



# **RICHMOND**

EST. **TEXAS** 1837

*Where History Meets Opportunity*

## **Planning & Zoning Commission Meeting**

Monday, July 6, 2020, at 5:00 P.M.

via Video Conference call

(pursuant to Texas Government Code, Section 551.127)

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### **Join Zoom Meeting**

<https://zoom.us/j/95823272155?pwd=dnZvQXFjM1dXNnVyNUQwR2NqS044Zz09>

**Meeting ID:** 958 2327 2155

**Password:** 979838

#### **One tap mobile**

+19292056099,,95823272155#,,,,0#,,979838# US (New York)

+12532158782,,95823272155#,,,,0#,,979838# US (Tacoma)

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+1 669 900 6833 US (San Jose)

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**Password:** 979838

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**In compliance with the recommendation of the CDC and other governmental agencies, to avoid the spread of the COVID19 Virus, the City Commission meeting will be held as a teleconference on Zoom virtual meeting platform. Comments may also be submitted via email or request made to be contacted by phone during the meeting to make comments during the public hearing to the Planning Director at [jabraham@richmondtx.gov](mailto:jabraham@richmondtx.gov)**

## AGENDA

- A1. Call to Order, Determine Quorum, Declare Meeting Open.
- A2. Public comments. (Public comment is limited to a maximum of 3 minutes per item. Time may not be given to another speaker. No Deliberations with the Commission).

## CONSENT AGENDA

- B1. Review and approve minutes from the June 1, 2020, meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, August 3, 2020, at 5:00 p.m.

## REGULAR AGENDA

### Staff Presentation

- C1. Staff presentation and discussion on the Development Agreement between the City of Richmond and HW 589 Holdings LLC., and the City of Richmond (Veranda Development Agreement).
- C2. Staff presentation and discussion on Multi-family development with a focus on provisions and requirements within the Unified Development Code (UDC).

### Zoning Amendments

- C3a. Public hearing to receive comments for or against a request by HW 589 Holdings LLC (owner of the subject site) and City of Richmond, to zone an approximate 116.78 acres of land, the former Fort Bend Country Club to MU, Mixed-use district and to the extent the zoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located along the north side of FM 762 Rd. It is abutting George Memorial Library and Fairway at Bellevue Apartments to the west, Ironwood Forest residential subdivision to the north, and Del Webb Residential subdivision to the east.
- C3b. Consideration of the approval of a final report to City Commission on agenda item C6a., above.

### Plat Applications

- C4. Review and recommendation of a final report to City Commission for a general

plan major amendment – Veranda – 705.2 ± acres of land.

- C5. Review and recommendation of a final report to City Commission for a preliminary plat – Veranda Section Thirty-Six – 15.0 acres of land – 58 Lots – 2 Blocks – 12 Reserves. The subject site is a section within Veranda Master Planned Community, located within the former Country Club tract.
- C6. Review and recommendation of a final report to City Commission for a preliminary plat – Veranda at 762 – 64.4 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is a section within Veranda Master Planned Community, located within the former Country Club tract.
- C7. Review and recommendation of a final report to City Commission for a final plat – Veranda Section Thirty-Three – 24.63 acres of land – 25 Lots – 2 Blocks – 3 Reserves. The subject site is part of the Veranda Master Planned Development.
- C8. Review and recommendation of a final report to City Commission for a final plat – Veranda Section Thirty-Four – 13.17 acres of land – 63 Lots – 2 Blocks – 4 Reserves. The subject site is part of the Veranda Master Planned Development.
- C9. Review and recommendation of a final report to City Commission for a final plat – Circle Seven Road Street Dedication – 0.7350 acres of land – 0 Lots – 0 Blocks – 0 Reserves. The proposed plat is a street dedication within the Veranda Master Planned Development.
- C10. Review and recommendation of a final report to City Commission for a final plat – Wildwood Park Road from FM 762 to – 5.69 acres of land – 0 Lots – 0 Blocks – 0 Reserves. The proposed plat is a street dedication within the Veranda Master Planned Development.

Other

- C11. Consider agenda item requests by Commissioners for August 3, 2020 regular meeting.
- C12. Development related staff update.
- C13. Adjournment.

*In compliance with Americans with Disabilities Act, City of Richmond will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Secretary's Office at 281-342-5456 for accommodations.*



# **RICHMOND**

EST. **TEXAS** 1837

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## **Planning & Zoning Commission Meeting Minutes**

Zoom Teleconferencing Meeting Room

Monday, June 1, 2020, at 5:00 P.M.

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The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, June 1, 2020 at 5:00 p.m. In compliance with recommendations from the Centers for Disease Control (CDC) and local governmental agencies to avoid the spread of COVID-19, the Planning and Zoning Commission meeting was teleconferenced via the Zoom Virtual meeting platform. A quorum was present, with the following members in attendance:

Larry Pittman (Chair)  
Ernest Hogue  
Katherine M. Graeber-Kubelka  
Libby King

Staff in attendance: Jose Abraham, Planning Director; Mason Garcia, Associate Planner; Howard Christian, Assistant City Manager; Christine Cappel, Public Works Administrative Manager; Lori Bownds, Building Official; Gary Smith, City Attorney and Terri Vela, City Manager.

Commissioner Pittman introduced agenda A2, public comments, and asked for any public comments pertaining to items not included on the agenda. Hearing no public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item B1., Review and approve minutes from the May 4, 2020, meeting. Commissioner Kubelka moved to approve the minutes. The motion was seconded by Commissioner King. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item B3., stating that the next Planning and Zoning Commission meeting would be on Monday, July 6, 2020 at 5:00 p.m.

Commissioner Pittman introduced agenda item C1a., To receive comments for or against a request by Joyce Owens on behalf of Namene Loolo to replat an approximate 0.4364 acre tract of land in the Joseph Kuykendahl League Survey, Abstract No. 49; also being all of lots 44 & 45 of Block 2, Lakes of Williams Ranch Sec. 1 as recorded in Plat No. 20060158 of the Fort Bend County Plat Records in order to create one lot. The proposed replat is called Lakes of Williams Ranch Sec. 1 Partial Replat No. 9. Hearing no public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item C1b., Review and recommendation of a final report to City Commission for a Replat— Lakes of Williams Ranch Sec. 1 Partial Replat No. 9— of 0.4364 acres of land – 1 Block – 1 lot – 0 Reserves. The subject site is part of Lakes of Williams Ranch Residential Subdivision located along the eastern side of the Williams Lake Drive Cul-de-sac. Commissioner Hogue

moved to forward staff's recommendation of conditional approval to the City Commission. Commissioner Kubelka seconded the motion. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C2., Review and recommendation of a final report to City Commission for a Final plat – Veranda Section Thirty-One – 9.24 acres of land – 43 Lots – 4 Blocks – 2 Reserves. Jose Abraham, Planning Director, explained that the subject site is located within the Veranda Master Planned Community, and comprised of acreage from a previously approved preliminary plat for Veranda Section Thirty-One/Thirty-Three. Specifically, this final plat includes forty-three (45' X 120') single family residential lots. Mr. Abraham stated that a plat variance to allow a reduced twenty-foot building line was approved with the preliminary plat. Mr. Abraham clarified that the proposed non-traditional lots would include detached single-family residences. Mr. Abraham stated Staff's recommendation of approval conditioned upon addressing the comments listed in the staff report. Commissioner Pittman asked if there are additional sections with variance to be anticipated, to which Mr. Abraham explained that Staff had not received indication from the applicant about additional variances. He also clarified that based on the allowance within the Development Agreement (DA), only 25% of the lots can be non-traditional. Commissioner Pittman inquired if Staff monitored approved allowances to enforce adherence to the DA. Mr. Abraham responded that Staff closely tracks variances approved, and that the development is at a point where no more non-traditional lots can be considered unless the applicant plats more sections with regular lots. Commissioner Hogue abstained from the voting. Commissioner Kubelka moved to forward Staff's recommendation to the City Commission. Commissioner King seconded the motion. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C3., Review and recommendation of a final report to the City Commission for a revised Preliminary plat – Mandola Farms Section One – 62.96 acres of land – 154 Lots – 6 Blocks – 15 Reserves. Mr. Abraham explained that the subject site is within the proposed Mandola Farms residential subdivision located south of U.S. Highway 90A, and bounded by Hennessey Road, Edgewood Drive, and Damon Street. According to Mr. Abraham, the final plat for this section was conditionally approved during the May 2020 City Commission regular meeting. One of the conditions of approval was that the applicant revises the preliminary plat to be consistent with the total number of lots. Mr. Abraham detailed that the revised plat features typical 50' X 55' single-family residential lots which conformed to the Mandola Farms Master Planned Community General Plan. Mr. Abraham stated Staff's recommendation of approval. Commissioner Hogue moved to forward staff's recommendation to the City Commission. Commissioner King seconded the motion. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C4., Review and recommendation of a final report to City Commission for a Final plat and associated Site Development Plan – Huntington – 7.009 acres of land – 0 Lots – 1 Block – 1 Reserve. Mr. Abraham explained that the proposed subdivision is within the Veranda Master Planned Community. According to Mr. Abraham, the 7.009-acre subject site—located on the northwest side of Circle Seven Road and Richmond Parkway intersection—is proposed to be developed as an age-restricted independent living facility called Huntington. He explained that as required by the DA, a site development plan was reviewed along with the final plat. Mr. Abraham explained that proposed use is permitted as per the DA since the Veranda Development was envisioned as a master planned mixed-use community, with attached and detached single-family residential, multi-family residential, retail, commercial, office, educational, and recreational uses.

Mr. Abraham explained the following requirements of the DA and details about the proposed development:

- The DA allows a maximum of 721 multi-family dwelling units within the entire Veranda Development. The DA restricts maximum building height to three-stories for multi-family development. The applicant is proposing two 3-story buildings and six single story cottage-type buildings, with a total of 141 dwelling units. The proposed development includes a centrally located pool and landscaped amenity area.
- Density requirement as per the DA is 300 units per multi-family development and 20 units per acre. With 141 total units, the proposed density of 20.11 units per acre—which based on standard practices of plan review would round down to 20 units per acre—conforms to the DA.
- A total of 255 parking spaces at the rate of 1.8 spaces per unit is proposed. The DA requires a minimum of two parking spaces for one-bedroom units, and three spaces for two-bedroom units, totaling 325 parking spaces for the proposed development. However, Mr. Abraham noted that staff was in the process of drafting a Unified Development Code (UDC) amendment to revise parking requirements for multi-family development to 1.5 parking spaces for one-bedroom units and 2.0 spaces for two-bedroom units. Therefore, proposed parking for the development conformed to the parking requirement amendment proposed by staff.
- In terms of open space, landscaping and outdoor lighting, the proposed development fulfilled all requirements specified in the DA. Likewise, the overall building design met the necessary standards of the DA. Although the elevation drawings did not specify exterior finish materials, other application materials, drawings symbology, and renderings suggest compliance with the requirements of the DA.

In conclusion, Mr. Abraham stated Staff's recommendation of approval of the final plat and site development plan conditioned upon addressing the comments listed in the report. Commissioner Hogue abstained from voting. Commissioner King moved to forward Staff's recommendation to the City Commission. Commissioner Kubelka seconded the motion. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C5a., Public hearing to receive comments for or against text amendments to the Unified Development Code, to revise the minimum parking requirements pertaining to multi-family development and allowances pertaining to alternatives or modifications to required parking. The specific sections include: 1) Table 4.2.101A, Residential and Commercial Uses of the Home Parking Requirements 2) Sec. 4.2.103, Alternatives or Modifications to Required Parking. Hearing no public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item C5b., Consideration of the approval of a final report to City Commission on Agenda Item C5a., above. Mr. Abraham explained that after receiving feedback from both the Planning and Zoning and City Commissions, Staff had conducted additional research on the issue of multi-family development parking. He explained that findings of the research suggested that a reduction in the parking requirements is reasonable and would not compromise the quality of multi-family developments or result in traffic or parking related concerns. Mr. Abraham also explained that the provision in the UDC to reduce parking requirements upon an applicant demonstrating lesser demand based on a parking study was evaluated. Since such a provision could be detrimental to a uniform application of the parking standards, Mr. Abraham stated that Staff recommended removal of this provision.

Mr. Abraham provided an overview of the proposed text amendment. The proposed text amendment called for a reduction of required parking for one-bedroom and efficiency units from 2.0 to 1.5. spaces per unit, two-bedroom units from 3.0 to 2.0 spaces per unit, and three or more-bedroom units from 4.0 to 3.0 spacer per unit. Mr. Abraham reasoned that Staff felt it was necessary to add a protection for minimum parking rate of 1.1 spaces per bedroom to avoid parking shortages in case a proposed

development included too few one-bedroom units, or an excess of three or more-bedroom units. Mr. Abraham also explained the proposed revisions to Sec. 4.2.103, *Alternatives or Modifications to Required Parking*, which included guidelines for modifying or reducing the number of off-street parking spaces in special circumstances. Mr. Abraham stated Staff's recommendation of approval of the proposed text amendment to UDC sections *Table 4.2.101A, Residential and Commercial Uses of the Home Parking Requirements*, and *Sec. 4.2.103, Alternatives or Modifications to Required Parking*. Following a discussion by the Planning and Zoning Commission, Commissioner Kubelka expressed her appreciation for Staff's efforts to revise the text amendments and present the changes in an easily understandable and cohesive fashion—a point that Commissioner King and Commissioner Hogue agreed upon. Commissioner Hogue moved to forward Staff's recommendation to the City Commission. Commissioner Kubelka seconded the motion. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C6., Consider agenda item requests by Commissioners for the July 6, 2020 regular meeting. Commissioner Pittman asked for any items the Commissioner's wished to discuss for the next meeting. Commissioner King applauded the purpose of this agenda item.

Commissioner Pittman asked Mr. Abraham for any updates. Mr. Abraham noted that Staff had remained busy with various development-related projects, including an upcoming plat for a proposed garden-style multi-family development within Veranda. Mr. Abraham expressed his expectation to provide a brief discussion on the Veranda DA, UDC regulations and requirements for Multi-family development, and updates made to the Unified Development Code web portal and map.

Terri Vela, City Manager, brought attention to a potential development north of Clay Street and adjacent to the Brazos River. Ms. Vela explained that although the location for the proposed development was currently outside of the city limits, there could be a future petition for annexation and more details would be presented to the Planning & Zoning Commission once available.

Mr. Abraham added there would also be additional plats for Veranda, as well as a potential request to revise the Veranda General Plan to include the recently annexed Fort Bend County Country Club property. Commissioner Kubelka asked if there would be a school in the Veranda Development. Mr. Abraham explained Lamar Consolidated ISD owned property in the subdivision for a proposed school site but no plans had been submitted to date.

Commissioner Pittman asked about the Comprehensive Plan Update. Mr. Abraham noted that Staff hoped to discuss the next steps internally in the near future.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Pittman adjourned the meeting at 5:48 p.m.

Approved:

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Larry Pittman, Planning and Zoning Commission Chair

**PLANNING AND ZONING COMMISSION**  
*Staff Report: Discussion on Veranda Development Agreement*

**Agenda Date:** July 6, 2020

**Agenda Item:** C1.

**Agenda Item Subject:** Development Agreement; Veranda Master Planned Community

**Project Description:** This report is intended to provide a summary of the Development Agreement (DA) between the City of Richmond and HW 589 Holdings LLC., for the Veranda Master Planned Community.

**Project Planner:** Jose Abraham, Planning Director

**BACKGROUND**

On 21<sup>st</sup> September 2015, City of Richmond and HW 589 Holdings LLC. (Developer), entered into a Development Agreement (DA) for the development of 589.09 tract of land as a master planned, mixed-use community including single family attached & detached residential, multi-family residential, retail, commercial, educational, and recreational use. The development was branded as Veranda.

The City is authorized by Section 212.172 of the Texas Local Government Code to enter into this DA.

On 21<sup>st</sup> August 2017, this DA was amended and restated to include the provisions and restrictions for an additional adjacent tract of 116.78 acres acquired by the Developer. This inclusion was made to achieve a unified development scheme for both the tracts. *(Please note that this tract was recently annexed, and the acreage indicated in the DA is 118.78 acres)*. The DA provides long-term foreseeability and efficiency in terms of operation of infrastructure, regulatory requirements, and financing mechanism which are all critical to a high-quality development.



### **OVERVIEW OF THE VERANDA DEVELOPMENT AGREEMENT**

The DA includes various provisions, commitments, and restrictions necessary for the successful development of the Veranda property. The DA includes the following general components and is discussed separately in the following sections:

- 1) General Plan and Platting;
- 2) Land use and Density;
- 3) Infrastructure and Utility related provisions;
- 4) Design Standards and Variances;
- 5) Legal and Operational provisions;
- 6) Exhibits.

**GENERAL PLAN AND PLATTING:** A general plan for the overall development was made part of the DA and was subsequently amended (Copy attached). The general plan presents the overall layout of land use and thoroughfares. The DA requires that all subdivisions be platted and that the City reserves the right to notify Developer of inconsistencies within the provisions of the DA. All subdivisions have applied for a Preliminary Plat, followed by a Final plat which gets recorded with the Fort Bend County Clerk's Office. We have witnessed a few instances when a specific subdivision was replatted or amended for minor changes. All plats pertaining to Veranda are reviewed for conformance with the provisions of the DA, Texas Local Government Code, and the approved General Plan. A total of 1341 lots within Thirty sections have been considered, out of which Twenty-five sections have been recorded. Currently we have 630 active residential water connections within Veranda.

**LAND USE AND DENSITY:** Veranda was envisioned as a mixed-use community with single-family residential, multi-family residential, and compatible non-residential uses. Specific land uses permitted in the DA include:

- Single family residential attached & detached,
- Multi-family residential,
- Retail,
- Commercial,
- Office,
- Educational,
- Recreational facilities and Designated open spaces.

In terms of the overall residential density for the Veranda development, the DA allows for the following provisions:

- Maximum number of single-family residential units is **3,004 units**.
- Maximum number of multi-family residential units within the entire development is **721 units**.
- The DA allows for flexibility to respond to changing market conditions and provides for the City to approve a variance to increase the maximum number of units as long as such variance does not exceed 10%.
- If the Developer acquires additional property, the maximum number of units may be proportionately increased based on the ratio of acreage added, though an amendment to the DA.
- Specific Density requirement for individual multi-family development is discussed in a following section.

**INFRASTRUCTURE AND UTILITY PROVISIONS:** The DA establishes infrastructure and utility related provisions for the overall Veranda development. The DA provides requirements and construction standards for infrastructure pertaining to streets, sidewalks, water, wastewater, and drainage services. The provisions are different for the 589.09 tract of land and the additional adjacent tract of 116.78 acres (Former Country Club Tract). The DA also establishes procedural details such as noticing requirements; applicable fees; conveyance mechanism; and review & inspection of infrastructure and utility related construction. Please note the following highlights:

Provisions for the 589.09 Tract

- Based on the provisions of the DA, the tract is in Municipal Utility District #215 (MUD) and Levee Improvement District #6 (LID).
- The City has entered into a Strategic Partnership Agreement with the MUD.
- The Developer is responsible to make provisions for public water supply and distribution, wastewater collection and treatment, and drainage services for this tract through public facilities provided by the City, MUD, and the LID.
- The DA allows the Developer to enter into a reimbursement agreement with the MUD and LID as they put value on ground with respect to utility related infrastructure.
- The City operates the water and wastewater related infrastructure.
- All streets and sidewalks are constructed in conformance to the standards of the Development Ordinance in the DA, City's Comprehensive Master Plan, and Fort Bend County's major thoroughfare plan. All eligible costs may be reimbursed by the MUD or LID.

Provisions for the 116.78 Tract (Former Country Club Tract)

- This tract is not annexed into Municipal Utility District #215 (MUD) and the DA requires that the tract be annexed into the City Limits.
- The Developer has asked for consent from the City to annex the tract into the LID.
- The Developer is responsible for the design and construction of the public water supply and distribution, wastewater collection and treatment, and drainage services for this tract.
- The DA allows reimbursement of eligible cost by the City to the Developer as value on ground is added with respect to public infrastructure.
- The City will operate the water and wastewater related infrastructure.
- All streets and sidewalks are constructed in conformance to the standards of the Development Ordinance in the DA, City's Comprehensive Master Plan, and Fort Bend County's major thoroughfare Plan. All eligible costs may be reimbursed by the City.

**DESIGN STANDARDS AND VARIANCES:** The DA was established with the primary goal of achieving high quality development and development standards play an important role in achieving this goal. The development standards captured in the DA are intended to ensure quality, unified development, yet afford the Developer predictability of regulatory requirements and ability to respond to market conditions through out the term of the development. The Development Ordinance as defined in the DA is a combination of variance ordinances and interim regulations established prior to the adoption of the UDC, and The City of Richmond Comprehensive Master Plan. The DA also provides variances to certain aspects of the ordinances and the interim regulations. The inclusion of the Comprehensive Master Plan as a

component of the Development Ordinance allows depending on the provisions of the UDC to determine applicability of some of the requirements of the Development Ordinance. Please note the following highlights of the Development Ordinance:

Single-Family Residential:

- Minimum lot size requirement is **6,000 square feet** with a minimum of **50 foot-wide lots**.
- Minimum density requirement for single family development is **15 units per acre**.
- The DA allows for non-traditional homes with reduced lot sizes at a rate not exceeding **25% of the total homes**. Please see attached exhibit showing total sections platted so far and identifying sections that were approved with reduced lot sizes for non-traditional homes.
- The nontraditional lots platted is presently at **29% of the total number of platted lot** and are at **15% of the total project lots**. Additional regular lots are proposed to be platted in July and the following months and the count will be close to 25% of the platted lots soon.
- Several variances associated with single-family residential development are included in the DA such as:
  1. Reduced lot size requirements of duplex (28 feet width and 100 feet deep) and townhomes (30 feet wide and 100 feet deep);
  2. Reduced setback for Townhouses and Duplexes (15 feet on regular lots and 10 feet for Cul-de-sac lots);
  3. Single-family residential development are exempt from landscaping requirements, however, the Developer follows a planting plan that includes a minimum of one tree per lot and shrubs in the front yard.

Multi-Family Residential:

- Development Agreement allows for a maximum of three-story buildings and allows **up to 300 units per development** at a **density of 20 units per acre**.
- The minimum parking requirement for multi-family development in the DA is based on 2 parking spaces for 1 bedroom units and 3 spaces for 2 bedroom units. Other requirements include minimum parking space and aisle dimensions, parking area planting requirements and hard surface requirement.
- Multi-family developments are required to include a minimum of 30% open space and landscaped area and buffer yard requirements between different land uses.
- Building design requirements include design features such as breaking up rectangular floor plans using varying wall planes, use of balconies, Primary entrance treatments, and varying roof lines, use of masonry as primary exterior finish material. Please note that the DA requires that a Site Development Plan be approved by the City as part of the platting process.
- Several Variances associated with multi-family residential development are included in the DA such as:
  1. Minimum building separation requirement;
  2. Side and rear yard setback requirements.
  3. Total density and intensity requirement from older ordinance, the aforementioned density requirement is based on a variance to requirements from the older ordinances;

Commercial:

Design Standards for Commercial land uses are similar to the current standards of the UDC and include landscaping requirements, building design requirements, and parking requirements. The DA requires that a Site Development Plan be approved by the City as part of the platting process.

Signage and Fence:

All signage within Veranda must meet the requirements of the Interim regulations; and are also allowed additional standard billboard size signs, primarily along major thoroughfares. The City's approval is necessary only if a sign is proposed to be located within the City limits. As a matter of practice, the Developer has provided notice to the City prior to installation of signages. The DA provides a variance to all fence regulation; however, fence materials are limited to masonry, wrought iron, cedar wood.

**LEGAL AND OPERATIONAL PROVISIONS:** The DA includes several standard legal and operational provisions for the City and the Developer that apply in the due course of the development. Please note the following important provisions:

- Specific provisions for construction plan reviews and inspection of buildings and public infrastructure and utility related constructions. (The City conducts plumbing inspection on houses and public infrastructure related construction).
- The DA will terminate 30 years from the effective date and requires that all applicable infrastructure facilities be conveyed to the City no later than 30 days prior to the termination date. The termination of the DA must be recorded in the real property records of Fort Bend county and a reason of termination be included.
- Provisions pertaining to the designated Mortgagee.
- Provision and procedural requirements for the amendment of the DA if needed.
- The provisions of the DA are binding upon the Developer and any successors and assigns.
- Procedural details with respect to notices between the City and the Developer.
- The DA provides for the amendment of the DA if a change in State or Federal Law makes it impossible for the City and Developer to perform their obligations.
- The DA provides specific details and examples of actions by the City or Developer that would result in material breach of the agreement.

