seconds West, a distance of 7.05 feet;
51. 43.90 feet along the arc of a curve to the left, said curve having a central angle of 83 degrees 50 minutes 10 seconds, a radius of 30.00 feet and a chord that bears South 82 degrees 58 minutes 21 seconds West, a distance of 40.08 feet to the east line of said 4.707 acre tract;
52. Thence, with said east line, 572.71 feet along the arc of a curve to the right, said curve having a central angle of 31 degrees 15 minutes 05 seconds, a radius of 1,050.00 feet and a chord that bears South 56 degrees 40 minutes 48 seconds West, a distance of 565.64 feet;
53. Thence, continuing with said east line, South 72 degrees 18 minutes 21 seconds West, a distance of 129.95 feet;

Thence, through said 251.84 acre tract, the following five (5) courses:

54. 47.74 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 10 minutes 50 seconds, a radius of 30.00 feet and a chord that bears South 26 degrees 42 minutes 55 seconds West, a distance of 42.86 feet;
55. South 18 degrees 52 minutes 30 seconds East, a distance of 3.39 feet;
56. South 71 degrees 07 minutes 30 seconds West, a distance of 120.00 feet;
57. North 18 degrees 52 minutes 30 seconds West, a distance of 1.54 feet;
58. 49.61 feet along the arc of a curve to the left, said curve having a central angle of 94 degrees 44 minutes 32 seconds, a radius of 30.00 feet and a chord that bears North 66 degrees 14 minutes 46 seconds West, a distance of 44.15 feet to the east line of said 4.707 acre tract;

Thence, with said east line, the following four (4) courses:

59. 16.17 feet along the arc of a curve to the right, said curve having a central angle of 01 degrees 51 minutes 09 seconds, a radius of 500.00 feet and a chord that bears South 67 degrees 18 minutes 32 seconds West, a distance of 16.17 feet;
60. South 68 degrees 14 minutes 07 seconds West, a distance of 101.00 feet;
61. 104.96 feet along the arc of a curve to the left, said curve having a central angle of 12 degrees 01 minutes 39 seconds, a radius of 500.00 feet and a chord that bears South 62 degrees 13 minutes 18 seconds West, a distance of 104.77 feet;
62. 138.43 feet along the arc of a curve to the left, said curve having a central angle of 06 degrees 31 minutes 40 seconds, a radius of 1,215.00 feet and a chord that bears South 52 degrees 56 minutes 38 seconds West, a distance of 138.35 feet;

Thence, through said 251.84 acre tract, the following three (3) courses:

63. 48.64 feet along the arc of a curve to the left, said curve having a central angle of 92 degrees 54 minutes 08 seconds, a radius of 30.00 feet and a chord that bears South 03 degrees 13 minutes 44 seconds West, a distance of 43.49 feet;
64. South 46 degrees 46 minutes 39 seconds West, a distance of 60.00 feet;
65. 48.64 feet along the arc of a curve to the left, said curve having a central angle of 92 degrees 54 minutes 08 seconds, a radius of 30.00 feet and a chord that bears North 89 degrees 40 minutes 25 seconds West, a distance of 43.49 feet to the east line of said 4.707 acre tract;

66. Thence, with said east line, 410.05 feet along the arc of a curve to the left, said curve having a central angle of 19 degrees 20 minutes 13 seconds, a radius of 1,215.00 feet and a chord that bears South 34 degrees 12 minutes 25 seconds West, a distance of 408.11 feet to the **Point of Beginning** and containing 10.06 acres of land.



Mark D. Armstrong
10/24/2016

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

November 01, 2016 04:12:39 PM

FEE: \$43.00 SR1
RATIFY

2016122474