**EXHIBITS:** The DA includes the following exhibits:

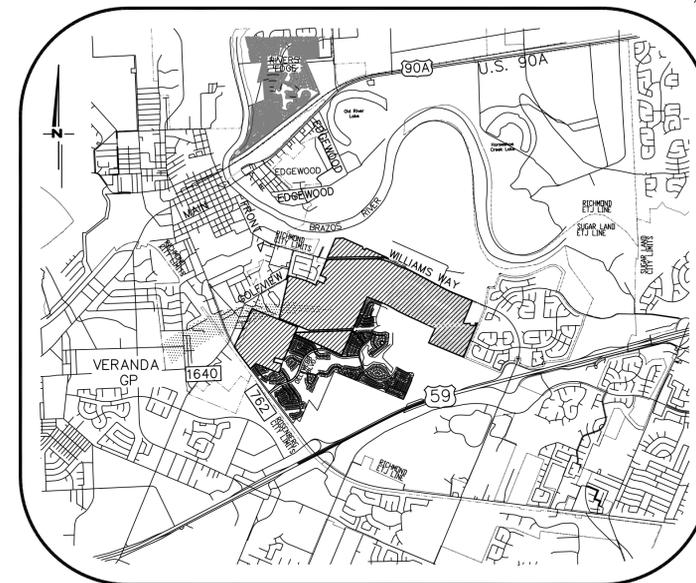
- A: Description of the 589.09 acre Tract;
- A-1: Description of the 116.78 acre tract;
- B: City of Richmond Comprehensive Master Plan;
- C: City of Richmond Interim Regulation;
- D: General Plan for the Veranda Development;
- E: Major Thoroughfare Plan;
- F: City of Richmond Trails Master Plan;
- G: Variances to the Interim Regulations and older development regulations related Ordinances;
- G-1: Lot layout for Duplexes and Patio Homes;



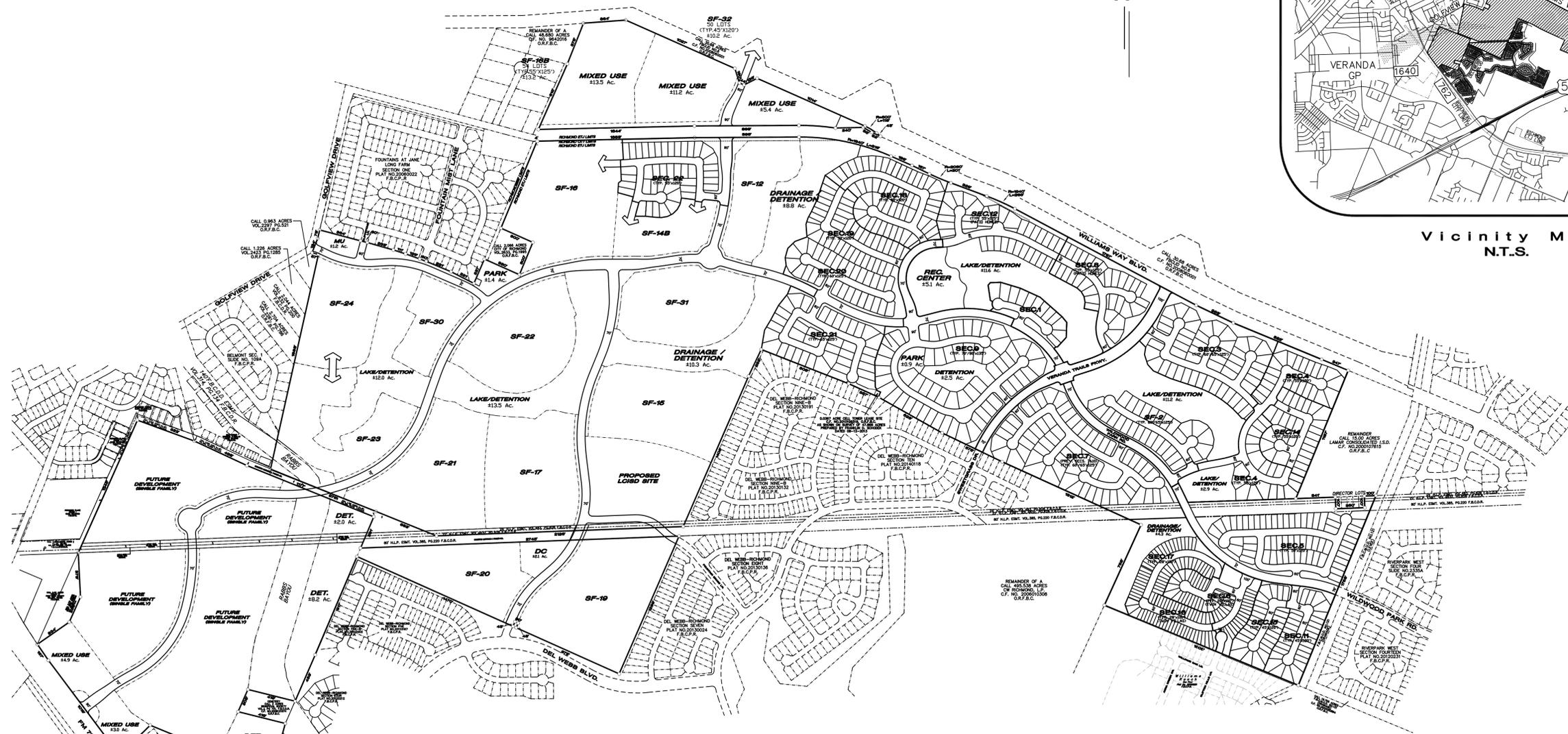
- H: Sign Ordinance;
- I: Costs pertaining to Additional Facilities (as defined in the DA);
- J: Form of Utility Commitment Letter.

***\*Please note that the intent of this report is to provide a general overview of the Veranda DA and it does not capture all the details laid out in the DA.***

-----End of Report-----



Vicinity Map  
N.T.S.



GENERAL NOTES:

- RESERVE "F" (DENOTED BY \*) WITHIN VERANDA SEC. 6 IS HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER AS A PUBLIC EMERGENCY ACCESS TO PROVIDE ACCESS BETWEEN RYON FALLS DRIVE AND CLIFTON HILLS LAKE FOR POLICE, FIRE, EMERGENCY MEDICAL SERVICE, EMERGENCY VEHICLES, UTILITY OPERATIONS AND MAINTENANCE, OTHER MUNICIPAL PERSONNEL, AND OTHER EMERGENCY PURPOSES. THE RESTRICTION OF RESERVE "F" TO SUCH EMERGENCY PURPOSES IS AT THE DISCRETION OF THE GOVERNMENTAL BODY HAVING JURISDICTIONAL CONTROL.
- THE ADDITIONAL PROPERTY KNOWN AND REFERRED TO AS "FORT BEND COUNTRY CLUB" WILL BE ANNEXED INTO THE CITY LIMITS OF RICHMOND WITHIN THREE YEARS OF THE DATE OF THE REVISED AND ADOPTED DEVELOPMENT AGREEMENT IN WHICH IT IS SPECIFIED.

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF RICHMOND INTERIM REGULATION IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF RICHMOND CITY COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

ABBREVIATION TABLE

"BL"	INDICATES BUILDING LINE.
"P.O.B."	INDICATES POINT OF BEGINNING.
"EASEM"	INDICATES EASEMENT.
"F.B.C.P."	INDICATES FORT BEND COUNTY PLAT RECORDS.
"F.B.C.I.D."	INDICATES FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT.
"VOL."	INDICATES VOLUME.
"PG."	INDICATES PAGE.
"ILLUM."	INDICATES HOUSTON LIGHTING AND POWER.
"F.B.C.D.R."	INDICATES FORT BEND COUNTY DEED RECORDS.
"O.P.R.F.B.C."	INDICATES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY.
"M.U.D."	INDICATES MUNICIPAL UTILITY DISTRICT.
"R.O.W."	INDICATES RIGHT OF WAY.
"P.H."	INDICATES ZERO-LOT LINE PATIO HOME.
"T.V."	INDICATES TWIN UNITS/DUPLEX/TOWNHOUSE.
"S.F."	INDICATES PROPOSED SINGLE FAMILY DEVELOPMENT.
"DET."	INDICATES PROPOSED DETENTION BASIN.
"DC"	INDICATES PROPOSED DAY CARE SITE.
"I.C.I.S.D."	INDICATES LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.

A GENERAL PLAN OF  
**VERANDA**  
BEING 707.3± ACRES OF LAND  
OUT OF THE  
JANE H. LONG SURVEY, A-55  
FORT BEND COUNTY, TEXAS

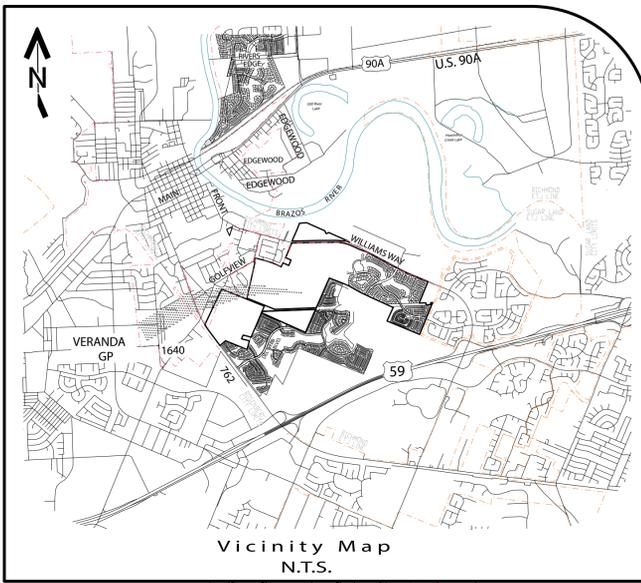
OWNER:  
**HW 589 HOLDINGS LLC**  
13131 S. DAIRY ASHFORD, SUITE 210  
SUGAR LAND, TEXAS 77478  
ATTN: MR. TREY REICHERT (281) 949-6401



- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340

SCALE: 1" = 500'  
0 250 500 1000

MARCH 26, 2018  
KGA# 04110



**VERANDA - PLAT STATUS & PRODUCT MIX**

Section	Product	# Lots	Plat Status
Model Village	Models	12	Recorded
SEC. 2	65x125	28	Recorded
SEC. 3	60x125	33	Recorded
SEC. 4	65x125	16	Recorded
SEC. 5	50x120	61	Recorded
SEC. 6	28x100	48	Recorded
SEC. 7	60x125	27	Recorded
SEC. 8	65x125	33	Recorded
SEC. 9	55x125	30	Recorded
SEC. 11	70x135	40	Recorded
SEC. 12	80x135	18	Recorded
SEC. 15	45x120	26	Recorded
SEC. 16	65x125	29	Recorded
SEC. 17	55x120	29	Recorded
SEC. 27	45x120	28	Recorded
SEC. 28	65x125	25	Recorded
SEC. 31	60x125	25	Recorded
SEC. 33	45x120	43	Recorded
SEC. 34	40x115	63	Recorded

**VERANDA - PLAT STATUS & PRODUCT MIX**

Section	Product	# Lots	Plat Status
SEC. 18	50x120	55	Recorded
SEC. 19	50x120	38	Recorded
SEC. 20	60x125	29	Recorded
SEC. 21	65x125	39	Recorded
SEC. 22	55x120	42	Recorded
SEC. 23	65x125	31	Recorded
SEC. 24	50x120	83	Recorded
SEC. 25	65x125	52	Final Plat
SEC. 26	60x125	68	Recorded
SEC. 27	50x120	45	Preliminary Plat
SEC. 28	45x120	53	Recorded
SEC. 29	70x135	20	Recorded
SEC. 30	55x120	65	Preliminary Plat
SEC. 31	60x125	25	Preliminary Plat
SEC. 33	45x120	43	Preliminary Plat
SEC. 34	40x115	63	Preliminary Plat
<b>Total Platted Lots</b>		<b>1341</b>	<b>54%</b>
<b>Total Specialty Product</b>		<b>383</b>	<b>15% / 29% Platted to Date</b>
<b>Projected Overall Development</b>		<b>2500</b>	

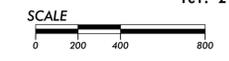
a plat status exhibit for



JDC Johnson Development Corp.

META PLANNING + DESIGN

Katy, Texas 77494  
Tel: 281-810-1422



META-04110  
FEBRUARY 14, 2020

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## PLANNING AND ZONING COMMISSION

### *Staff Report: Multi-Family Development*

**Agenda Date:** July 6, 2020

**Agenda Item:** C2.

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**Agenda Item Subject:** Multi-family Development and Single Family attached development.

**Project Description:** This report is intended to provide a discussion on multi-family development with a focus on provisions and requirements within the Unified Development Code (UDC).

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**Project Planner:** Jose Abraham, Planning Director

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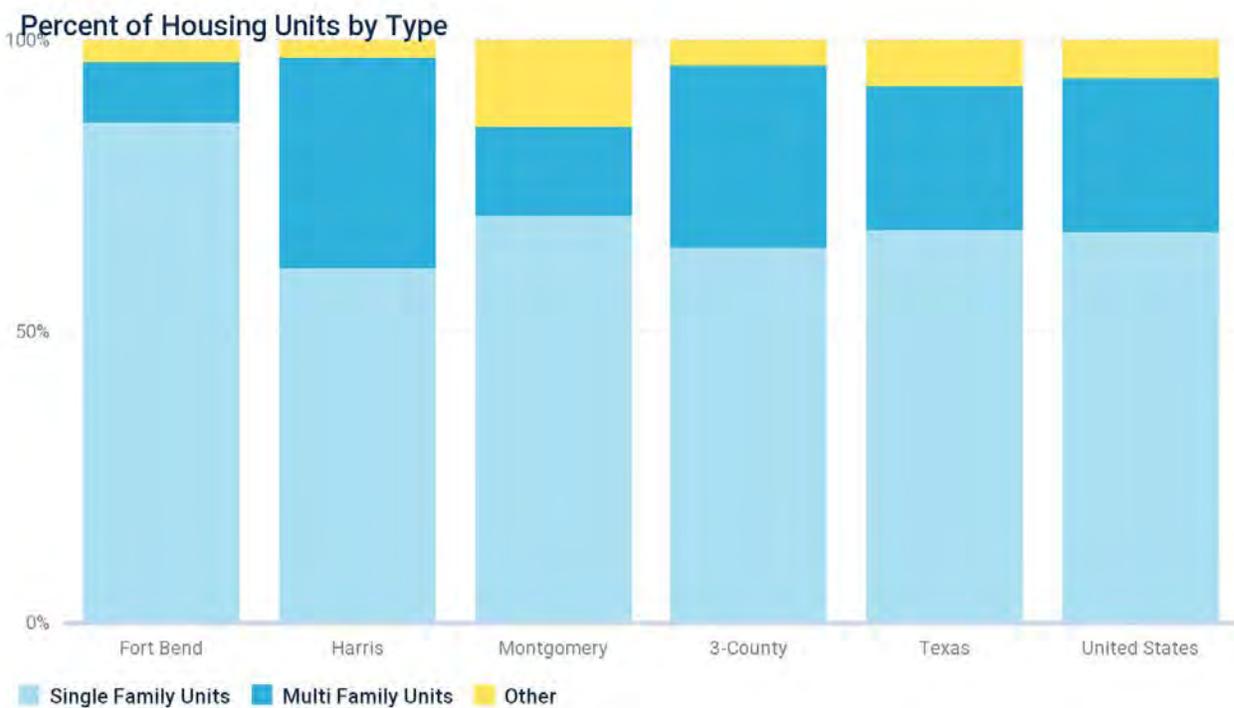
### **INTRODUCTION**

Housing is one of the most critical component of building successful cities and communities. Planning for housing is ever-evolving as it is impacted by factors such as changing demographic and socio-economic trends. “The financial success of early suburbs led to policies that promoted their growth. These policies helped establish the model as the preferred housing form for millions of Americans. Today, suburban areas removed from central cores remain among the most quickly growing parts of the nation and will remain a key part of metropolitan life for decades to come. Despite the persistence of a relatively static view of suburbs, communities are changing rapidly. Residents with diverse demographic and economic backgrounds are forming new preferences.” (*Rice | Kinder, Building Stronger suburbs: Adaptability and Resilience Best Practices from Suburban Houston, 2016*). The dynamics of housing type and density varies across the nation and are determined by factors such as demography; proximity to resources & existing economic centers; land availability; and other socio-political issues. Higher density housing development has been a sensitive subject for a lot of communities across the nation. This has been so, largely, due to ill-planned and poorly designed high-density developments of the past, which evidently failed to be a quality and safe housing option and did not add value to communities economically and aesthetically. This report is intended to provide a general discussion on multi-family housing development, with a focus on provisions and requirements within the Unified Development Code (UDC). The report also briefly discusses the UDC requirements for higher density residential development in the form of single-family attached duplex, triplex, and townhouse type developments.

### **HOUSING TRENDS IN THE HOUSTON AREA (KINDER INSTITUTE|RICE UNIVERSITY)**

There is a huge demand for housing in the Houston Metropolitan Area. According to a study by the Kinder Institute of Rice University, there has been a 13% growth in housing supply across Harris County, Fort Bend County, and Montgomery County area from 2010-2017 compared to 9% statewide and 4% nationally. Within the three county-area, most of the residents reside in either a single-family unit or multi-family units. The other category includes mobile homes located in mobile home parks and on individual lots. Single-family homes make up the majority of all housing units. Within the three-county

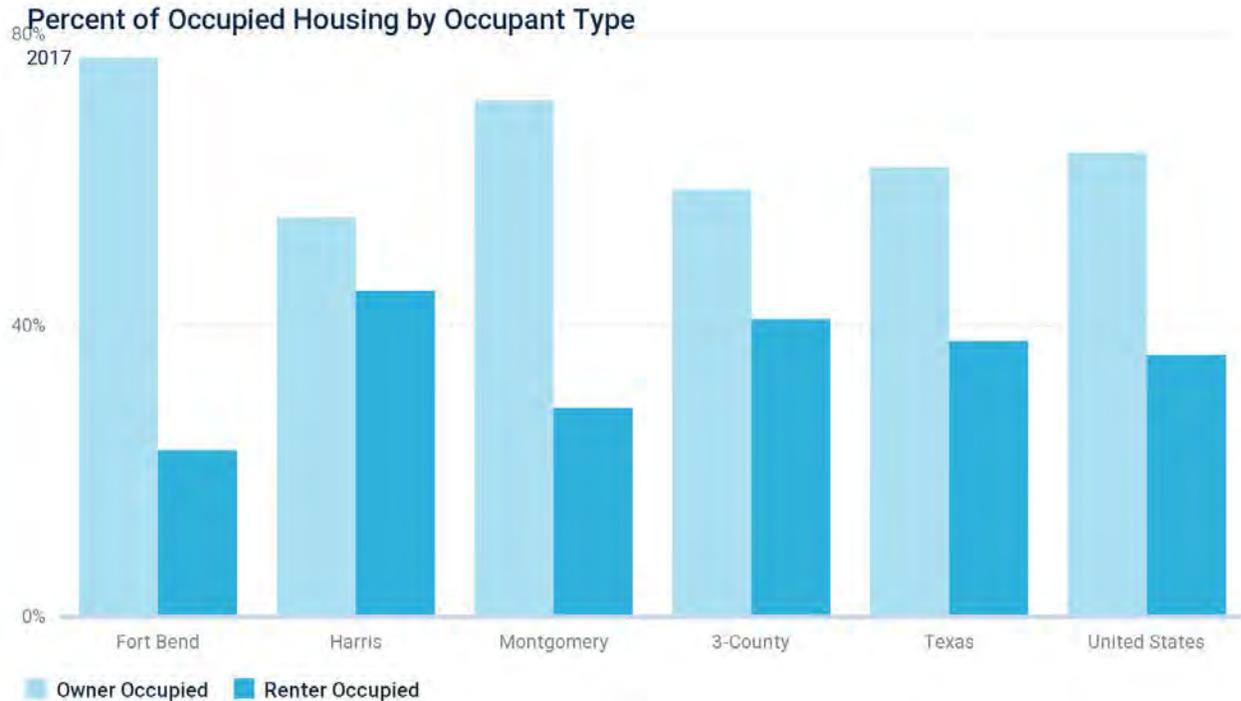
area, Fort Bend and Montgomery counties have a much larger proportion of single-family homes, 86% and 70% respectively, compared to 61% in Harris County (*Please see graph below*). Multi-family housing, which is often an affordable alternative to single-family homes, comprises a smaller proportion of all housing units. While single-family homes in the Houston area grew by 14% from 2010 to 2017, making up 64.8% of area housing, multi-family units across the three-county area comprised just 31.1% of all housing units. Across the three-county area, Harris County has the greatest percentage of multi-family housing, at 36%, compared to only 15.2% in Montgomery County and 10.5% in Fort Bend. However, multi-family units have increased in all three counties, with multi-family stock increasing most rapidly in Montgomery County by 32.9% between 2010 and 2017, followed by Fort Bend County (23.3%) and Harris County (9.8%).



Source: American Community Survey, 2017 1-year estimates.

As of 2017, 59% of occupied housing units in the Houston area were occupied by owners, compared to 62% statewide and 64% nationally. From 2010–17, the percentage of owner-occupied housing units in Houston increased by 12%, compared to 7% statewide and 2% nationally. At the same time, the percentage of renter-occupied households increased by 22% in area, as opposed to 15% statewide and 9% nationally. Breaking down the data by county, 55% of occupied housing units in Harris County were occupied by owners in 2017, compared to 77% in Fort Bend County and 71% in Montgomery County (*Please see graph below*). Between 2010 and 2017, Fort Bend County saw the greatest increase in both homeowners and renters. Owner-occupied households increased by 26% in Fort Bend County, 16% in Montgomery County, and 9% in Harris County. These numbers track with the overall growth rates of new

homes in each of these areas. Renter households increased by 36% in Fort Bend County, 35% in Montgomery County and 20% in Harris County.



Source: American Community Survey, 2010 & 2017 1-year estimates.

Housing affordability and housing cost-burden are important issues too. Housing is the single largest expense for families and households, and over 600,000 households in the Houston area spend too much for housing. Overall, renters have a higher housing-cost burden than homeowners. In the three-county area, nearly a third of all households are housing-cost burdened, spending more than 30% of their monthly income on housing. In Fort Bend County in particular, the average household spends 60% of their income on housing and transportation costs combined. High housing and transportation costs result in fewer resources available for other expenses for families, including investments in health care, savings, educational opportunities, and recreation. Median Home Value in Richmond has increased from \$106,100 in 2013 to \$187,654 in 2019 (*ESRI data*). In terms of affordability, the affordability index (*ratio between median home value and median household income*) increased from 2.52 to 3.85, indicating lesser affordability.

A recent survey analysis by Kinder Institute shows housing preference of residents between a higher density urban setting and single-family oriented sub-urban setting is 50/50 within the three-county area. Survey data for Fort Bend County on housing preference show that a majority (63%) Fort Bend County residents prefer a single-family home with big yard. Although most of the residents prefer to live in a neighborhood that is a single-family residential area, people who appreciate higher density mixed

development with commercial uses at walkable distance has increased in the past few years, and more people are interested in moving to a more urban area.

### **MULTI-FAMILY DEVELOPMENT POLICY AND REGULATIONS**

Recent years have seen Multi-family developments evolve from being primarily built as a low-income housing option to being developed as a housing choice for all segments of the society. More and more multi-family developments are planned and designed as a quality housing option that offers a quality standard of living at varying rental prices. From a City's perspective, planning for multi-family development is critical due to the following reasons (*primarily*):

- Poorly designed, developed, and maintained multi-family developments may not be a quality housing option and negatively impacts quality of life of citizens.
- Poorly designed, developed, and maintained multi-family developments may result in issues such as overcrowding, traffic related issues, and subsequently impacting property values within communities.
- Poorly designed, developed, and maintained multi-family developments could negatively impact surrounding land uses and could limit the opportunities of economic growth within the area.
- Quality commercial development is dependent upon certain housing thresholds within the area and well planned and designed multi-family developments could help in meeting those thresholds effectively.
- Well-designed multi-family developments improve housing availability, housing affordability, and housing choices, which subsequently fosters demographic diversity and provides a range of socio-economic benefits.

City of Richmond Comprehensive Master Plan (Plan) considers the importance of Multi-family development in achieving socio-economic success as a community. Goal H.6 of the Plan is to **“Offer a variety of housing types, price points, and locations to meet the diverse needs of Richmond’s current and prospective employees.”** The Plan also acknowledges that for multi-family development to be beneficial to the community, it is necessary to carefully plan and design them. This is reflected in the following policy Goals of the Plan:

- D.4. Set aside a balanced mix of residential, civic, and commercial land uses to meet the lifestyle needs of all residents and business owners.
- D.3. Strategically locate higher intensity uses near areas that have sufficient transportation and utility infrastructure capacity to support them, such as commercial, industrial, civic, and multifamily uses.
- D. 10. Design multifamily housing at a density and scale that is compatible with the surrounding neighborhood, available utilities, and roadway capacity. Larger multifamily developments should be located on sites with adequate space for off-street parking, accessory structures, and recreational activity.

The comprehensive plan policies are reflected in the provisions of the UDC which provides a wide range of regulations and requirements for Multi-family development to ensure quality development that benefits the community.

UDC defines Multi-family as follows:

**Multi-family** means buildings that contain three or more dwelling units that:

1. Are accessed from interior elevators or hallways, or from individual exterior entrances (e.g., an apartment complex);
2. Are separated by interior walls and/or floors; and
3. Are intended to be rented, leased, or owned as a condominium by a family.

The term multi-family does not include boarding houses, dormitories, fraternities, sororities, single-family attached, or overnight accommodations (e.g., hotels and motels).

UDC defines Apartment as follows:

**Apartment** means a multi-family building type that is comprised of three or more dwelling units, each having an entrance to a hallway, stairway, or balcony in common with at least one other dwelling unit.

Please note the following provisions and regulations pertaining to Multi-family development in the UDC:

<p><b>LAND USE ALLOWANCE</b></p>	<ul style="list-style-type: none"> <li>• Multi-family apartment buildings are allowed ONLY in the Mixed Use (MU) zoning district as a Limited Use (allowed if the following requirements are met)             <ol style="list-style-type: none"> <li>1. Developed as a Planned Development.</li> <li>2. All units are accessed via interior hallways.</li> <li>3. The design of the apartment buildings shall be in conformance with all applicable provisions of Section 5.1.102, Multi-Family Design Standards.</li> <li>4. The apartment building(s) shall be separated from nonresidential uses by a Type B bufferyard or a minor residential street (see Division 4.4.300, Buffering).</li> <li>5. Parking is located in a parking lot behind the building.</li> </ol> </li> <li>• Multi-family apartment buildings are <b>PROHIBITED</b> in all other residential and non-residential zoning district.</li> <li>• State statutes do not allow cities to regulate land use or density within Extra Territorial Jurisdiction, therefore, multi-family apartments are allowed within the ETJ.</li> <li>• Please see attached map showing all the areas that are zoned MU.</li> </ul> <p><b>Note:</b> The largest property zoned MU within the city limits was rezoned to General Residential in 2018 and is proposed as Mandola Farms single-family residential development.</p>
<p><b>DENSITY / INTENSITY REQUIREMENT</b></p>	<ul style="list-style-type: none"> <li>• UDC requires that all proposed Multi-family development must be a minimum of 5 Acres and a minimum of 250 feet street frontage.</li> <li>• Minimum lot area per Dwelling unit is 1,500 square feet.</li> <li>• Density and intensity are controlled using Floor Area Ratio (FAR) requirements. FAR is the ratio means a measure of the intensity of development of a lot or parcel, which is calculated as by dividing the total floor area on the parcel proposed for development by the base site area.</li> </ul>

<p><b>DENSITY / INTENSITY REQUIREMENT</b></p>	<ul style="list-style-type: none"> <li>• Following are the maximum FAR allowed in the UDC based on number of stories: 1 Story – 0.280 2 Story – 0.335 3 Story – 0.358 4 Story – 0.371</li> <li>• Maximum building height allowed in the MU district is 60 feet. But height for apartment buildings are limited to 35 feet.</li> <li>• (<i>FAR requirement limits the amount of floor area a development can have based on the size of the property and thereby controls total number of units and the height of the building</i>)</li> <li>• If development in the MU district abuts a residential use, UDC requires additional setback planes for buildings.</li> </ul> <div data-bbox="540 814 1409 1249" data-label="Image"> <p>The diagram, titled 'Figure 3.1.201A Setback Planes', illustrates a building's placement relative to various lines. On the left, a 'DISTRICT AND BOUNDARY LINE' is shown. A 'BUILDING SETBACK LINE' is marked with a yellow line and a yellow arrow pointing to the building's side. Two '1 FT TO 1 FT SETBACK PLANE' labels with yellow arrows point to the building's facade. On the right, a 'RESIDENTIAL DISTRICT AND PROPERTY LINE' is shown, with a yellow arrow pointing to the building's side. The building is a two-story structure with a flat roof and several windows. A green lawn and a tree are visible to the right of the building.</p> </div>
<p><b>PARKING REQUIREMENT</b></p>	<ul style="list-style-type: none"> <li>• UDC requires the following minimum parking ratio: One Bedroom &amp; Efficiency Unit: 2.0 Spaces per Unit Two Bedrooms: 3.0 Spaces per Unit Three and more Bedrooms: 4.0 Spaces per Unit</li> <li>• At the June, 2020 regular City Commission meeting, staff plans to propose a reduction to this requirement through a UDC text Amendment with a positive recommendation from the Planning and Zoning Commission. Following is the proposed ratio: <i>One Bedroom &amp; Efficiency Unit: 1.5 Spaces per Unit</i> <i>Two Bedrooms: 2.0 Spaces per Unit</i> <i>Three and more Bedrooms: 3.0 Spaces per Unit</i> <b>Total number of parking spaces shall not be at a rate lower than 1.1 parking space per bedroom.</b></li> </ul>

<p><b>LANDSCAPING REQUIREMENT</b></p>	<ul style="list-style-type: none"> <li>• All landscaping requirements in the UDC applies to multi-family developments including parking area planting island and endcaps, screening for parking area, yard planting, Tree preservation, and bufferyard planting requirements.</li> <li>• Planting requirements include minimum requirements in terms of total number of large or small trees, shrub spaces and sizes for screening, and plant species.</li> <li>• A 15% minimum Landscape Surface Ratio is required within MU district.</li> </ul>
<p><b>BUILDING DESIGN STANDARDS</b></p>	<ul style="list-style-type: none"> <li>• UDC provides minimum requirements pertaining to building design for commercial, multi-family and mixed-use developments. The UDC emphasizes 360-Degree Architecture and appropriate building scale.</li> <li>• UDC requires the use of design features such as varying roof lines, changes in wall planes, dormers, bay windows, primary entrance treatments, covered staircase, balconies, location of garages on the side or rear etc., to avoid a box-like appearance and so that the development is aesthetically pleasing.</li> <li>• UDC provides for the use of masonry products as the preferred primary exterior finish. However, please note that due to changes in state legislature, cities cannot limit the use of building construction materials.</li> <li>• All lighting requirements that limits lighting overspill apply to multi-family developments.</li> </ul> <div data-bbox="509 1050 1386 1877" style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;"><b>Figure 5.1.102</b> Illustrative Application of Building Design Standards</p> <p style="text-align: center; background-color: #d4d4d4; margin: 0;">Allowed</p>  <p style="text-align: center; background-color: #d4d4d4; margin: 0;">Not Allowed</p>  </div>

<p><b>SETBACK REQUIREMENTS</b></p>	<ul style="list-style-type: none"> <li>• Following setback requirements apply for Mixed Use developments: <ul style="list-style-type: none"> <li><b>Front: 40'</b></li> <li><b>Street Side: 40'</b></li> <li><b>Interior Side: 25'</b></li> <li><b>Rear: 30'</b></li> </ul> </li> <li>• Following setback requirements apply to the Apartments: <ul style="list-style-type: none"> <li><b>Front: 35'</b></li> <li><b>Street Side: 25'</b></li> <li><b>Interior Side: 15'</b></li> <li><b>Rear: 35'</b></li> </ul> </li> </ul>
<p><b>ADMINISTRATION</b></p>	<ul style="list-style-type: none"> <li>• A property that is not zoned MU cannot be developed for a multi-family use without rezoning the property. The rezoning process includes a public hearing process and requires Planning and Zoning Commission recommendation and City Commission approval.</li> <li>• A property zoned MU may be developed for a multi-family use upon conformance to all standards in the UDC and administrative approval of a site development plan and building permit application.</li> <li>• Variances to any requirement to the UDC standards may be approved by the Zoning Board of Adjustments based on the following criteria: <ol style="list-style-type: none"> <li>1. The variance is consistent with the policy directions of the Comprehensive Master Plan.</li> <li>2. The variance will not permit an intensity of use of land that is not permitted in the applicable district;</li> <li>3. The variance will not permit a use of land, building, or structure that is not otherwise permitted in the applicable district;</li> <li>4. The variance requested is the minimum variance that will make possible a permitted use of the land, building, or structure;</li> <li>5. Granting of the variance will be in harmony with the general purposes and intent of this UDC, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare;</li> <li>6. A literal interpretation of the provisions of this UDC would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located;</li> <li>7. Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district;</li> <li>8. The need for a variance does not result from the actions of the applicant; and</li> <li>9. There are extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography that are not applicable to other lands or structures in the same district.</li> </ol> </li> </ul>

**SINGLE FAMILY ATTACHED HOUSING ALLOWANCE IN THE UDC**

Single-family attached housing type is intermediate to Single-family and multi-family, in terms of density. This includes duplexes, triplexes, townhouses. Townhouses are also referred to as brownstones, and graystones. The UDC allows development of this housing types; please note the following provisions of the UDC pertaining to single family attached type of residential development

<p><b>UDC DEFINITION</b></p>	<p><b>Duplex</b> means a single-family attached building which contains two dwelling units, each of which is totally separated from the other by:</p> <p>An unpierced wall extending from foundation to roof ("side-by-side" duplex); or A ceiling / floor that extends from exterior wall to exterior wall, pierced only by a stairway that is not inside of either dwelling unit ("over-under" duplex). Industrialized duplex housing shall be required to have similar exterior siding, roofing, roofing pitch, foundation fascia, fenestration, and a value equal to or greater than the median taxable value for each duplex dwelling unit located within 500 feet of the lot in on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for the county.</p> <p><b>Triplex</b> means a single-family attached building which contains three dwelling units arranged in a linear form, each of which is totally separated from the other by an unpierced wall extending from foundation to roof and has totally exposed front and rear walls that are used for individual unit access, light, and ventilation.</p> <p><b>Townhouse</b> means a single-family attached building which contains four to six dwelling units arranged in a linear form, each of which is totally separated from the other by an unpierced wall extending from foundation to roof and has totally exposed front and rear walls that are used for individual unit access, light, and ventilation. There are three types of townhouses (based on design) for the purposes of this UDC, to which different requirements may apply:</p> <ul style="list-style-type: none"> <li>• Standard townhouses, which are generally two- or three-story buildings;</li> <li>• Weak link townhouses, which have a one-story and a two-story component in each unit, and are typically wider than standard townhomes; and</li> <li>• Roof deck townhouses, which provide a useable outdoor space on the roof of each unit.</li> </ul>
<p><b>LANDUSE ALLOWANCE</b></p>	<ul style="list-style-type: none"> <li>• Duplexes are allowed as a Limited Use in the following Zoning Districts and prohibited in all other:             <ol style="list-style-type: none"> <li>1. SR, Suburban Residential</li> <li>2. GR, General Residential</li> <li>3. OT, Olde Town District</li> <li>4. MU, Mixed Use District only as a Planned Development.</li> </ol> </li> </ul>

	<ul style="list-style-type: none"> <li>• Triplexes are allowed as a Limited Use in the following Zoning Districts and prohibited in all other:             <ol style="list-style-type: none"> <li>1. GR, General Residential</li> <li>2. OT, Olde Town District</li> <li>3. MU, Mixed Use District only as a Planned Development.</li> </ol> </li>   <li>• Townhouses are allowed as a Limited Use in the following Zoning Districts and prohibited in all other:             <ol style="list-style-type: none"> <li>1. GR, General Residential</li> <li>2. OT, Olde Town District</li> <li>3. DN, Downtown District</li> <li>4. MU, Mixed Use District only as a Planned Development.</li> </ol> </li>   <li>• Limited Use requirements include Type A bufferyard between single-family detached dwellings within SR and GR districts; and the floor plan to be limited to side-by side configuration with front door facing the street.</li> </ul>
<p><b>LOT SIZE AND INTENSITY REQUIREMENTS</b></p>	<ul style="list-style-type: none"> <li>• Following requirements apply Duplexes and Triplexes:             <ul style="list-style-type: none"> <li><b>Minimum Lot size:</b> 60-foot-wide and 3,000 square feet.</li> <li><b>Front Setback:</b> 25'</li> <li><b>Street Side Setback:</b> 15'</li> <li><b>Rear Setback:</b> 30'</li> <li><b>Maximum Building Height:</b> 35 Feet</li> </ul> </li>   <li>• Following requirements apply Townhouses:             <ul style="list-style-type: none"> <li><b>Minimum Lot size:</b> 90-foot-wide and 3,000 square feet.</li> <li><b>Front Setback:</b> 40'</li> <li><b>Interior Side Setback:</b> 8'</li> <li><b>Street Side Setback:</b> 18'</li> <li><b>Rear Setback:</b> 50'</li> <li><b>Maximum Building Height:</b> 35 Feet</li> </ul> </li> </ul>

-----End of Report-----

**PLANNING AND ZONING COMMISSION**  
*Final Report: Zoning Assignment*

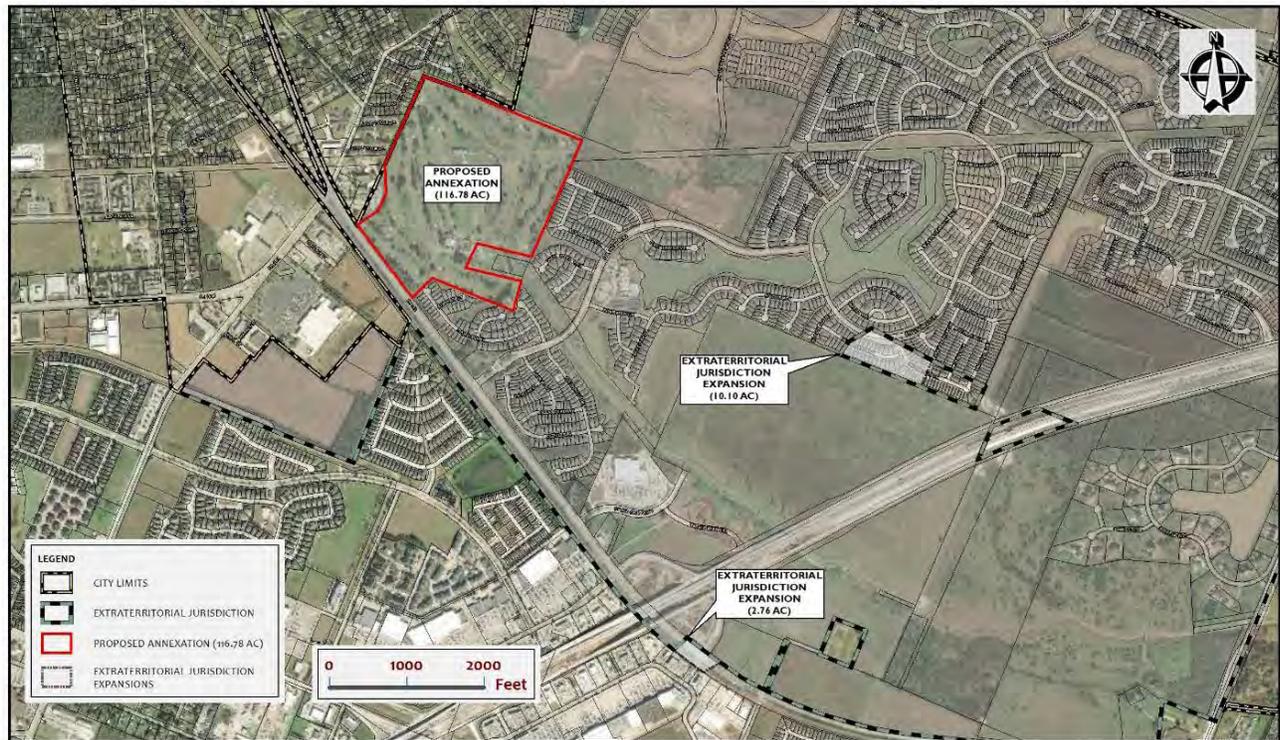
**Agenda Date:** July 6, 2020  
**Agenda Item:** C3a. and C3b.

**Agenda Item Subject:** Zoning Assignment  
**Project Description:** Proposed zoning assignment for an approximate 116.78 acre tract of land as Mixed-Use (MU). *(Exhibits attached)*  
**Zoning Designation:** NA

**Project Planner:** Jose Abraham, Planning Director

**OVERVIEW AND BACKGROUND**

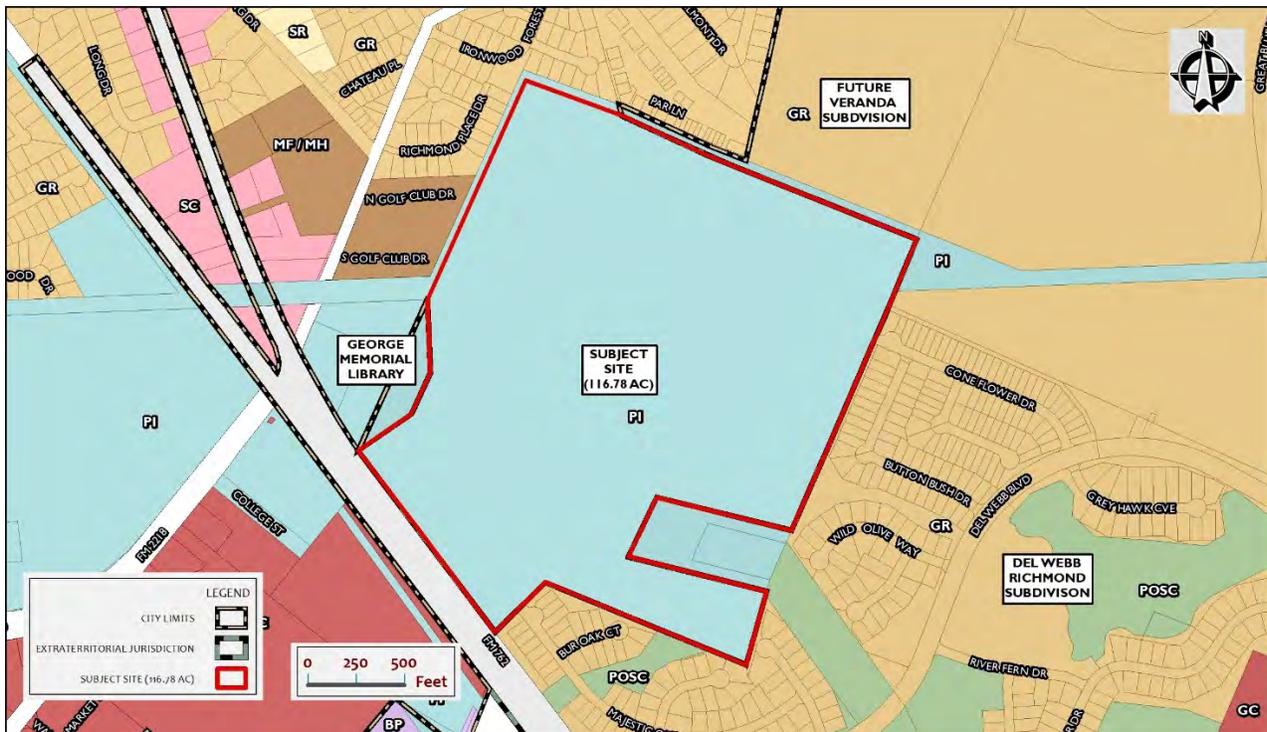
This is a request to assign Mixed-Use (MU) zoning designation to an approximate 116.78 acres of land. The subject site is the former Fort Bend Country Club tract and currently the future expansion of the Veranda development. The subject site is located along the north side of FM 762 Rd. It is abutting George Memorial Library and Fairway at Bellevue Apartments to the west, Ironwood Forest residential subdivision to the north, and Del Webb Residential subdivision to the east. (Vicinity map below)



The subject site is described as 116.78 acre tract of land located in the Jane H. long Survey, A-55, in Fort Bend County, Texas; said 116.78 acre tract being all of a call 115.10 acre tract of land recorded in the name of HW 589 Holdings LLC, in Clerk's File Number 2017113796 of the Official Records of Fort Bend County (O.R.F.B.C.) and all of a call 1.68 acre tract of land recorded in the name of HW 589 Holdings LLC, in Clerk's File Number 2020012307 of the O.R.F.B.C.; said 116.78 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the west line of Del Webb-Richmond Section Five, a subdivision recorded in Plat Number 20110167 of the Fort Bend County Plat Records (F.B.C.P.R.)

The subject site was included in the Veranda General Plan based on the provisions of a Development Agreement (DA) between the City of Richmond and HW 589 Holdings LLC in March 2017. The subject site was recently annexed into the City's incorporated boundaries based on the provision and requirement of the DA. According to **Section 2.1.101.C** of the Unified Development Code, "Generally, if land is annexed from Fort Bend County, Texas into the City, it shall be zoned in accordance with the Future Land Use Plan as set out in the City's Comprehensive Master Plan. Property owners may petition the City for rezoning of the property in accordance with **Section 6.3.405, Rezoning**s. Simultaneous processing of the annexation and the zoning change is permitted."

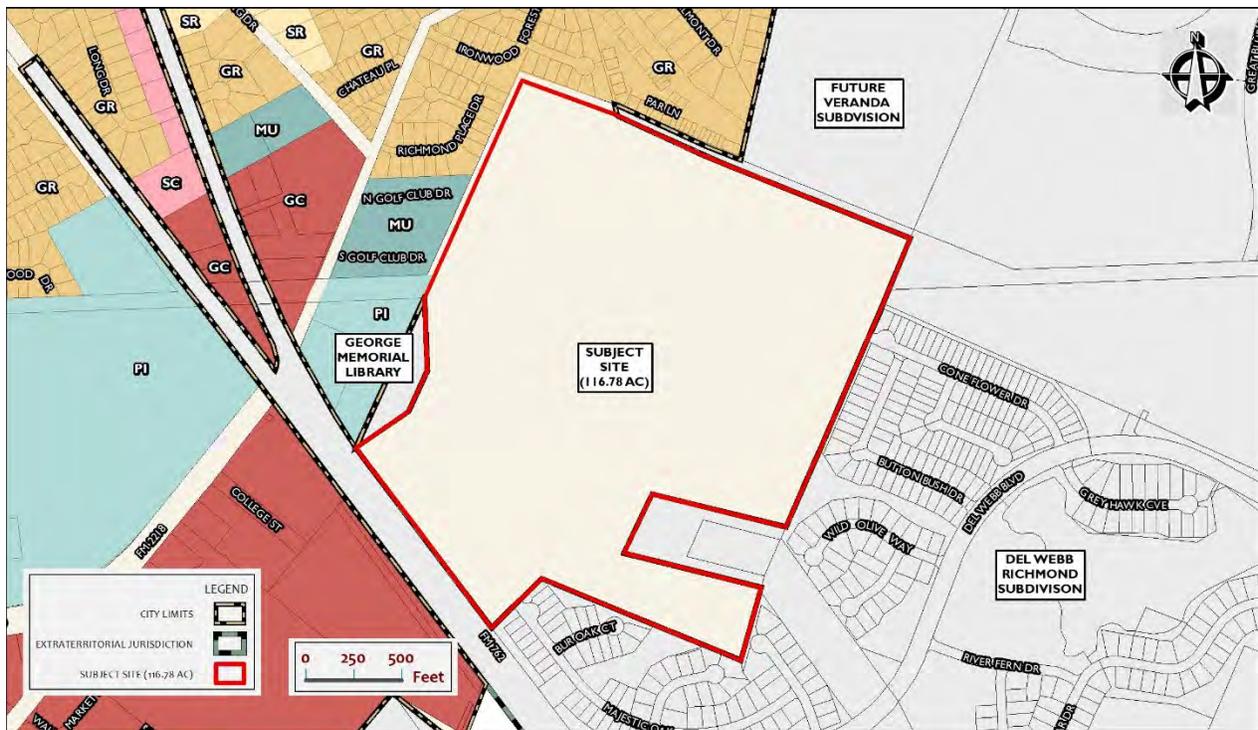
The subject site was used as the Fort Bend Country Club Golf Course. The Future Land Use Plan designates the subject site as Public/ Institutional (*Future Land Use Map Below*). The DA allows the subject site to be developed for a mix of uses including single family attached & detached residential, multi-family residential, retail, commercial, educational, and recreational use.



**ANALYSIS**

The following table details the surrounding land uses and zoning designation:

<b>Surrounding Property Zoning</b>	<p><b>North:</b> ETJ &amp; General Residential (GR)  <b>South:</b> Thompson Rd, General Commercial (GR)  <b>East:</b> ETJ  <b>West:</b> Public/Institutional (PI); Mixed-Use (MU) and General Residential (GR)</p>
<b>Surrounding Land Use</b>	<p><b>North:</b> Single-Family residential and Institutional  <b>South:</b> Thompson Rd; and Commercial  <b>East:</b> Single-Family residential  <b>West:</b> Single-Family residential; Multi-family Residential and Institutional (Library)</p>



The following key factors were considered in reviewing this proposed rezoning:

- The purpose of the Mixed-Use district is to provide for the development of higher density residential housing horizontally or vertically mixed with commercial or other nonresidential uses (e.g., public / institutional uses). The Mixed-Use district anticipates an urban character of development that is highly walkable and where large expanses of parking are not visible from the street. In addition, these areas should be buffered from, yet may be connected to, abutting residential and other uses.

- The land-use allowance of the DA for the subject site which includes a mix of uses such as single family residential, multi-family residential and commercial is best captured and reflected by the Mixed-Use (MU) designation.
- The proposed zoning designation is not anticipated to negatively impact traffic or drainage in the area. As part of the plat and construction plan approval process, a Traffic Impact Analysis and a Drainage Study for the overall Veranda Development has been reviewed and approved by the City Engineer and conformance to all necessary standards have been ensured and not no negative impact is anticipated.
- The proposed zoning designation supports Comprehensive Master Plan Policy D.3., *Strategically locate higher intensity uses near areas that have sufficient transportation and utility infrastructure capacity to support them such as commercial, industrial, civic and multi-family uses*; D.4., *Set aside a balanced mix of residential, civic, and commercial land uses to meet the lifestyle needs of all residents and business owners*; and E.1. *Facilitate development of mixed-use growth centers that leverage the community's existing assets with a concentrated mix of market-supported uses: employment, shopping, housing and entertainment.*
- The proposed rezoning is not in conformance with the Future Land Use Plan, hence the Future Land Use Plan will get amended if the proposed rezoning is approved.

Public hearing requirements for this proposed Zoning amendment has been met and *Exhibit A (Page 9 of 9)* shows a copy of the public hearing notice published in Fort Bend Herald on Sunday, June 21, 2020. A protest letter was received and is attached to the report.

### **RECOMMENDATION**

Based on the above discussion, Staff recommends approval of MU, Mixed-Use district zoning designation for the subject site, and to the extent this zoning assignment deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide an amendment thereto.

Staff recommends that the Planning and Zoning Commission forward a positive recommendation of approval to the City Commission.

**SITE PICTURES**



*Looking South-East from the entrance to the Subject site.*



*Looking south towards Del Webb Residential subdivision from the subject site*



*Looking North from subject site towards Veranda and Del Webb.*



*Looking West at the existing building within Subject site.*



*Looking at the subject site from adjoining George Memorial Library.*



*Looking towards Thompson Rd from the subject site.*

**LETTER FROM JOHNSON DEVELOPMENT**



June 25, 2020

Jose Abraham, Planning Director  
City of Richmond, City Hall Annex  
600 Morton Street  
Richmond, TX 77469

RE: Zoning designation for former Fort Bend Country Club

Mr. Abraham,

Now that the former Fort Bend Country Club tract has been annexed into the corporate limits of the city of Richmond, we are working to finalize development plans for this area. As submitted on June 8<sup>th</sup>, our general plan for this tract shows a mix of planned residential, commercial, multi-family, detention, drainage, park and open space. With all of those proposed land uses, we are in agreement that the best designation for the tract to allow those uses, per current development guidelines, is "MIXED-USE".

Should you have any other questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Trey Reichert  
Vice President and General Manager  
Veranda by Johnson Development Corp.

**NOTICE OF PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING**

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Richmond will hold a public hearing on Monday, July 6, 2020, at 5:00 p.m. **In compliance with the recommendation of the CDC and other governmental agencies, to limit meetings to less than ten persons and avoid the spread of the COVID19 Virus, the Planning and Zoning Commission meeting will be held as a teleconference on Zoom virtual meeting platform. Following are the details to join the Zoom Meeting:**

**Join Zoom Meeting**

<https://zoom.us/j/95823272155?pwd=dnZvQXFIM1dXNnVyNUQwR2NqS044Zz09>

**Meeting ID:** 958 2327 2155

**Password:** 979838

**One tap mobile**

+19292056099,,95823272155#,,,0#,,979838# US (New York)

+12532158782,,95823272155#,,,0#,,979838# US (Tacoma)

**Dial by your location**

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

**Meeting ID:** 958 2327 2155

**Password:** 979838

Find your local number: <https://zoom.us/u/adZTGH1:4>

**Comments may also be submitted via email or request made to be contacted by phone during the meeting to make comments during the public hearing to the Planning Director at [jabraham@richmondtx.gov](mailto:jabraham@richmondtx.gov)**

**PURPOSE:** To receive comments for or against a request by HW 589 Holdings LLC (owner of the subject site) and City of Richmond, to zone an approximate 116.78 acres of land, the former Fort Bend Country Club to MU, Mixed-use district and to the extent the zoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto.

**SITE LOCATION:** The subject site is located along the north side of FM 762 Rd. It is abutting George Memorial Library and Fairway at Bellevue Apartments to the west, Ironwood Forest residential subdivision to the north, and Del Webb Residential subdivision to the east.

**SITE LEGAL DESCRIPTION:** a 116.78 acre tract of land located in the Jane H. long Survey, A-55, in Fort Bend County, Texas; said 116.78 acre tract being all of a call 115.10 acre tract of land recorded in the name of HW 589 Holdings LLC, in Clerk's File Number 2017113796 of the Official Records of Fort Bend County (O.R.F.B.C.) and all of a call 1.68 acre tract of land

recorded in the name of HW 589 Holdings LLC, in Clerk's File Number 2020012307 of the O.R.F.B.C.; said 116.78 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the west line of Del Webb-Richmond Section Five, a subdivision recorded in Plat Number 20110167 of the Fort Bend County Plat Records (F.B.C.P.R.))

**FOR MORE INFORMATION:** Additional information and a map of the subject site are available upon request for review. You may contact the City of Richmond Planning Department Office by email at [jabraham@richmondtx.gov](mailto:jabraham@richmondtx.gov) or by phone at 281-342-0559.





June 18, 2020

CITY OF RICHMOND, TEXAS  
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Richmond, Texas will hold a public hearing  
**Monday, July 6, 2020 at 5:00 p.m.**

In compliance with the recommendation of the CDC and other governmental agencies, to limit meetings to less than ten persons and avoid the spread of the COVID19 Virus, the Planning and Zoning Commission meeting will be held as a teleconference on Zoom virtual meeting platform. Following are the details to join the Zoom Meeting:

**Join Zoom Meeting**

<https://zoom.us/j/95823272155?pwd=dnZvQXFjM1dXNnVyNUQwR2NqS044Zz09>

**Meeting ID: 958 2327 2155**

**Password: 979838**

**One tap mobile**

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**Password: 979838**

Find your local number: <https://zoom.us/j/adZiTGh1s4>

Comments may also be submitted via email or request made to be contacted by phone during the meeting to make comments during the public hearing to the Planning Director at [jabraham@richmondtx.gov](mailto:jabraham@richmondtx.gov)

To receive comments for or against a request by HW 589 Holdings LLC (owner of the subject site) and City of Richmond, to zone an approximate 116.78 acres of land, the former Fort Bend Country Club to MU, Mixed-use district and to the extent the zoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located along the north side of FM 762 Rd. It is abutting George Memorial Library and Fairway at Bellevue Apartments to the west, Ironwood Forest residential subdivision to the north, and Del Webb Residential subdivision to the east. The subject site can be described as a 116.78 acre tract of land located in the Jane H. Long Survey, A-55, in Fort Bend County, Texas; said 116.78 acre tract being all of a call 115.10 acre tract of land recorded in the name of HW 589 Holdings LLC, in Clerk's File Number 2017113796 of the Official Records of Fort Bend County (O.R.F.B.C.) and all of a call 1.68 acre tract of land recorded in the name of HW 589 Holdings LLC, in Clerk's File Number 2020012307 of the O.R.F.B.C.; said 116.78 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the west line of Del Webb-Richmond Section Five, a subdivision recorded in Plat Number 20110167 of the Fort Bend County Plat Records (F.B.C.P.R.)

This letter is being sent to property owners within 200 feet of the subject property as required by law. It is also sent to other on request.

-----  
Dear City Representatives:

I/We protest the proposed rezoning because  
Entire tract is not rezoned.

I/We support the proposed rezoning because

*Do NOT support, need to rezone the entire tract.*

Sincerely,

*Mark Hood*

Signature

*621 Ironwood Ct.*

Street Address

*713 SIS 2655*

Phone number

*Mark Hood*

Print Name

*Ironwood*

Subdivision

Return to: Planning Department  
600 Morton Street  
Richmond, Texas 77469  
281-238-1251 (fax)

The Texas Public Information Act provides the right of the public to access information that governmental bodies possess. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

*Mark Hood*

Print Name

*Mark Hood*

Signature





**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** July 6, 2020

**Agenda Item:** C4.

---

**Plat Name:** Veranda General Plan Amendment

**Applicant:** David Valdez | Meta Planning + Design

**Project Description:** A 705.2 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

**Zoning Designation:** (Development Agreement); Proposed MU, Mixed-Use district.

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**Reviewers:** City of Richmond Development Review Committee (DRC)

**Project Planner:** Jose Abraham, Planning Director

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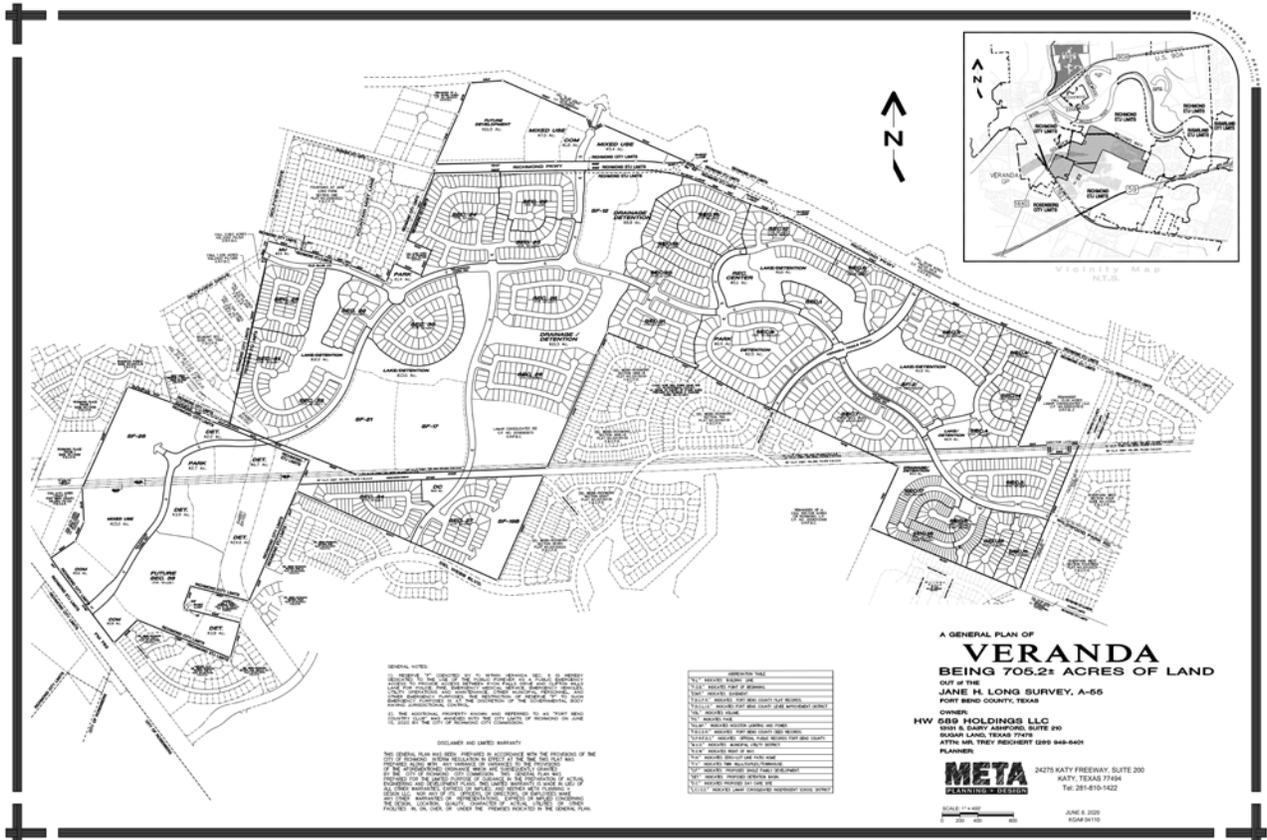
**Background/Review Notes**

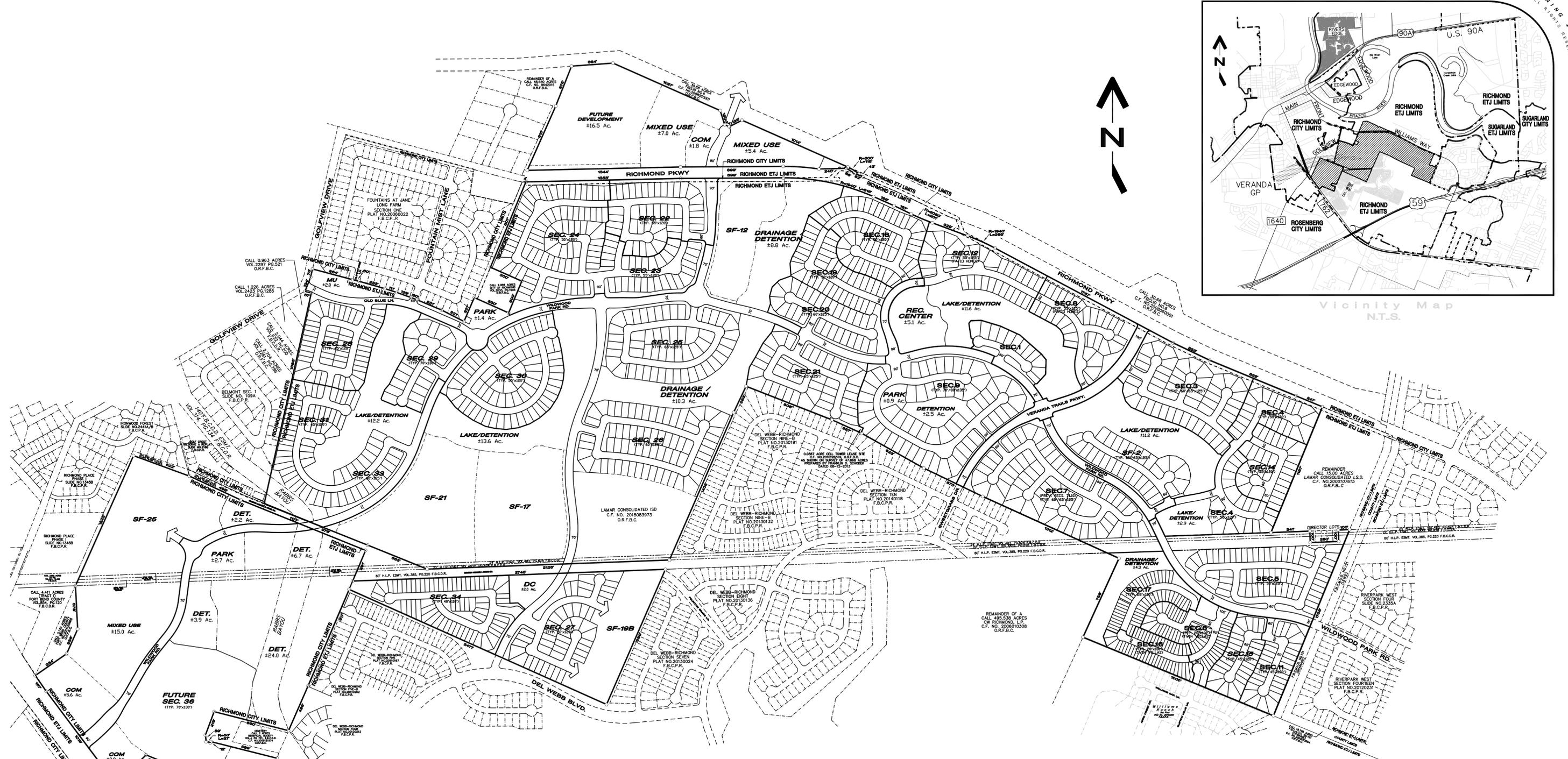
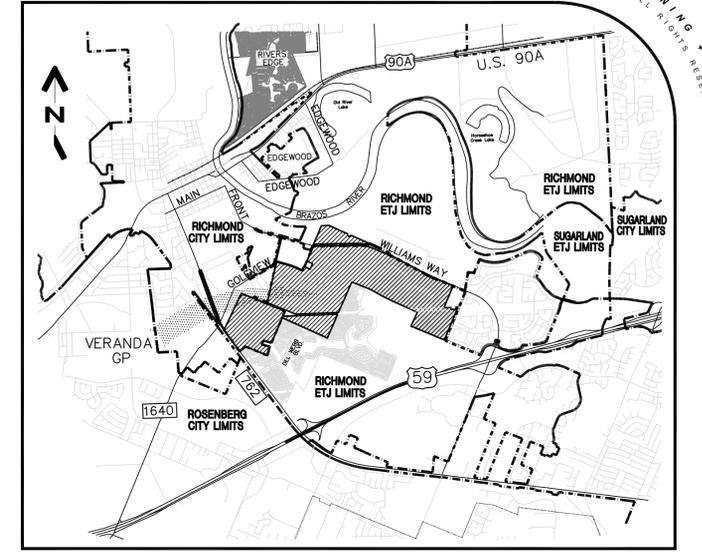
- *The Veranda Residential Development is governed by a Development Agreement (DA) between the City of Richmond and HW 589 Holdings LLC. The DA was approved by City Commission on September 21, 2015, for the development of this property (Resolution No. 111-2015).*
- *A restated DA was approved by City Commission on August 21, 2017, for the development of this property.*
- *The Veranda General Plan was approved by City Commission on May 16, 2016.*
- *A General Plan amendment was approved by the City Commission on April 17, 2017.*
- *This amendment changes the land-use layout within the former Country Club Tract to allow for a park and a multi-family development in addition to commercial and single-family residential use allowed by the current General Plan. This amendment also reflects current progress of residential sections and recently changed City limit lines since the annexation of the former Country Club tract into the City limits.*
- *The proposed amendment conforms to the provision of the DA.*

**Staff Recommendation**

**CONDITIONAL APPROVAL:** Staff recommends approval of this amendment to the General Plan for Veranda conditioned upon addressing the comments listed below:

1. Revise General Notes to reflect the accurate date of the annexation of Old Country Club tract (May 18, 2020).
2. Revise “Future Development” designation to indicate specific a land use. The previously approved General Plan allocated Mixed-use to the northern most tract (16.5 acres).





**GENERAL NOTES:**

- RESERVE "E" (DENOTED BY \*) WITHIN VERANDA SEC. 6 IS HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER AS A PUBLIC EMERGENCY ACCESS TO PROVIDE ACCESS BETWEEN RYON FALLS DRIVE AND CLIFTON HILLS LANE FOR POLICE, FIRE, EMERGENCY MEDICAL SERVICE, EMERGENCY VEHICLES, UTILITY OPERATIONS AND MAINTENANCE, OTHER MUNICIPAL PERSONNEL, AND OTHER EMERGENCY PURPOSES. THE RESTRICTION OF RESERVE "E" TO SUCH EMERGENCY PURPOSES IS AT THE DISCRETION OF THE GOVERNMENTAL BODY HAVING JURISDICTIONAL CONTROL.
- THE ADDITIONAL PROPERTY KNOWN AND REFERRED TO AS "FORT BEND COUNTRY CLUB" WAS ANNEXED INTO THE CITY LIMITS OF RICHMOND ON JUNE 15, 2020 BY THE CITY OF RICHMOND CITY COMMISSION.

**DISCLAIMER AND LIMITED WARRANTY**

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF RICHMOND INTERIM REGULATION IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF RICHMOND CITY COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

ABBREVIATION TABLE	
"BL"	INDICATES BUILDING LINE.
"P.O.B."	INDICATES POINT OF BEGINNING.
"ESMT"	INDICATES EASEMENT
"F.B.C.P.R."	INDICATES FORT BEND COUNTY PLAT RECORDS.
"F.B.C.L.I.D."	INDICATES FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT
"VOL."	INDICATES VOLUME.
"PG."	INDICATES PAGE.
"H.L.A.P."	INDICATES HOUSTON LIGHTING AND POWER.
"F.B.C.D.R."	INDICATES FORT BEND COUNTY DEED RECORDS.
"O.P.R.F.B.C."	INDICATES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY.
"M.U.D."	INDICATES MUNICIPAL UTILITY DISTRICT.
"R.O.W."	INDICATES RIGHT OF WAY.
"P.H."	INDICATES ZERO-LOT LINE PATIO HOME.
"T.V."	INDICATES TWIN VILLA/DUPLEX/TOWNHOUSE.
"S.F."	INDICATES PROPOSED SINGLE FAMILY DEVELOPMENT.
"DET"	INDICATES PROPOSED DETENTION BASIN.
"DC"	INDICATES PROPOSED DAY CARE SITE.
"L.C.I.S.D."	INDICATES LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

A GENERAL PLAN OF  
**VERANDA**  
 BEING 705.2± ACRES OF LAND

OUT OF THE  
**JANE H. LONG SURVEY, A-55**  
 FORT BEND COUNTY, TEXAS

**OWNER:**  
**HW 589 HOLDINGS LLC**  
 13131 S. DAIRY ASHFORD, SUITE 210  
 SUGAR LAND, TEXAS 77478  
 ATTN: MR. TREY REICHERT (281) 949-6401

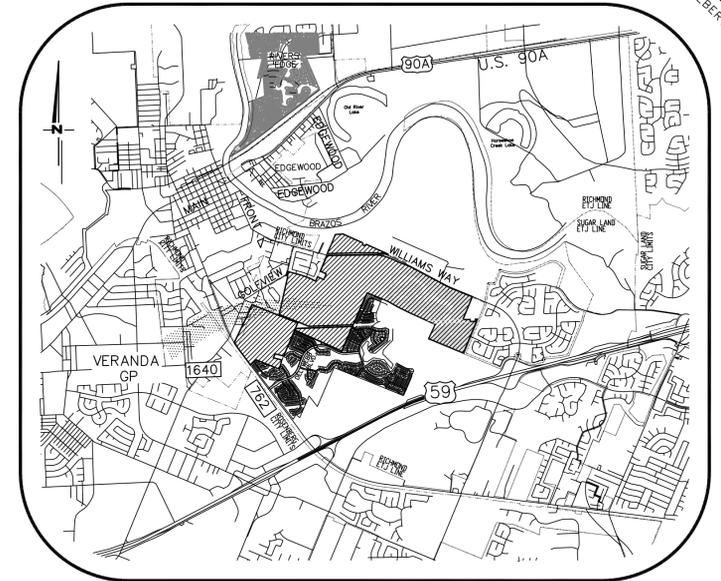


24275 KATY FREEWAY, SUITE 200  
 KATY, TEXAS 77494  
 Tel: 281-810-1422

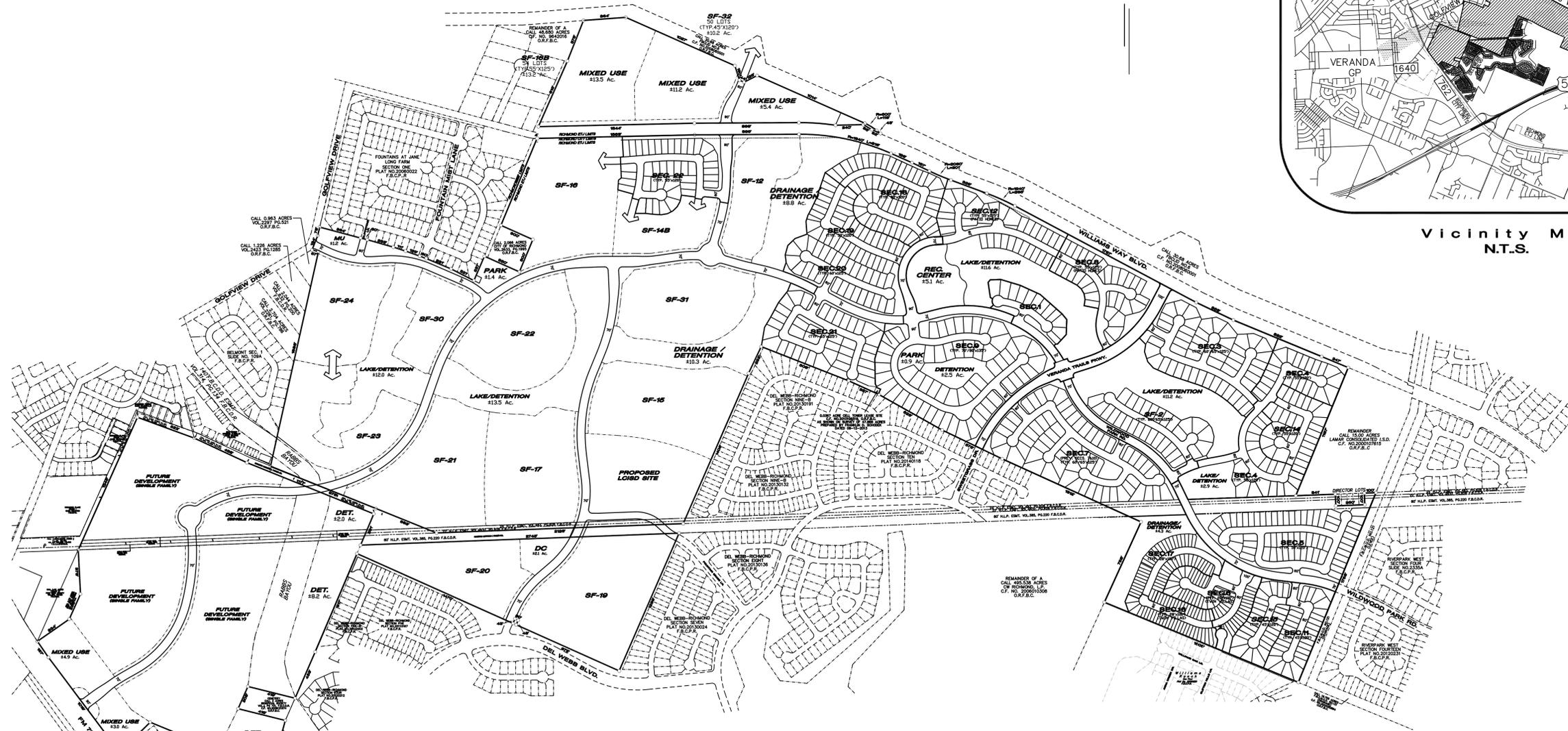
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JUNE 8, 2020  
 KGA# 04110

# CURRENT GENERAL PLAN



Vicinity Map  
N.T.S.



**GENERAL NOTES:**

- RESERVE "F" (DENOTED BY \*) WITHIN VERANDA SEC. 6 IS HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER AS A PUBLIC EMERGENCY ACCESS TO PROVIDE ACCESS BETWEEN RYON FALLS DRIVE AND CLIFTON HILLS LAKE FOR POLICE, FIRE, EMERGENCY MEDICAL SERVICE, EMERGENCY VEHICLES, UTILITY OPERATIONS AND MAINTENANCE, OTHER MUNICIPAL PERSONNEL, AND OTHER EMERGENCY PURPOSES. THE RESTRICTION OF RESERVE "F" TO SUCH EMERGENCY PURPOSES IS AT THE DISCRETION OF THE GOVERNMENTAL BODY HAVING JURISDICTIONAL CONTROL.
- THE ADDITIONAL PROPERTY KNOWN AND REFERRED TO AS "FORT BEND COUNTRY CLUB" WILL BE ANNEXED INTO THE CITY LIMITS OF RICHMOND WITHIN THREE YEARS OF THE DATE OF THE REVISED AND ADOPTED DEVELOPMENT AGREEMENT IN WHICH IT IS SPECIFIED.

**DISCLAIMER AND LIMITED WARRANTY**

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF RICHMOND INTERIM REGULATION IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF RICHMOND CITY COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

**ABBREVIATION TABLE**

"BL"	INDICATES BUILDING LINE.
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"I.C.I.S.D."	INDICATES LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.

A GENERAL PLAN OF  
**VERANDA**  
BEING 707.3± ACRES OF LAND  
OUT OF THE  
JANE H. LONG SURVEY, A-55  
FORT BEND COUNTY, TEXAS

OWNER:  
**HW 589 HOLDINGS LLC**  
13131 S. DAIRY ASHFORD, SUITE 210  
SUGAR LAND, TEXAS 77478  
ATTN: MR. TREY REICHERT (281) 949-8401



- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340

SCALE: 1" = 500'  
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MARCH 26, 2018  
KGA# 04110



**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** July 6, 2020

**Agenda Item:** C5.

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**Plat Name:** Veranda Section Thirty-Six – Preliminary Plat

**Applicant:** David Valdez | Meta Planning + Design

**Project Description:** A subdivision of 64.4 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

**Zoning Designation:** Proposed MU – Mixed-Use district (Development Agreement)

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**Reviewers:** City of Richmond Development Review Committee (DRC)

**Project Planner:** Jose Abraham, Planning Director

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**Background/Review Notes**

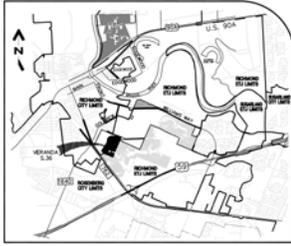
- *The proposed plat is located within Veranda Residential Development which is governed by a Development Agreement between the City of Richmond and HW 589 Holdings LLC. This subdivision is located within the former country club tract, along the southeast side of Wildwood Park Rd.*
- *The proposed subdivision includes 58 Lots that are minimum 70’ wide Lots in 2 blocks.*
- *The proposed subdivision also includes 12 reserves, of which the larger reserves are part of the overall detention areas for Veranda development.*
- *The proposed preliminary plat is in conformance with the approved General Plan for the Veranda Master Planned Community.*

**Staff Recommendation**

**APPROVAL:** Staff recommends approval of this preliminary plat



**RICHMOND**  
EST. **TEXAS** 1837

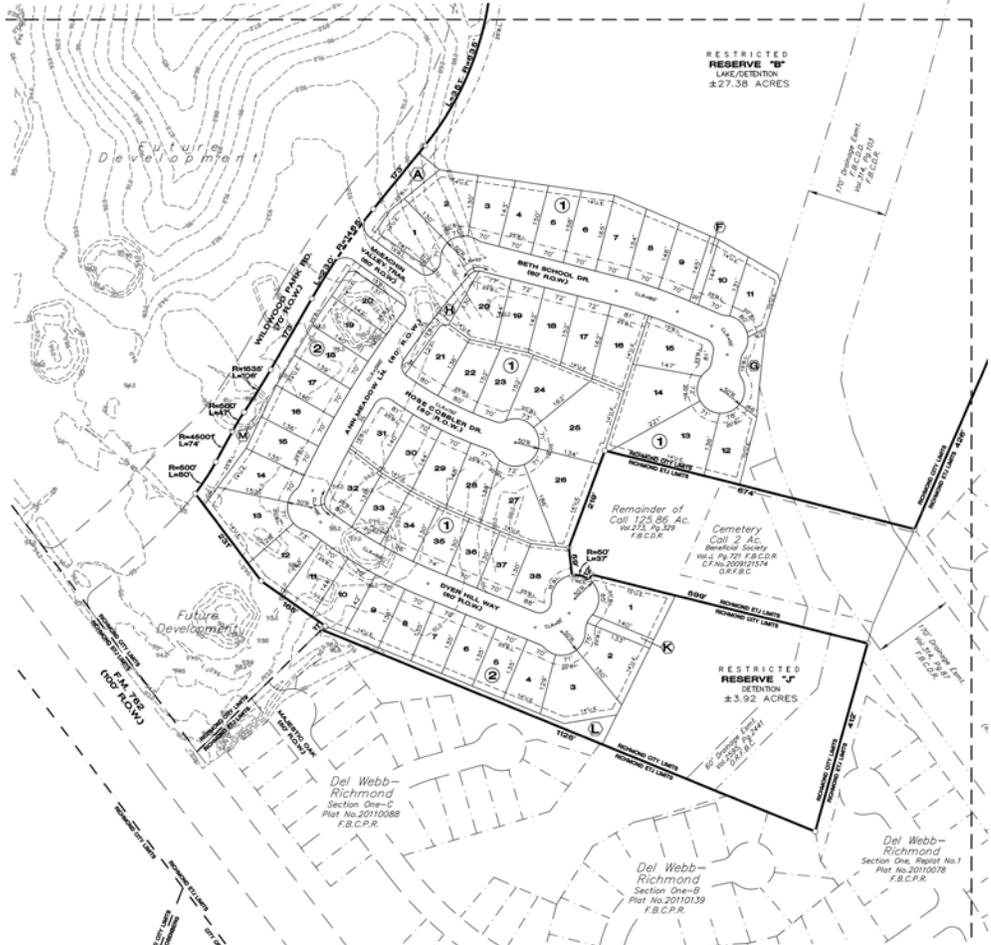


- NOTE:
- A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.24 ACRES
  - B RESTRICTED RESERVE "B" LAKE/DETENTION ±17.38 ACRES
  - C RESTRICTED RESERVE "C" PARK ±3.56 ACRES
  - D RESTRICTED RESERVE "D" ±48.84 ACRES
  - E RESTRICTED RESERVE "E" OPEN SPACE/UTILITIES ±1.8 ACRES
  - F RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE/ACCESS ±0.07 ACRES
  - G RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±0.14 ACRES
  - H RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±0.13 ACRES
  - J RESTRICTED RESERVE "J" DETENTION ±3.92 ACRES
  - K RESTRICTED RESERVE "K" LANDSCAPE/OPEN SPACE/ACCESS ±0.07 ACRES
  - L RESTRICTED RESERVE "L" LANDSCAPE/OPEN SPACE ±0.21 ACRES
  - M RESTRICTED RESERVE "M" LANDSCAPE/OPEN SPACE ±0.49 ACRES

- GENERAL NOTE:
1. ALL "N" RESTRICTED RESERVE AND "P" RESTRICTED RESERVE ARE TO BE MAINTAINED AS OPEN SPACE AND SHALL BE SUBJECT TO THE CITY OF RICHMOND'S LANDSCAPE AND OPEN SPACE REGULATIONS AND THE CITY OF RICHMOND'S LANDSCAPE AND OPEN SPACE DESIGN GUIDELINES. THE CITY OF RICHMOND SHALL BE THE AUTHORITY TO APPROVE ANY CHANGES TO THE RESTRICTED RESERVE AREAS.
  2. ALL PROPERTY LINE DIMENSIONS AND DIMENSIONS OF ALL RESTRICTED RESERVE AREAS SHALL BE MEASURED AS SHOWN.
  3. ALL LOT AREA AND OPEN SPACE DIMENSIONS SHALL BE MEASURED AS SHOWN.
  4. ALL LOT AREA SHALL BE A MINIMUM OF 10,000 SQUARE FEET.
  5. ALL RESTRICTED RESERVE AREAS SHALL BE MAINTAINED AS OPEN SPACE AND SHALL BE SUBJECT TO THE CITY OF RICHMOND'S LANDSCAPE AND OPEN SPACE REGULATIONS AND THE CITY OF RICHMOND'S LANDSCAPE AND OPEN SPACE DESIGN GUIDELINES. THE CITY OF RICHMOND SHALL BE THE AUTHORITY TO APPROVE ANY CHANGES TO THE RESTRICTED RESERVE AREAS.
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ABBREVIATION TABLE	
"E"	INDICATES EASEMENT
"L"	INDICATES LOT LINE
"R"	INDICATES RIGHT OF WAY
"S"	INDICATES SURVEY MARK
"T"	INDICATES TYPICAL
"V"	INDICATES VARIANCE
"W"	INDICATES WETLANDS
"X"	INDICATES EXISTING
"Y"	INDICATES YIELD
"Z"	INDICATES ZONING

MATCHLINE - SEE PAGE 2



MATCHLINE - SEE PAGE 2

A PRELIMINARY PLAT OF  
**VERANDA**  
**SECTION THIRTY-SIX**  
BEING 64.4± ACRES OF LAND  
CONTAINING 68 LOTS (70' X 130' TYP.)  
AND TWELVE RESERVES IN TWO BLOCKS.  
OUT OF THE  
JANE H. LONG SURVEY, A-55  
FORT BEND COUNTY, TEXAS

OWNER:  
HW 588 HOLDINGS LLC  
18351 S. DAIRY ASHFORD, SUITE 210  
SUGAR LAND, TEXAS 77478  
ATTN: MR. TREY REICHERT (281) 949-6401



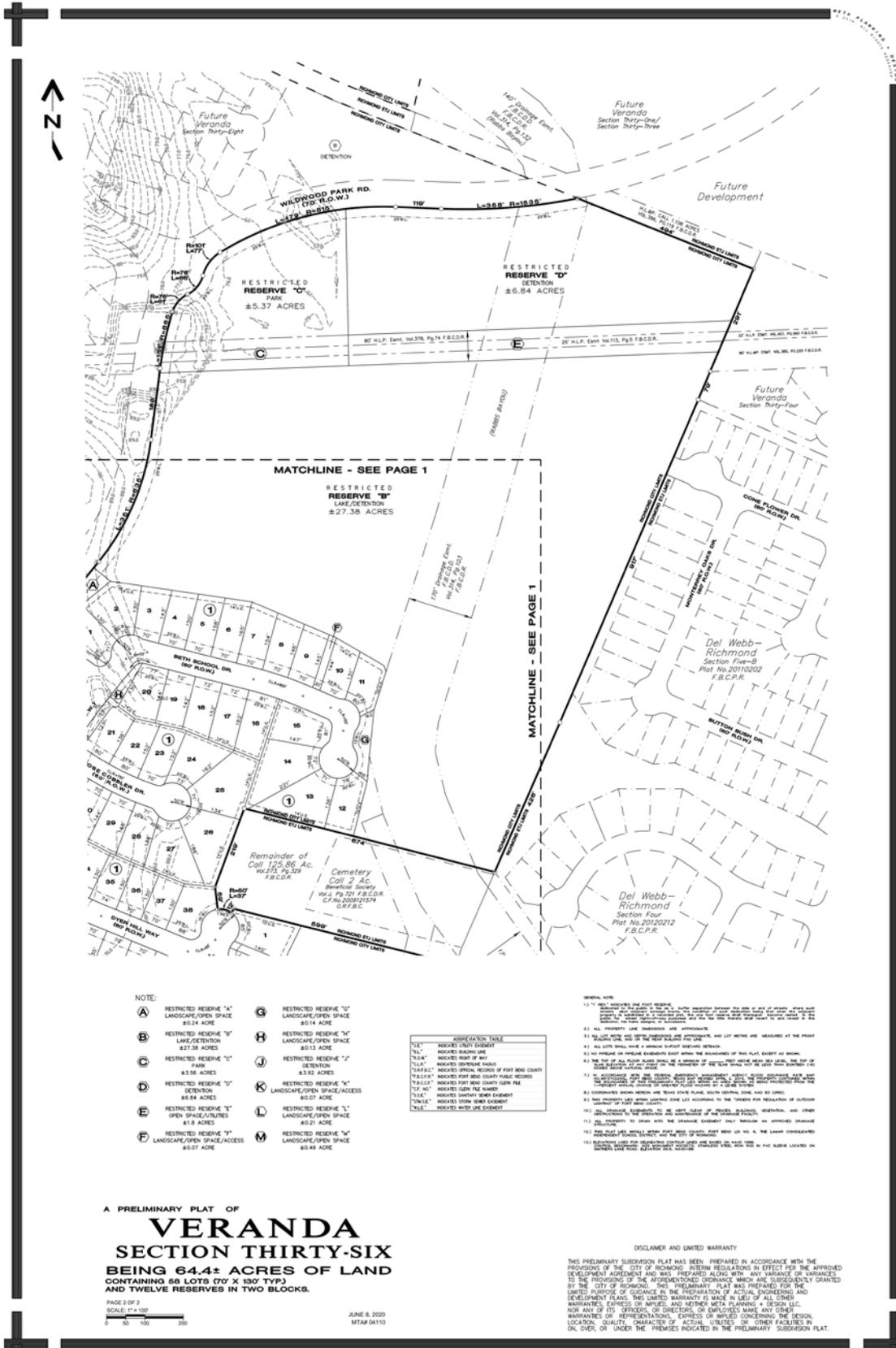
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422

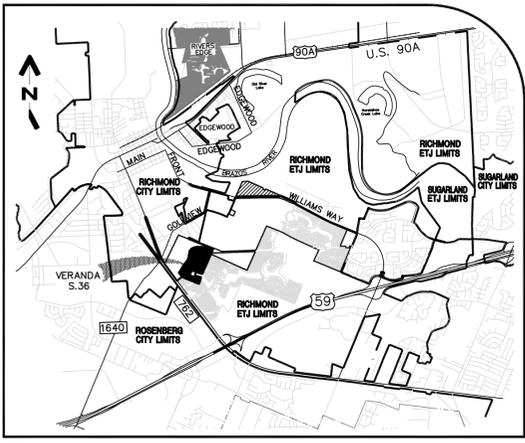
PAGE 02 OF 2  
SCALE: 1" = 100'

JUNE 8, 2020  
MTAR 04110

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF RICHMOND INTERIM REGULATIONS IN EFFECT FOR THE APPROVED DEVELOPMENT AGREEMENT AND HAS BEEN PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF RICHMOND. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING & DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



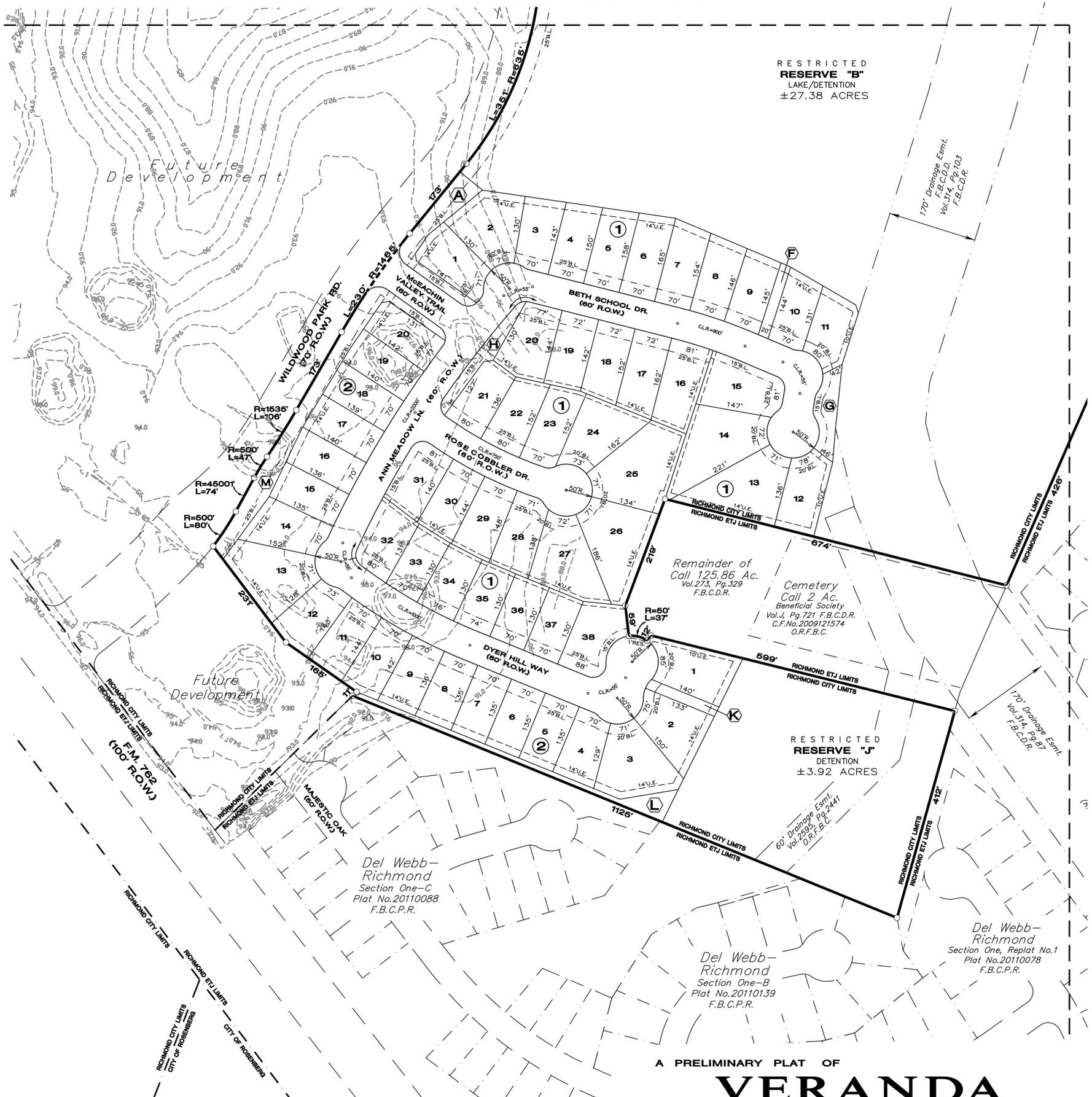


- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.24 ACRE
  - B** RESTRICTED RESERVE "B" LAKE/DETENTION ±27.38 ACRES
  - C** RESTRICTED RESERVE "C" PARK ±3.56 ACRES
  - D** RESTRICTED RESERVE "D" DETENTION ±6.84 ACRES
  - E** RESTRICTED RESERVE "E" OPEN SPACE/UTILITIES ±1.8 ACRES
  - F** RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE/ACCESS ±0.07 ACRE
  - G** RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±0.14 ACRE
  - H** RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±0.13 ACRE
  - J** RESTRICTED RESERVE "J" DETENTION ±3.92 ACRES
  - K** RESTRICTED RESERVE "K" LANDSCAPE/OPEN SPACE/ACCESS ±0.07 ACRE
  - L** RESTRICTED RESERVE "L" LANDSCAPE/OPEN SPACE ±0.21 ACRE
  - M** RESTRICTED RESERVE "M" LANDSCAPE/OPEN SPACE ±0.49 ACRE

- GENERAL NOTE:
- 1.) "1" RES. INDICATES ONE FOOT RESERVE dedicated to the public in fee on a buffer separation between the side or end of streets where such streets exist adjacent coverage tracts, the condition of such dedication being that when the adjacent property is subdivided in 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 to and vest in the dedicant, his heirs assigns, or successors.
  - 2.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - 3.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
  - 4.) ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDEYARD SETBACK.
  - 5.) NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS SHOWN.
  - 6.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF \_\_\_\_\_ FEET ABOVE MEAN SEA LEVEL THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GRADE.
  - 7.) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48127C0225 FOR FORT BEND COUNTY, TEXAS MAP REVISION APRIL 3, 2014, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN AN AREA SHOWN AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM.
  - 8.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE, NAD 83 (GRID).
  - 9.) THIS PROPERTY LIES WITHIN LIGHTING ZONE L23 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING" OF FORT BEND COUNTY.
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  - 13.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 1988 CONTROL BENCHMARK: NGS MONUMENT HGS572; STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD, ELEVATION 69.6, NAVD=66.

ABBREVIATION TABLE	
"U.E."	INDICATES UTILITY EASEMENT
"B.L."	INDICATES BUILDING LINE
"R.O.W."	INDICATES RIGHT OF WAY
"C.L.R."	INDICATES CENTERLINE RADIUS
"O.R.F.B.C."	INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY
"F.B.C.P.R."	INDICATES FORT BEND COUNTY PUBLIC RECORDS
"F.B.C.C.F."	INDICATES FORT BEND COUNTY CLERK FILE
"C.F. NO."	INDICATES CLERK FILE NUMBER
"S.S.E."	INDICATES SANITARY SEWER EASEMENT
"S.M.S.E."	INDICATES STORM SEWER EASEMENT
"W.L.E."	INDICATES WATER LINE EASEMENT

MATCHLINE - SEE PAGE 2



MATCHLINE - SEE PAGE 2

A PRELIMINARY PLAT OF  
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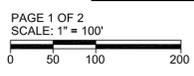
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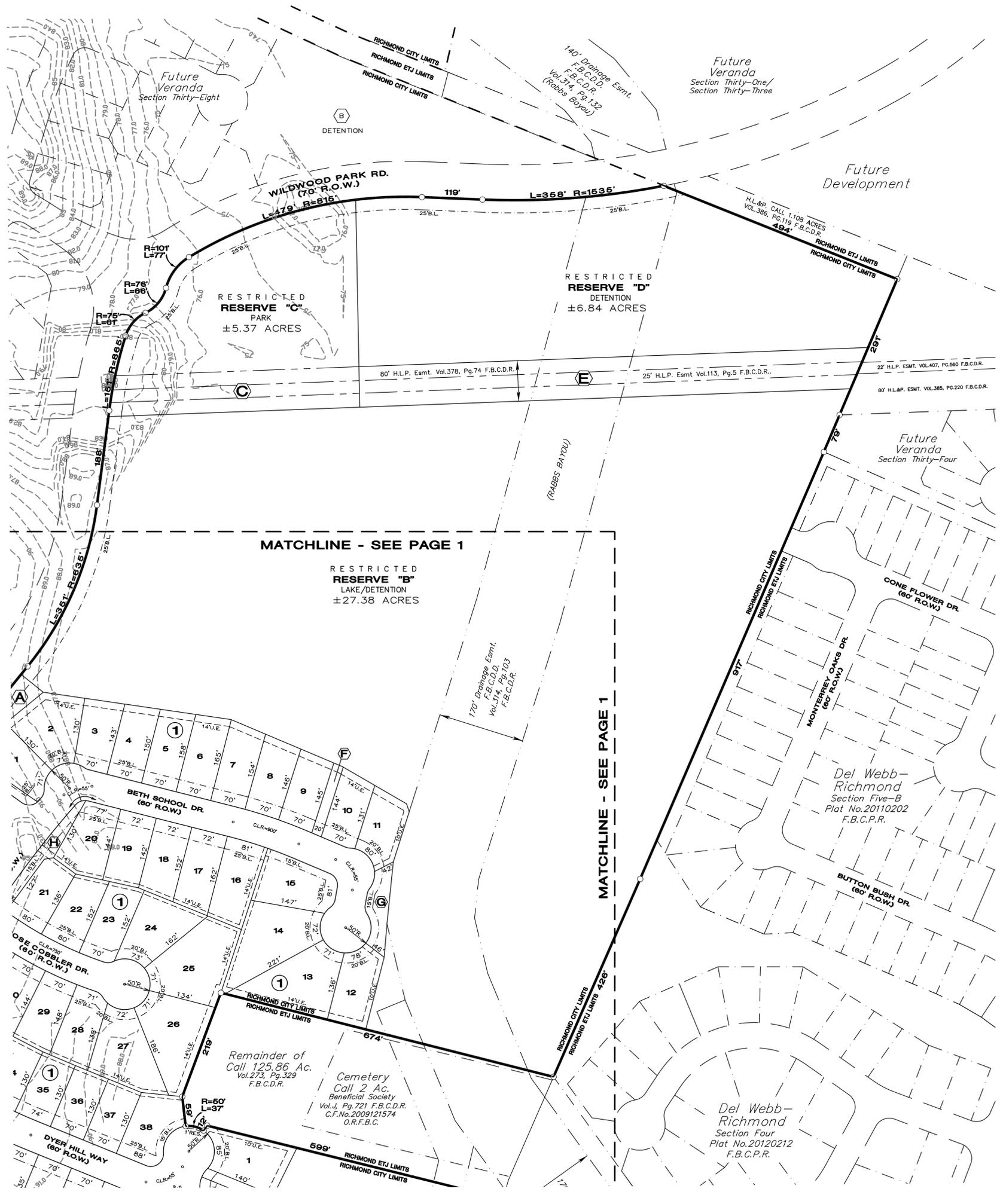
OWNER:  
**HW 589 HOLDINGS LLC**  
 13131 S. DAIRY ASHFORD, SUITE 210  
 SUGAR LAND, TEXAS 77478  
 ATTN: MR. TREY REICHERT (281) 949-6401

PLANNER:  
**META** 24275 KATY FREEWAY, SUITE 200  
 KATY, TEXAS 77494  
 Tel: 281-810-1422

DISCLAIMER AND LIMITED WARRANTY

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- NOTE:
- |  |  |
|--|--|
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  - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 481570225L, FORT BEND COUNTY, TEXAS MAP REVISED APRIL 2, 2014, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN AN AREA SHOWN AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM.
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A PRELIMINARY PLAT OF  
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PAGE 2 OF 2  
 SCALE: 1" = 100'

JUNE 8, 2020  
 MTA# 04110

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**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** July 6, 2020

**Agenda Item:** C6.

---

**Plat Name:** Veranda at 762 – Preliminary Plat

**Applicant:** Celeste L. berger | Pape-Dawson Engineers, Inc.

**Project Description:** A subdivision of 15.0 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

**Zoning Designation:** Development Agreement, Proposed MU, Mixed Use

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**Reviewers:** City of Richmond Development Review Committee (DRC)

**Project Planner:** Jose Abraham, Planning Director

---

**Background/Review Notes**

- *The proposed plat is located within Veranda Residential Development which is governed by a Development Agreement (DA) between the City of Richmond and HW 589 Holdings LLC. The proposed subdivision is located within the former Country Club tract, which was recently annexed into the city limits.*
- *This subdivision includes a 15-acre tract for the development of a regular garden-style multi-family development. Based on a conceptual site plan provided the proposed development would include one- and two-bedroom dwelling units with a total of 300 units. Site Development Plan will be reviewed for conformance to the standards provided by the DA at the time of the Final Plat.*
- *The General plan designates this tract for single-family residential, hence the proposed plat is not in conformance with the General Plan. However, an amendment to the General Plan is being considered on this agenda. Staff is recommending approval of the General Plan Amendment.*

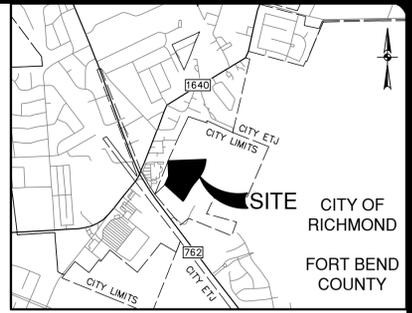
**Staff Recommendation**

**CONDITIONAL APPROVAL:** Staff recommends approval of this preliminary plat conditioned upon addressing the comments listed below:

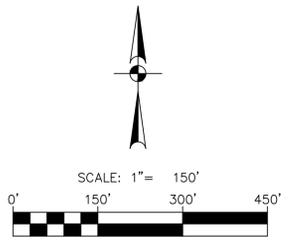
1. The approval of this plat is contingent upon the approval of the proposed amendment to the Veranda General Plan.
2. Please revise to provide accurate ownership and file no. for the adjoining property to the east (The property does not appear to be owned by Fort Bend Country Club).



- NOTES:
- ALL COORDINATES SHOWN ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR OF 0.9998800144
  - ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
  - 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. IS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION.
  - DRAINAGE FACILITIES ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE OWNERS AND NOT THE CITY OF RICHMOND, OR FORT BEND COUNTY, IN ACCORDANCE WITH THE APPROVED ENGINEERING REPORT.
  - THE PROPOSED FACILITY SHALL NOT HINDER THE SURFACE FLOW FROM ADJACENT LAND, NOR CAUSE FLOODING TO ADJACENT PROPERTY.
  - REFER TO DEVELOPMENT AGREEMENT BETWEEN CITY OF RICHMOND AND HW 589 HOLDINGS LLC, F.B.C.D.R. 2017108436 ,FOR PROPOSED INFRASTRUCTURE IN COMPLIANCE WITH THE CITY OF RICHMOND.
  - PROPERTY BOUNDARY LIES WITHIN SHADED ZONE X (OUTSIDE 100-YEAR FLOODPLAIN), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 48157C0235L, DATED APRIL 2, 2014.
  - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 87.50 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT IN THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
  - THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND LEVEE IMPROVEMENT DISTRICT NUMBER 6.
  - THIS PLAT LIES WITHIN "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED JUNE OF 2006.
  - 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.
  - CONTOURS ARE BASED ON 2008 LIDAR FROM USGS AND WILL BE UPDATED UPON COMPLETION OF TOPOGRAPHIC SURVEY.



LOCATION MAP  
NOT TO SCALE  
ZIP CODE: 77469



- LEGEND
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
  - SET 5/8" IRON ROD (PD)
  - AC = ACRE
  - BL = BUILDING LINE
  - R.O.W. = RIGHT-OF-WAY
  - SQ. FT. = SQUARE FEET
  - IR = IRON ROD
  - FD = FOUND
  - HCCF = HARRIS COUNTY CLERK'S FILE NUMBER
  - HCMR = HARRIS COUNTY MAP RECORDS
  - FC = FILM CODE
  - U.E. = UTILITY EASEMENT
  - UVE = UNOBSTRUCTED VISIBILITY EASEMENT
  - VOL. = VOLUME
  - PG. = PAGE



Parcel Line Table

Line #	Length	Direction
L1	235.87	N24° 07' 21.53"E
L2	378.48	N2° 56' 32.36"W
L3	925.49	N87° 50' 07.49"E
L4	164.03	S7° 20' 08.80"W
L5	153.38	S38° 59' 51.38"W
L6	173.28	S30° 01' 04.18"W
L7	612.26	N48° 03' 37.33"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	331.57	565.00	33.62	S24° 05' 17"W	326.83
C2	240.58	1535.00	8.98	S34° 30' 28"W	240.33
C3	84.58	1318.96	3.67	S31° 46' 34"W	84.57
C4	46.66	500.37	5.34	S37° 07' 37"W	46.64

# PRELIMINARY PLAT VERANDA AT 762

A SUBDIVISION OF 15.000 ACRES OF LAND SITUATED IN THE JANE LONG SURVEY, ABSTRACT NO. A-55, LOCATED IN FORT BEND COUNTY, TEXAS.

REASON FOR PLAT: TO CREATE ONE RESTRICTED RESERVE  
PROPOSED LAND USE: MIXED-USE

1 RESERVE - 1 BLOCK  
SCALE: 1" = 150' JUNE 2020

MANAGING MEMBER:  
F.W. REICHERT III  
HW 589 HOLDINGS LLC  
A TEXAS PROFIT CORPORATION  
13131 DAIRY ASHFORD, SUITE 210  
SUGAR LAND, TX 77478  
PHONE: 281-949-6401

**PAPE-DAWSON ENGINEERS**  
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS  
10500 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400  
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10159974

Notes: Rev. 19, 2020, 1:09pm User: ID: whood File: K:\Projects\108172\108172.dwg Design: 3, Plot: 3, 1 Preliminary\ Preliminary Plat.dwg

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1 SITE PLAN  
1"=50'-0"



VERANDA APARTMENTS - PRELIMINARY SITE PLAN

CITY, STATE - DEVELOPER NAME

MEEKS ■ PARTNERS

16000 Memorial Drive  
Suite 100  
Houston, Texas 77079  
281558.8787

A-01

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Meeks + Partners

VERANDA APARTMENTS - UNIT MIX

6/19/2020

ALLEN HARRISON  
CO.

UNIT				BUILDING											TOTALS			
UNIT TYPE	DESCRIPTION	NET (HEATED) SQ. FT.	GROSS SQ. FT.	BLDG NO	1	2	3	4	5	6	7	8	9	No of Units	NET SQ. FT. PER UNIT TYPE	GROSS SQ. FT. PER UNIT TYPE	TOTAL UNITS	%
				BLDG TYPE	IV	IV	IV	III	III	IV	IV	III	III					
A1	1 BED / 1 BATH	740	797		12	12	12	6	6	12	12	6	6	84	62,160	66,948	184	61%
A2	1 BED / 1 BATH	813	859		12	12	12	4	4	12	12	4	4	76	61,788	65,284		
A4	1 BED / 1 BATH / 1 STUDY	930	1,016		0	0	0	6	6	0	0	6	6	24	22,320	24,384		
B1	2 BED / 2 BATH	1,044	1,093		0	0	0	4	4	0	0	4	4	16	16,704	17,488	116	39%
B2	2 BED / 2 BATH	1,183	1,257		6	6	6	6	6	6	6	6	6	54	63,882	67,878		
B3	2 BED / 2 BATH	1,263	1,320		6	6	6	4	4	6	6	4	4	46	58,098	60,720		
					<b>36</b>	<b>36</b>	<b>36</b>	<b>30</b>	<b>30</b>	<b>36</b>	<b>36</b>	<b>30</b>	<b>30</b>	<b>300</b>	<b>284,952</b>	<b>302,702</b>	<b>300</b>	<b>100%</b>
AVG. UNIT SIZE															<b>950</b>			
PARKING	Attached				0	0	0	16	16	0	0	16	16	64				
	Detached														43			
	Surface														444			
	<b>Total</b>														<b>551</b>			
	Spaces Per Unit														1.84			



## PLANNING AND ZONING COMMISSION

### *Staff Report: Plat Application*

**Agenda Date:** July 6, 2020

**Agenda Item:** C7.

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**Plat Name:** Veranda Section Thirty-Three – Final Plat

**Applicant:** Roberto Mata | Costello Inc.

**Project Description:** A subdivision of 24.63 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

**Zoning Designation:** NA / ETJ (Development Agreement)

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**Reviewers:** City of Richmond Development Review Committee (DRC)

**Project Planner:** Mason Garcia, Associate Planner

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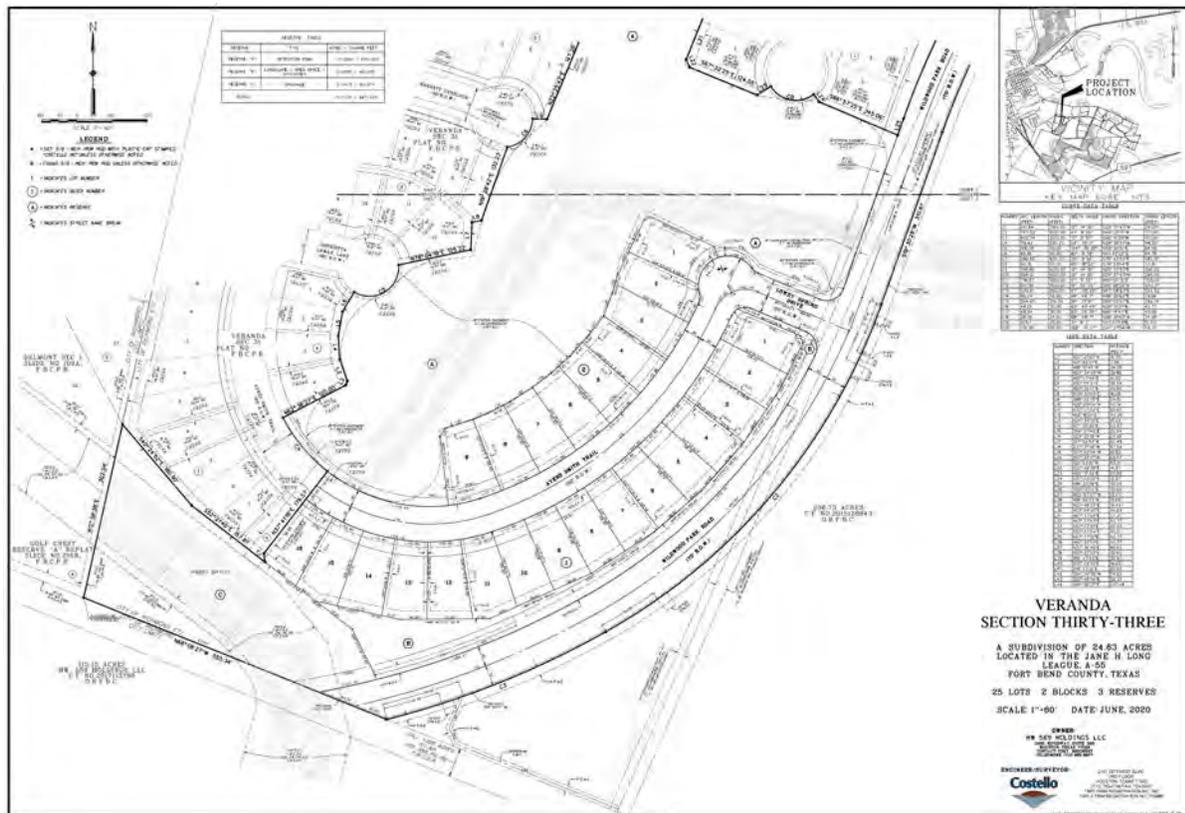
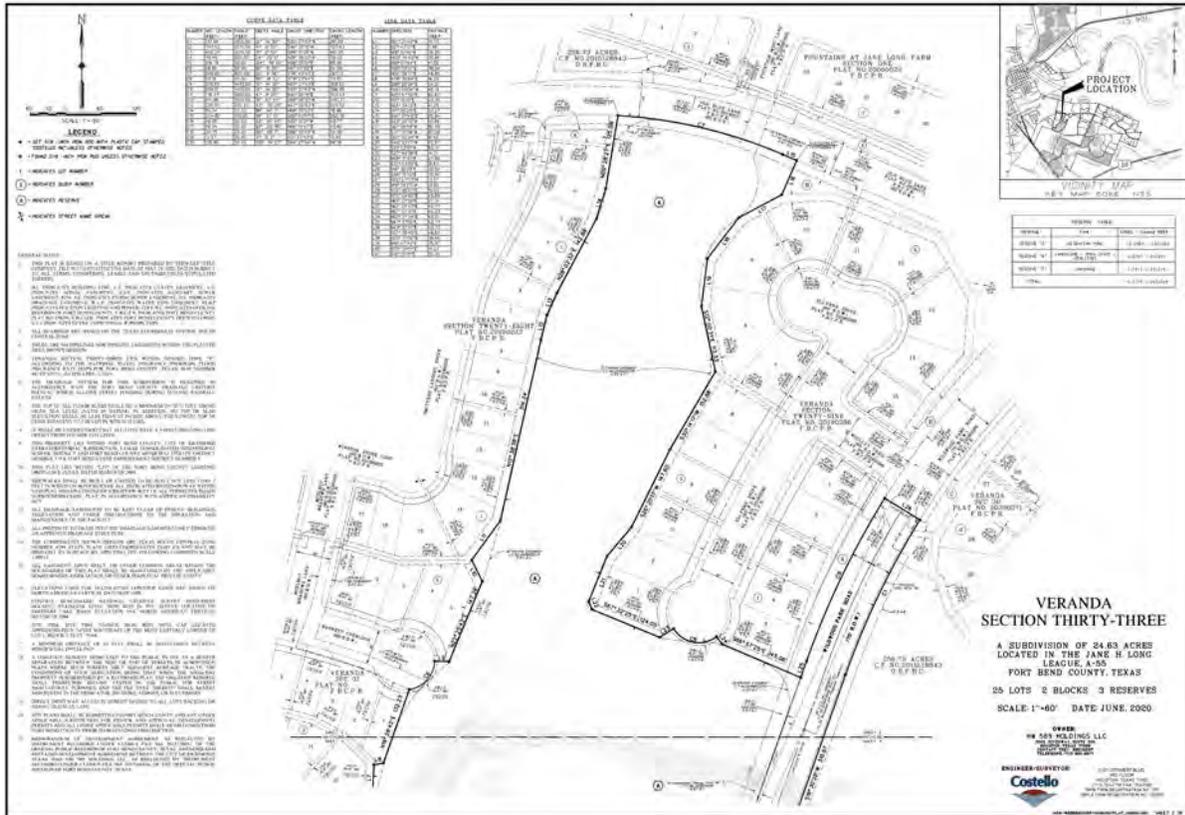
### **Background/Review Notes**

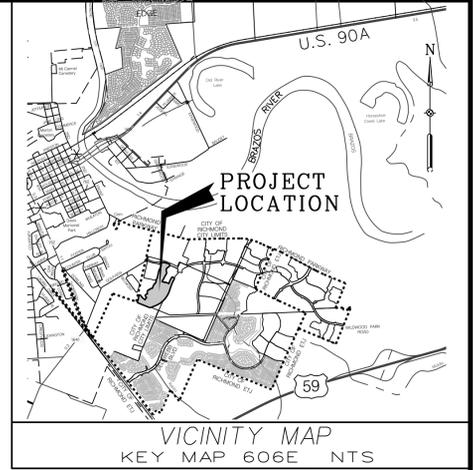
- *The proposed subdivision is located within Veranda Residential Development which is governed by the “Development Agreement between the City of Richmond and HW 589 Holdings LLC” (DA).*
- *The proposed subdivision includes 25 (minimum 60’ X 125’) single family residential lots in 2 blocks.*
- *The acreage within this proposed final plat conforms to the approved Veranda Section Thirty-One & Thirty-Three - Preliminary Plat.*

### **Staff Recommendation**

**CONDITIONAL APPROVAL:** Staff recommends approval of this final plat conditioned upon addressing the comments listed below:

1. Provide a Letter of No Objection from CenterPoint Energy (Sec. 1.4.g of the P.I.D.M).
2. Fill in the file numbers for all easements shown. All easements shown in Section 31 are missing this information, some of which will directly impact this plat.
3. There is a storm sewer easement called out along Old Blue Lane as 15’ in the City Planning Letter, and along the C7 segment, but is incorrectly labeled as 10’ just to the left of line segment L15. Please correct.
4. There are still some easements shown on the plat that do not appear in the City Planning Letter, and vice-versa. The plat shows HL&P easement per Vol. 386, Pg. 119 FBCDR, and a 15’ & 10’ U.E. per Slide No. 216B as well as a 10’ U.E. per Slide No. 109A. All of these easements are shown adjacent to the boundary and don’t necessarily need to be in the City Planning Letter, but there are two easements in the City Planning Letter that aren’t shown, but should be shown or removed from it. Those two are listed in the City Planning Letter as:
  - a. Right-of-way dated Feb 12, 1925, filed for record on September 14, 1960 (File No. 123758 in Vol. 407, Pg. 560, D.R.F.B.C.)
  - b. Easement dated September 4, 1969 (File No. 179832 in Vol. 519, Pg. 771 D.R.F.B.C.)





I, J. STACY SLAWINSKI, THE INTERIM 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.  
INTERIM FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

W.A. "ANDY" 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 \_\_\_\_\_, 2020, 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 THIRTY-THREE

A SUBDIVISION OF 24.63 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
FORT BEND COUNTY, TEXAS

25 LOTS 2 BLOCKS 3 RESERVES

DATE: JUNE, 2020

**OWNER:**  
HW 589 HOLDINGS LLC  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77066  
CONTACT: TREY REICHERT  
TELEPHONE: (713) 960-9977

**ENGINEER/SURVEYOR:**  
**Costello**  
2107 CITYWEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3560  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486

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, HEREINAFTER REFERRED TO AS THE OWNER OF THE 24.63 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION THIRTY-THREE, 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 (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR 5 FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") 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 (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO 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 (10'0") 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 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 (30'0") 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 THIRTY-THREE 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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

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 THIRTY-THREE, 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: \_\_\_\_\_

PRINT NAME AND TITLE

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

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

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 THIRTY-THREE, 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: \_\_\_\_\_

PRINT NAME AND TITLE

THE STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 \_\_\_\_\_, 2020.

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

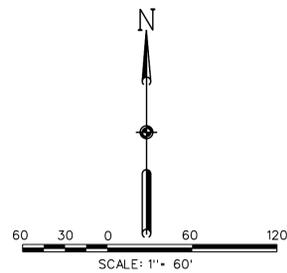
THIS PLAT OF VERANDA SECTION THIRTY-THREE IS APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

\_\_\_\_\_  
EVALYN W. MOORE, MAYOR

\_\_\_\_\_  
LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA SECTION THIRTY-THREE IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
TERRI VELA, CITY MANAGER



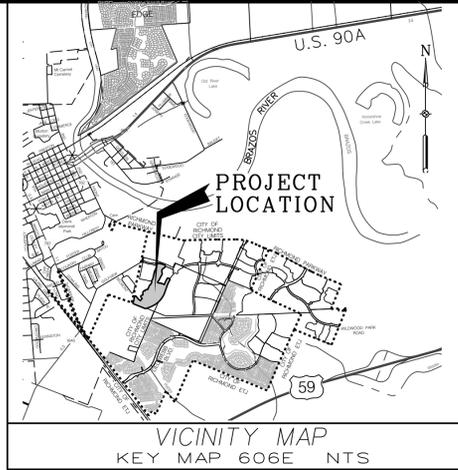
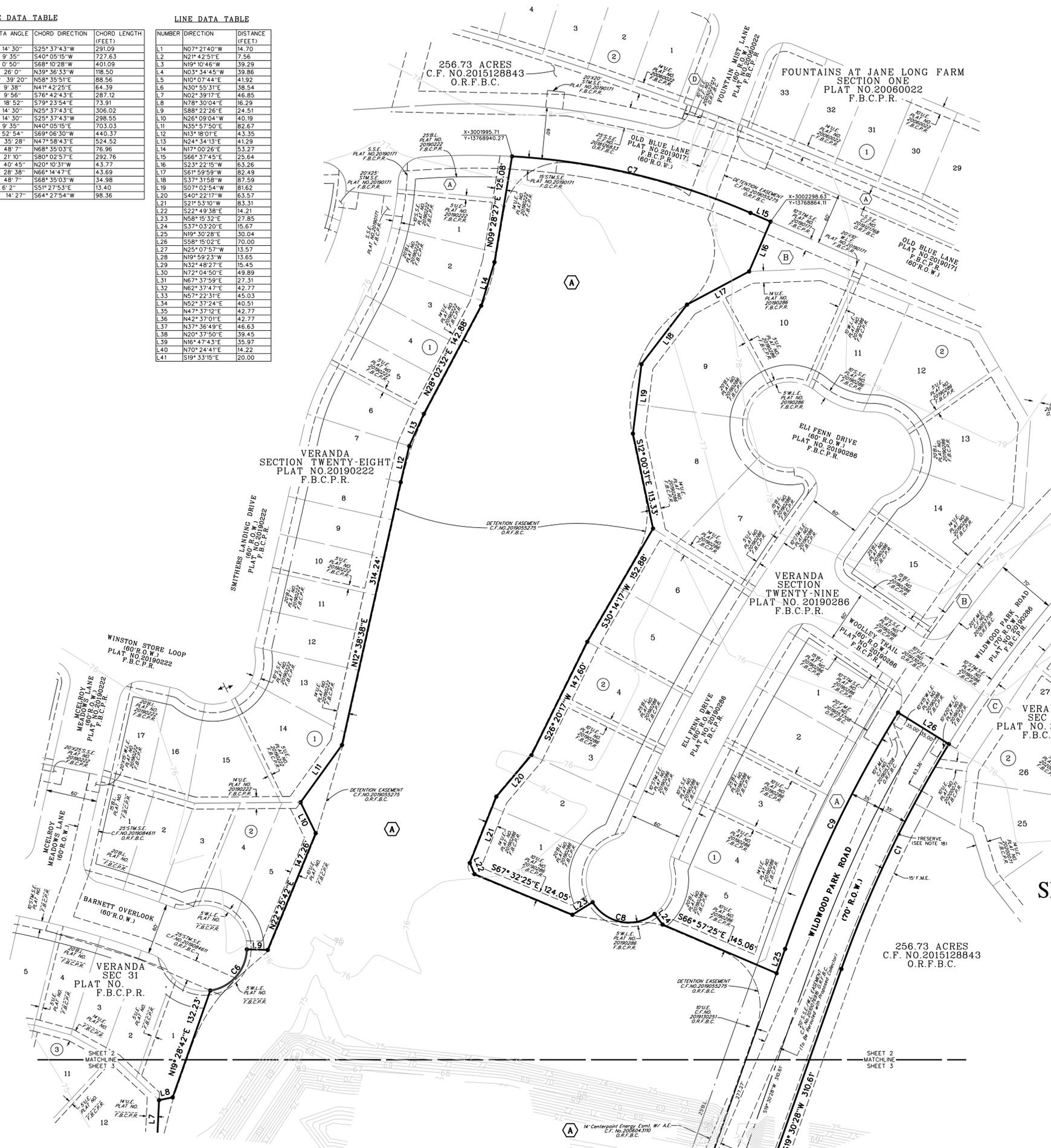
**LEGEND**

- 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

**GENERAL NOTES:**

1. THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE COMPANY, FILE NO. 731873 EFFECTIVE DATE OF MAY 28, 2020 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. 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.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; E.T.J. INDICATES EXTRA TERRITORIAL JURISDICTION.
3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
4. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
5. VERANDA SECTION THIRTY-THREE LIES WITHIN SHADED ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0255L, DATED APRIL 2, 2014.
6. 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.
7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 78.51 FEET ABOVE MEAN SEA LEVEL (NAVD 88 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.
8. IT SHALL BE UNDERSTOOD THAT ALL LOTS HAVE A 5-FOOT BUILDING LINE OFFSET FROM THE SIDE LOT LINES.
9. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND EXTRA-TERRITORIAL JURISDICTION, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 215 & FORT BEND LEVEE IMPROVEMENT DISTRICT NUMBER 6.
10. THIS PLAT LIES WITHIN "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
11. 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.
12. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. 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.
15. 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.
16. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT HGCS072; STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD. ELEVATION 69.6, NORTH AMERICAN VERTICAL DATUM OF 1988.
- SITE TBM: SITE TBM: 5/8-INCH IRON ROD WITH CAP LOCATED APPROXIMATELY 7-FEET SOUTHEAST OF THE MOST EASTERLY CORNER OF LOT 1, BLOCK 2; ELEV: 79.64.
17. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
18. 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 ADJACENT ACRES ARE 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.
19. DIRECT DRIVEWAY ACCESS IS HEREBY DENIED TO ALL LOTS BACKING OR SIDING OLD BLUE LANE.
20. 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.
21. 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. 201708436, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

CURVE DATA TABLE					LINE DATA TABLE			
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)	NUMBER	DIRECTION	DISTANCE (FEET)
C1	291.64	1365.00	12° 14' 30"	S25° 37'43"W	291.09	L1	N07° 21'40"W	14.70
C2	743.52	1035.00	41° 9' 35"	S40° 05'15"W	727.63	L2	N21° 42'51"E	7.56
C3	402.24	1535.00	15° 0' 50"	S68° 10'28"W	401.09	L3	N19° 10'46"W	39.29
C4	119.40	280.00	24° 26' 0"	N39° 36'33"W	118.50	L4	N03° 34'45"W	39.86
C5	108.78	50.00	124° 39' 20"	N58° 35'51"E	88.56	L5	N10° 07'44"E	41.92
C6	69.96	50.00	80° 9' 38"	N41° 42'25"E	64.39	L6	N30° 55'31"E	38.54
C7	288.60	820.00	20° 9' 56"	S76° 42'43"E	287.12	L7	N02° 39'17"E	46.85
C8	83.18	50.00	95° 18' 52"	S79° 23'54"E	73.91	L8	N78° 30'04"E	16.29
C9	306.60	1435.00	12° 14' 30"	N25° 37'43"E	306.02	L9	S88° 22'26"E	24.51
C10	299.12	1400.00	12° 14' 30"	S25° 37'43"W	298.55	L10	N26° 09'04"W	40.19
C11	718.37	1000.00	41° 9' 35"	N40° 05'15"E	703.03	L11	N35° 57'50"E	82.67
C12	441.96	1500.00	16° 52' 54"	S69° 06'30"W	440.37	L12	N13° 18'01"E	43.35
C13	539.91	650.00	47° 35' 28"	N47° 58'43"E	524.52	L13	N24° 34'13"E	41.29
C14	85.24	55.00	88° 48' 7"	N68° 35'03"E	76.96	L14	N17° 00'26"E	53.27
C15	304.90	310.00	56° 21' 10"	S80° 02'57"E	292.76	L15	S66° 37'45"E	25.64
C16	49.05	30.00	93° 40' 45"	N20° 10'31"W	43.77	L16	S23° 22'15"W	63.26
C17	48.94	30.00	93° 28' 38"	N66° 14'47"E	43.69	L17	S61° 59'59"W	82.49
C18	38.75	25.00	88° 48' 7"	S68° 35'03"W	34.98	L18	S37° 31'58"W	87.59
C19	13.57	25.00	31° 6' 27"	S51° 27'53"E	13.40	L19	S07° 02'54"W	81.62
C20	138.96	50.00	159° 14' 27"	S64° 27'54"W	98.36	L20	S40° 22'17"W	63.57
						L21	S21° 53'10"W	83.31
						L22	S22° 49'38"E	14.21
						L23	N58° 15'52"E	27.85
						L24	S37° 03'20"E	15.67
						L25	N19° 30'28"E	30.04
						L26	S58° 15'02"E	70.00
						L27	N25° 07'57"W	13.57
						L28	N19° 59'23"W	13.65
						L29	N32° 48'27"E	15.45
						L30	N72° 04'50"E	49.89
						L31	N67° 37'59"E	27.31
						L32	N62° 37'47"E	42.77
						L33	N57° 22'31"E	45.03
						L34	N52° 37'24"E	40.51
						L35	N47° 37'12"E	42.77
						L36	N42° 37'01"E	42.77
						L37	N37° 36'49"E	46.63
						L38	N20° 37'50"E	39.45
						L39	N16° 47'43"E	35.97
						L40	N70° 24'41"E	14.22
						L41	S19° 33'15"E	20.00



RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	DETENTION POND	12.2365 / 533,023
RESERVE "B"	LANDSCAPE / OPEN SPACE / UTILITIES	0.9397 / 40,932
RESERVE "C"	DRAINAGE	2.1413 / 93,274
TOTAL		15.3175 / 667,229

**VERANDA SECTION THIRTY-THREE**

A SUBDIVISION OF 24.63 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
FORT BEND COUNTY, TEXAS

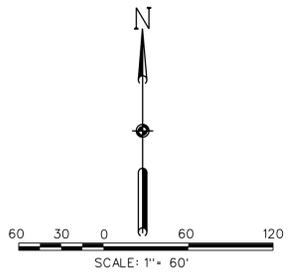
25 LOTS 2 BLOCKS 3 RESERVES

SCALE: 1"=60' DATE: JUNE, 2020

**OWNER:**  
HW 589 HOLDINGS LLC  
6000 RIVERWAY, SUITE 600  
HOUSTON, TEXAS 77066  
CONTACT: TREY RICHBERT  
TELEPHONE: (713) 900-9977

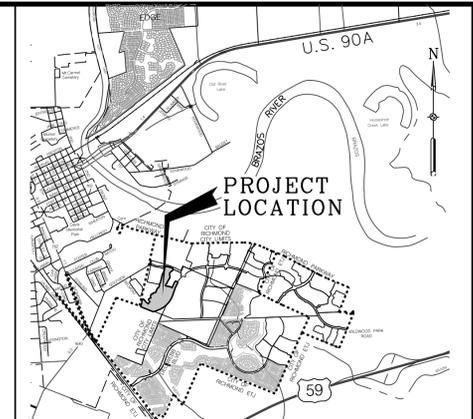
**ENGINEER/SURVEYOR:**  
**Costello**  
2107 CITYWEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBP# FIRM REGISTRATION NO. 280  
TBP#S FIRM REGISTRATION NO. 100486

RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	DETENTION POND	12.2365 / 533,023
RESERVE "B"	LANDSCAPE / OPEN SPACE / UTILITIES	0.9397 / 40,932
RESERVE "C"	DRAINAGE	2.1413 / 93,274
TOTAL		15.3175 / 667,229



**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

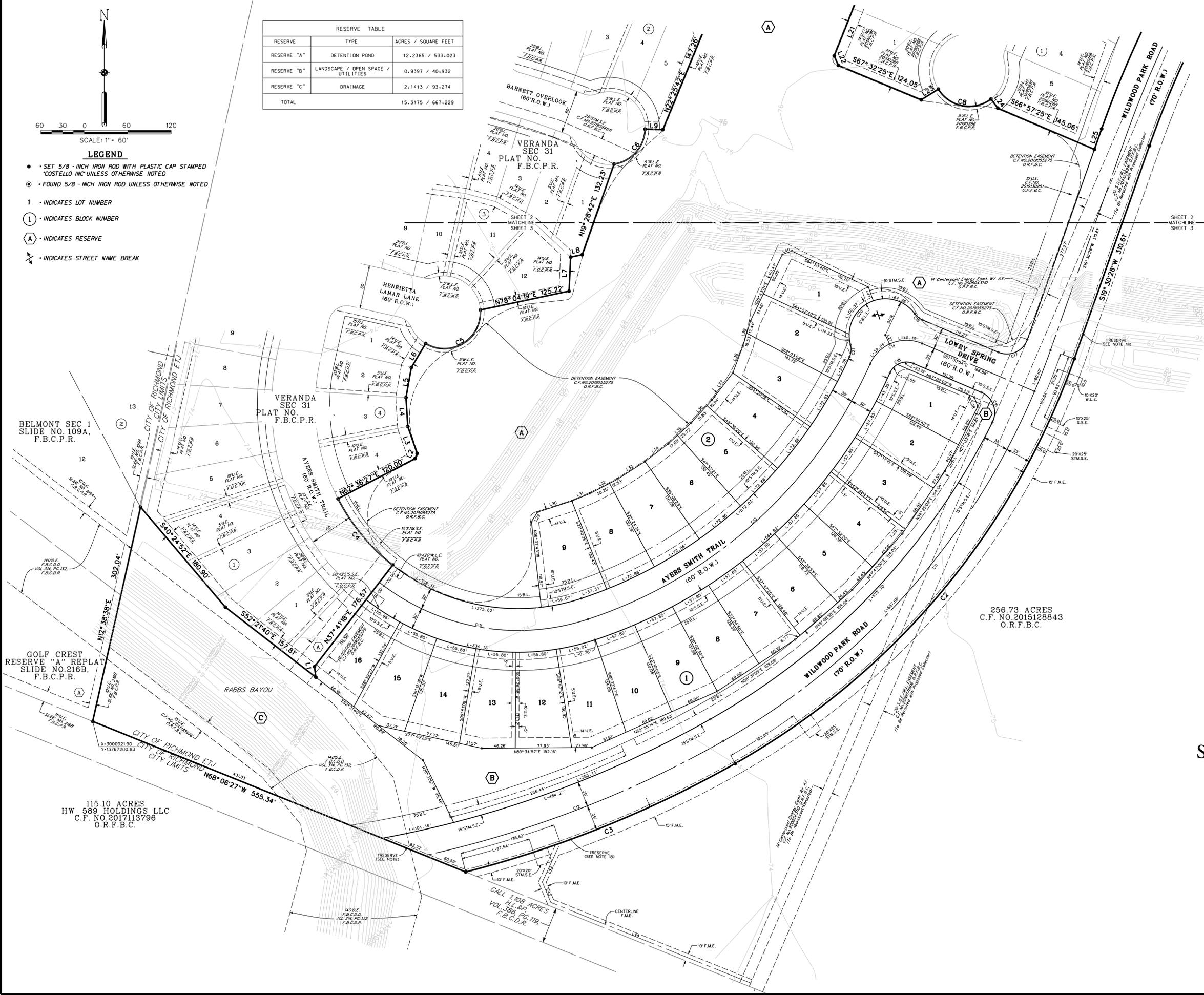


VICINITY MAP  
KEY MAP 606E NTS  
CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	291.64	1365.00	12° 14' 30"	S25° 37' 43" W	291.09
C2	743.52	1035.00	41° 9' 35"	S40° 05' 15" W	727.63
C3	402.24	1535.00	15° 0' 50"	S68° 10' 28" W	401.09
C4	119.40	280.00	24° 28' 01"	N59° 36' 33" W	118.50
C5	108.78	500.00	124° 39' 20"	N58° 35' 51" E	88.56
C6	69.96	50.00	80° 9' 38"	N41° 42' 25" E	64.39
C7	288.60	820.00	20° 9' 56"	S76° 42' 43" E	287.12
C8	83.18	50.00	95° 18' 52"	S79° 23' 54" E	73.91
C9	306.60	1435.00	12° 14' 30"	N25° 37' 43" E	306.02
C10	299.12	1400.00	12° 14' 30"	S25° 37' 43" W	298.55
C11	718.37	1000.00	41° 9' 35"	N40° 05' 15" E	703.03
C12	441.96	1500.00	16° 52' 54"	S69° 06' 30" W	440.37
C13	539.91	650.00	47° 35' 28"	N47° 58' 43" E	524.52
C14	85.24	55.00	88° 48' 7"	N68° 35' 03" E	76.96
C15	304.80	330.00	56° 21' 10"	S80° 02' 57" E	292.76
C16	49.05	30.00	93° 40' 45"	N20° 10' 31" W	43.77
C17	48.94	30.00	93° 28' 38"	N66° 14' 47" E	43.69
C18	38.75	25.00	88° 48' 7"	S68° 35' 03" W	34.98
C19	13.57	25.00	31° 6' 2"	N51° 27' 53" E	13.40
C20	138.96	50.00	159° 14' 27"	S64° 27' 54" W	98.36

**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N07° 21' 40" W	14.70
L2	N21° 42' 51" E	7.56
L3	N19° 10' 46" W	39.29
L4	N03° 34' 45" W	39.86
L5	N10° 07' 44" E	41.92
L6	N30° 55' 31" E	38.54
L7	N02° 39' 17" E	46.85
L8	N78° 30' 04" E	16.29
L9	S88° 22' 26" E	24.51
L10	N26° 09' 04" W	40.19
L11	N35° 57' 50" E	82.67
L12	N13° 18' 01" E	43.35
L13	N24° 34' 13" E	41.25
L14	N17° 00' 26" E	53.27
L15	S66° 37' 45" E	25.64
L16	S23° 22' 15" W	63.26
L17	S61° 59' 59" W	82.49
L18	S37° 31' 58" W	87.59
L19	S07° 02' 54" W	81.62
L20	S40° 22' 17" W	63.57
L21	S21° 53' 10" W	83.31
L22	S22° 49' 38" E	14.21
L23	N88° 15' 32" E	27.85
L24	S37° 03' 20" E	15.67
L25	N19° 30' 28" E	30.04
L26	S58° 15' 02" E	70.00
L27	N25° 07' 57" W	13.57
L28	N19° 59' 23" W	13.85
L29	N32° 48' 27" E	15.45
L30	N72° 04' 50" E	49.89
L31	N67° 37' 59" E	27.31
L32	N62° 37' 47" E	42.77
L33	N57° 22' 31" E	45.03
L34	N52° 37' 24" E	40.51
L35	N47° 37' 12" E	42.77
L36	N42° 37' 01" E	42.77
L37	N37° 36' 49" E	46.63
L38	N20° 37' 50" E	39.45
L39	N16° 47' 43" E	35.97
L40	N70° 24' 41" E	14.22
L41	S19° 33' 15" E	20.00
L42	S24° 50' 38" W	59.03
L43	S22° 48' 08" E	30.32
L44	S68° 06' 27" E	297.48



**VERANDA SECTION THIRTY-THREE**

A SUBDIVISION OF 24.63 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
FORT BEND COUNTY, TEXAS

25 LOTS 2 BLOCKS 3 RESERVES

SCALE: 1" = 60' DATE: JUNE, 2020

**OWNER:**  
HW 589 HOLDINGS LLC  
6005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77058  
CONTACT TREV RICHBERT  
TELEPHONE: (713) 980-9977

**ENGINEER/SURVEYOR:**  
2107 CITYWEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
**Costello**  
(713) 783-7788 FAX: 783-3580  
TSPS FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100468



**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** July 6, 2020

**Agenda Item:** C8.

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**Plat Name:** Veranda Section Thirty-Four – Final Plat

**Applicant:** Roberto Mata | Costello Inc.

**Project Description:** A subdivision of 13.17 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

**Zoning Designation:** NA / ETJ (Development Agreement)

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**Reviewers:** City of Richmond Development Review Committee (DRC)

**Project Planner:** Mason Garcia, Associate Planner

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**Background/Review Notes**

- *The proposed subdivision is located within Veranda Residential Development which is governed by the “Development Agreement between the City of Richmond and HW 589 Holdings LLC” (DA).*
- *The proposed subdivision includes 63 minimum (40’ X 115’) single family residential lots.*
- *The acreage within this proposed final plat conforms to the approved Veranda Section Thirty-Four-Preliminary Plat.*

**Staff Recommendation**

**CONDITIONAL APPROVAL:** Staff recommends approval of this final plat conditioned upon addressing the comments listed below:

1. Provide a Letter of No Objection from CenterPoint Energy (Sec. 1.4.g of the P.I.D.M).
2. Fill in the file numbers for easement throughout the document. Future Section 27 shows items with XXXXXXXX after Plat No. Also, add the plat number to “Future Veranda Sec 27” prior to recordation.

**GENERAL NOTES**

1. THIS PLAT IS A SUBDIVISION OF LAND AS SHOWN ON THE PLAT MAP AND IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE CITY OF RICHMOND, TEXAS, AND THE STATE OF TEXAS.

2. THE SUBDIVISION IS SUBJECT TO THE CITY OF RICHMOND, TEXAS, PLAT MAP AND TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE CITY OF RICHMOND, TEXAS, AND THE STATE OF TEXAS.

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**PROJECT LOCATION**

VERANDA SECTION THIRTY-FOUR  
A SUBDIVISION OF 13.17 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
CITY OF RICHMOND E.T.J.,  
FORT BEND COUNTY, TEXAS

63 LOTS 2 BLOCKS 4 RESERVE

DATE JUNE, 2020

OWNER  
HW SAH HOLDINGS LLC

ENGINEER/REVIEWER  
Castello

**GENERAL NOTES**

1. THIS PLAT IS A SUBDIVISION OF LAND AS SHOWN ON THE PLAT MAP AND IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE CITY OF RICHMOND, TEXAS, AND THE STATE OF TEXAS.

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**PROJECT LOCATION**

VERANDA SECTION THIRTY-FOUR  
A SUBDIVISION OF 13.17 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
CITY OF RICHMOND E.T.J.,  
FORT BEND COUNTY, TEXAS

63 LOTS 2 BLOCKS 4 RESERVES

SCALE 1"=60' DATE JUNE, 2020

OWNER  
HW SAH HOLDINGS LLC

ENGINEER/REVIEWER  
Castello

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, HEREINAFTER REFERRED TO AS THE OWNER OF THE 13.17 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION THIRTY-FOUR, 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 (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR 5 FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") 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 (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO 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 (10'0") 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 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 (30'0") 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 THIRTY-FOUR 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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

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 THIRTY-FOUR, 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: BRUCE BARCLAY, SENIOR VICE PRESIDENT

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE BARCLAY, SENIOR VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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 THIRTY-FOUR, 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 HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES P. McDONALD, PRESIDENT CEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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. 5375

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

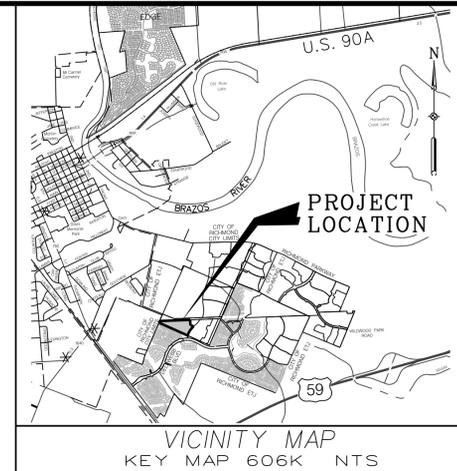
THIS PLAT OF VERANDA SECTION THIRTY-FOUR IS APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED \_\_\_\_\_, 2020. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

EVALYN W. MOORE, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA SECTION THIRTY-FOUR IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

W.A. "ANDY" 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 \_\_\_\_\_, 2020, 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 THIRTY-FOUR

A SUBDIVISION OF 13.17 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
CITY OF RICHMOND E.T.J.,  
FORT BEND COUNTY, TEXAS

63 LOTS 2 BLOCKS 4 RESERVE

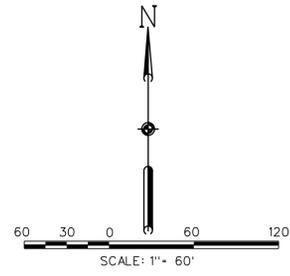
DATE: JUNE, 2020

OWNER:  
HW 589 HOLDINGS LLC  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
CONTACT: TREY REICHERT  
TELEPHONE: (713) 960-9977

ENGINEER/SURVEYOR:



Costello, Inc.  
2107 CITYWEST BOULEVARD  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486



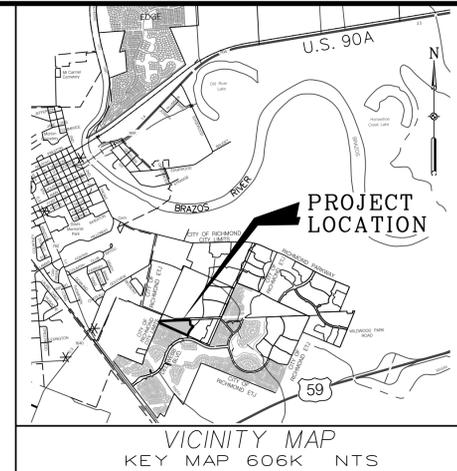
**LEGEND**

- 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 BLOCK NUMBER
- A INDICATES RESERVE
- INDICATES STREET NAME BREAK

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.12 ACRES / 5,334 SQ. FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.40 ACRES / 17,557 SQ. FT.
RESERVE "C"	DRAINAGE	0.84 ACRES / 36,795 SQ. FT.
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.48 ACRES / 20,824 SQ. FT.
<b>TOTAL:</b>		<b>1.84 ACRES / 80,510 SQ. FT.</b>

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE (FEET)
L1	S24°00'50"W	102.59
L2	N22°53'23"E	78.98
L3	N87°51'19"E	70.63
L4	S48°57'05"E	84.67
L5	N41°46'33"E	2.88
L6	S20°22'08"E	11.91
L7	S87°35'33"E	155.07
L8	N02°08'41"W	12.00
L9	S49°18'38"E	34.80
L10	S49°18'38"E	24.03
L11	S49°18'38"E	3.81
L12	S29°08'26"E	13.80
L13	S17°13'53"W	46.66
L14	S72°26'52"W	64.09
L15	S63°27'25"W	20.00
L16	N20°59'55"W	14.14
L17	N47°08'41"W	14.14
L18	S13°34'02"E	14.22

CURVE DATA TABLE					
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	368.93	885.00	25° 10' 46"	S36° 36' 14"W	385.81
C2	115.57	30.00	22° 5' 48"	N60° 14' 31"E	115.50
C3	66.81	100.00	38° 16' 55"	S68° 27' 05"E	65.58
C4	82.30	55.00	85° 43' 55"	S49° 16' 44"E	74.83
C5	198.65	350.00	32° 31' 10"	S09° 50' 48"W	195.99
C6	153.41	100.00	87° 53' 42"	S70° 03' 14"W	158.80
C7	238.43	225.00	60° 42' 53"	N35° 38' 39"W	227.43
C8	46.48	30.00	88° 46' 1"	N04° 55' 37"W	41.97
C9	43.43	65.00	38° 16' 55"	N68° 27' 05"W	42.63
C10	33.95	25.00	77° 48' 43"	S53° 50' 06"W	31.40
C11	18.57	25.00	42° 33' 35"	S21° 35' 33"W	18.15
C12	121.32	50.00	139° 1' 34"	S69° 37' 52"W	93.68
C13	18.57	25.00	42° 33' 35"	N62° 08' 08"W	18.15
C14	33.20	25.00	76° 5' 16"	N54° 20' 03"W	30.81
C15	24.01	25.00	55° 1' 11"	S60° 20' 48"W	23.09
C16	228.40	50.00	261° 43' 19"	N16° 18' 03"W	75.63
C17	11.65	25.00	26° 42' 17"	S78° 47' 32"E	11.55
C18	10.64	25.00	24° 22' 52"	N75° 39' 53"E	10.56
C19	119.64	50.00	137° 5' 40"	S47° 58' 43"E	93.07
C20	12.05	25.00	27° 37' 35"	S06° 45' 20"W	11.94
C21	37.76	25.00	86° 31' 57"	S44° 19' 34"E	34.27
C22	66.81	100.00	38° 16' 55"	S68° 27' 05"E	65.58
C23	42.84	30.00	81° 48' 44"	N89° 47' 00"E	39.29
C24	107.38	70.00	87° 53' 42"	S70° 03' 14"W	97.16
C25	49.45	25.00	113° 19' 44"	N31° 11' 27"E	41.77
C26	37.41	25.00	85° 43' 55"	S49° 16' 44"E	34.01



24'H.L.P. ESMT. VOL.519, PG.771 F.B.C.D.R.

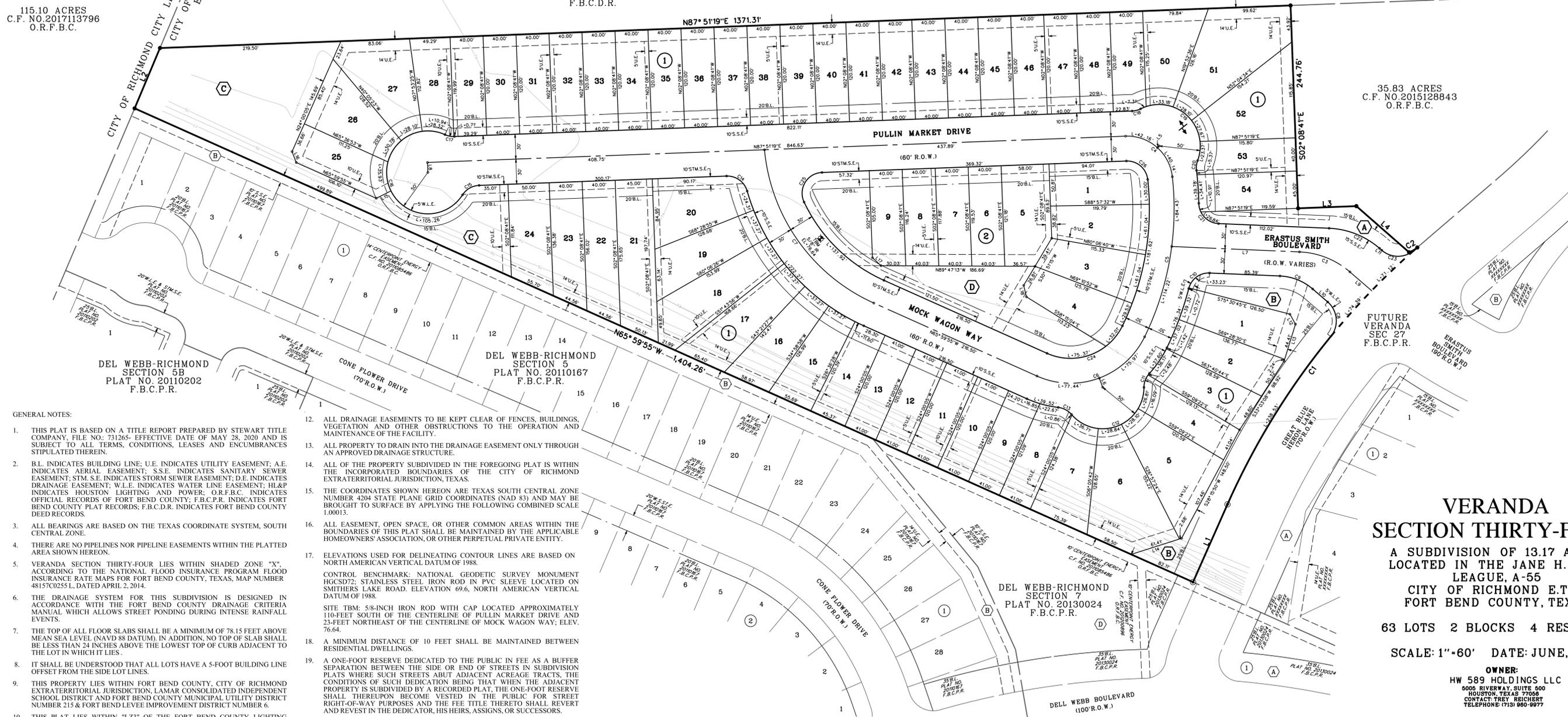
22" H.L.P. ESMT. VOL.407, PG.560 F.B.C.D.R.

80' H.L.&P. ESMT. VOL.385, PG.220 F.B.C.D.R.

115.10 ACRES  
C.F. NO.2017113796  
O.R.F.B.C.

H.L.P. FEE STRIP  
6.716 ACRES  
VOL. 386, PG. 303 & VOL. 386, PG. 308  
F.B.C.D.R.

35.83 ACRES  
C.F. NO.2015128843  
O.R.F.B.C.



**GENERAL NOTES:**

1. THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE COMPANY, FILE NO. 731265- EFFECTIVE DATE OF MAY 28, 2020 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. 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&P INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
4. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
5. VERANDA SECTION THIRTY-FOUR 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.
6. 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.
7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 78.15 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES.
8. IT SHALL BE UNDERSTOOD THAT ALL LOTS HAVE A 5-FOOT BUILDING LINE OFFSET FROM THE SIDE LOT LINES.
9. 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.
10. THIS PLAT LIES WITHIN "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
11. 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.
12. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, TEXAS.
15. 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.
16. 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.
17. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.  
CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT HGCS072; 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 APPROXIMATELY 110-FEET SOUTH OF THE CENTERLINE OF PULLIN MARKET DRIVE AND 23-FEET NORTHEAST OF THE CENTERLINE OF MOCK WAGON WAY; ELEV. 76.64.
18. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
19. 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 THERE TO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
20. 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.
21. A VARIANCE WAS GRANTED WITH THE PRELIMINARY PLAT TO UTILIZE A REDUCTION IN THE FRONT BUILDING LINE FROM 25' TO 20' WITH AN ADDITIONAL REQUIREMENT THAT GARAGES MAINTAIN A MINIMUM 22.5' SETBACK FROM THE RIGHT-OF-WAY.

**VERANDA SECTION THIRTY-FOUR**  
A SUBDIVISION OF 13.17 ACRES  
LOCATED IN THE JANE H. LONG LEAGUE, A-55  
CITY OF RICHMOND E.T.J.,  
FORT BEND COUNTY, TEXAS

63 LOTS 2 BLOCKS 4 RESERVES  
SCALE: 1"=60' DATE: JUNE, 2020

**OWNER:**  
HW 589 HOLDINGS LLC  
8006 RIVERWAY, SUITE 600  
HOUSTON, TEXAS 77058  
CONTACT: TREY REICHERT  
TELEPHONE: (713) 860-9977

**ENGINEER/SURVEYOR:**  
**Costello**  
Costello, Inc.  
2107 CITYWEST BOULEVARD  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100496



**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** July 6, 2020  
**Agenda Item:** C9.

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**Plat Name:** Circle Seven Street Dedication – Final Plat  
**Applicant:** Roberto Mata | Costello Inc.  
**Project Description:** A subdivision of 0.7350 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.  
**Zoning Designation:** MU, Mixed Use (Development Agreement)

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**Reviewers:** City of Richmond Development Review Committee (DRC)  
**Project Planner:** Mason Garcia, Associate Planner

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**Background/Review Notes**

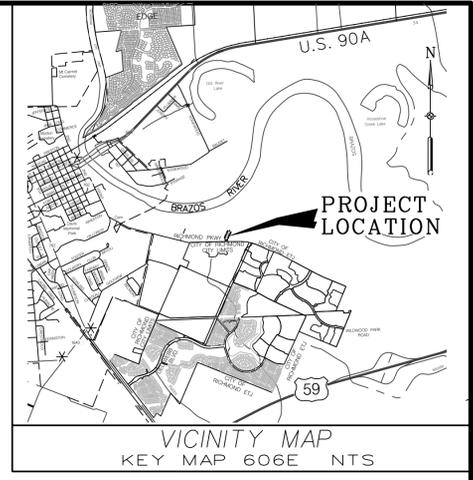
- *This is a proposed street dedication plat, located within Veranda Residential Development which is governed by a Development Agreement between the City of Richmond and HW 589 Holdings LLC.*
- *This street dedication is an extension of Circle 7 Rd to the north side of Richmond Parkway within the Veranda development’s acreage dedicated for mixed use.*
- *The acreage within this proposed final plat conforms to the approved Veranda Circle Seven Road Street Dedication – Preliminary Plat.*

**Staff Recommendation**

**CONDITIONAL APPROVAL:** Staff recommends approval of this final plat conditioned upon addressing the comments listed below:

1. As previously requested, add the clerk file numbers to the “varying width W.L.E., STM. S.E. & S.S.E.” shown at the end of the cul-de-sac, as well as the 25’ S.S.E along Richmond Parkway, as well as the 15’ S.S.E. along the west side of Circle Seven Road. These numbers must be on the plat before the City signs the plat.





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 \_\_\_\_\_, 2020.

VINCENT M. MORALES, JR., COMMISSIONER, PRECINCT 1  
GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

W.A. "ANDY" MEYERS, COMMISSIONER, PRECINCT 3  
KEN 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 \_\_\_\_\_ 2020, 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

# CIRCLE SEVEN ROAD STREET DEDICATION

A SUBDIVISION OF 0.7350 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
FORT BEND COUNTY, TEXAS

0 LOTS 0 BLOCKS 0 RESERVES

DATE: JUNE, 2020

**OWNER:**  
HW 589 HOLDINGS LLC  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77068  
CONTACT: TERRY REICHERT  
TELEPHONE: (713) 960-9977

**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

WE, THE HENDERSON-WESSENDORFF FOUNDATION, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CIRCLE SEVEN ROAD STREET DEDICATION, 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

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES P. McDONALD, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2020.

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  
TEXAS REGISTRATION NO. 106072

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS PLAT OF CIRCLE SEVEN ROAD STREET DEDICATION IS APPROVED ON THIS  
DAY OF \_\_\_\_\_, 2020, BY THE CITY OF RICHMOND CITY COMMISSION, AND  
SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. 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.

EVALYN W. MOORE, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF CIRCLE SEVEN ROAD STREET DEDICATION IS APPROVED BY THE CITY  
MANAGER OF THE CITY OF RICHMOND, TEXAS THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2020.

TERRI VELA, CITY MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND

I, F.W. REICHERT III, VICE PRESIDENT, BEING AN OFFICER OF HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE 0.7350 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CIRCLE SEVEN ROAD STREET DEDICATION, 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 (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR 5 FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") 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 (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO 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 (10'0") 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 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 (30'0") 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 CIRCLE SEVEN ROAD STREET DEDICATION 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 \_\_\_\_\_, 2020.

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, RESPECTIVELY, 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  
\_\_\_\_\_, 2020.

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 CIRCLE SEVEN ROAD STREET DEDICATION, 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: \_\_\_\_\_  
BRUCE BARCLAY, SR. VICE PRESIDENT

THE STATE OF TEXAS  
COUNTY OF HARRIS

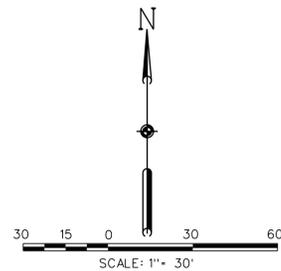
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE BARCLAY, SR. VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

PRINT NAME

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



**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

**LINE DATA TABLE**

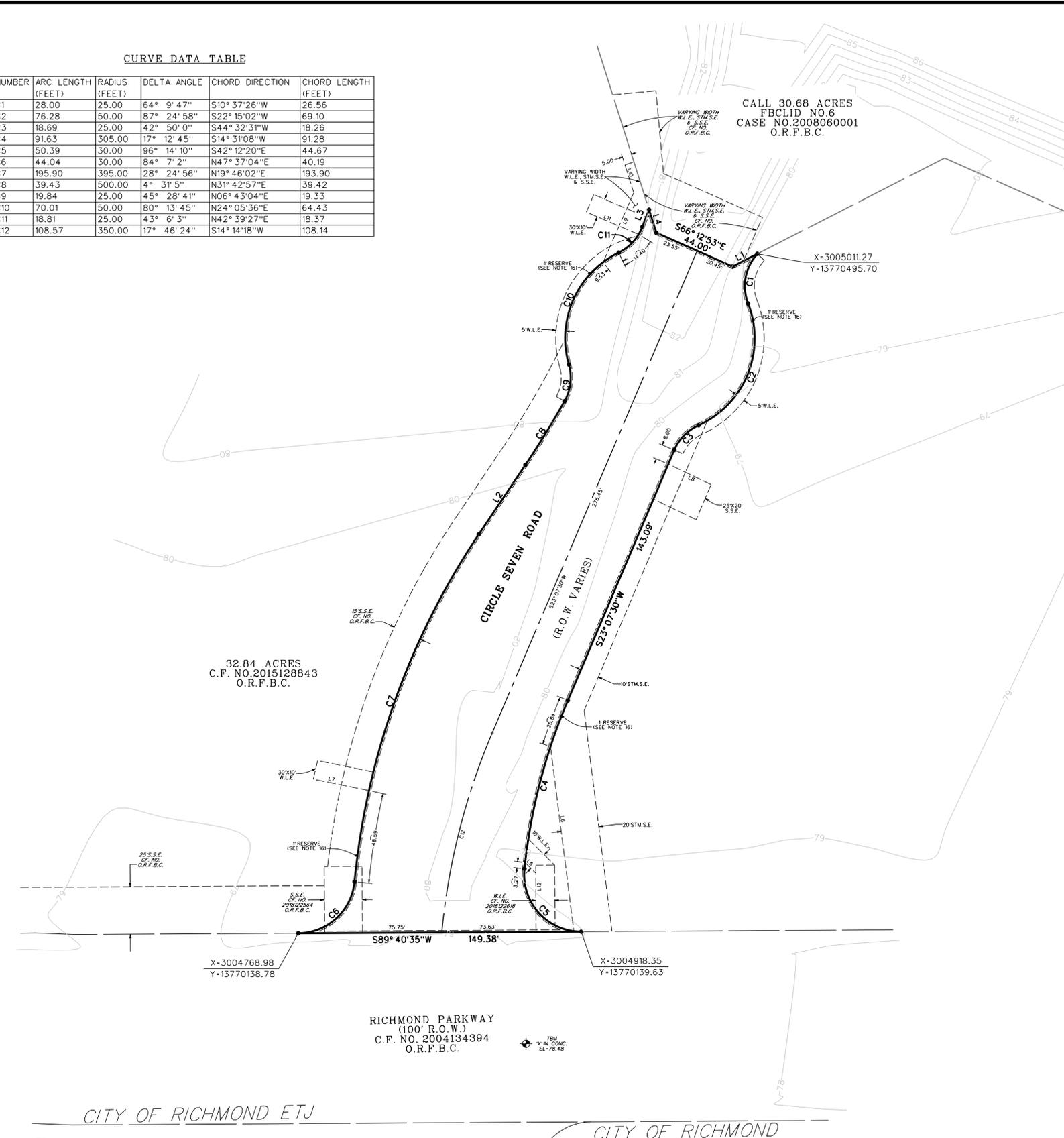
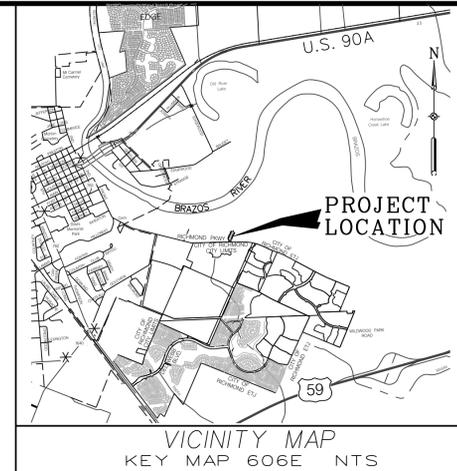
NUMBER	DIRECTION	DISTANCE (FEET)
L1	N63°00'54"E	14.67
L2	N33°58'30"E	43.99
L3	N21°06'25"E	9.80
L4	S17°37'45"W	12.79
L5	S45°20'40"E	7.89
L6	S07°14'05"E	97.84
L7	N78°36'40"W	30.01
L8	S64°25'23"E	25.02
L9	N23°47'07"E	39.80
L10	N17°37'45"W	15.39
L11	N66°52'30"W	29.96
L12	S00°20'40"E	19.11

**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	28.00	25.00	64° 9' 47"	S10° 37' 26"W	26.56
C2	76.28	50.00	87° 24' 58"	S22° 15' 02"W	69.10
C3	18.69	25.00	42° 50' 0"	S44° 32' 31"W	18.26
C4	91.63	305.00	17° 12' 45"	S14° 31' 08"W	91.28
C5	50.39	30.00	96° 14' 10"	S42° 12' 20"E	44.67
C6	44.04	30.00	84° 7' 2"	N47° 37' 04"E	40.19
C7	195.90	395.00	28° 24' 56"	N19° 46' 02"E	193.90
C8	39.43	500.00	4° 31' 5"	N31° 42' 57"E	39.42
C9	19.84	25.00	45° 28' 41"	N06° 43' 04"E	19.33
C10	70.01	50.00	80° 13' 45"	N24° 05' 36"E	64.43
C11	18.81	25.00	43° 6' 3"	N42° 39' 27"E	18.37
C12	108.57	350.00	17° 46' 24"	S14° 14' 18"W	108.14

**GENERAL NOTES:**

1. THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE COMPANY, FILE NO. 764266 CPL EFFECTIVE DATE OF MAY 28, 2020 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. 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.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
4. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
5. CIRCLE SEVEN ROAD STREET DEDICATION 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.
6. 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.
7. 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.
8. THIS PLAT LIES WITHIN "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
9. 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.
10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
11. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
12. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, TEXAS.
13. 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.
14. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.  
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: "X" CUT IN CONCRETE 8-FEET AT NOSE OF ESPLANADE, APPROXIMATELY 8-FEET SOUTH OF CENTERLINE OF RICHMOND PARKWAY AND 45 FEET EAST OF CENTERLINE OF CIRCLE SEVEN ROAD, ELEV. 78.48
15. 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.
16. 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.



**CIRCLE SEVEN ROAD STREET DEDICATION**  
 A SUBDIVISION OF 0.7350 ACRES  
 LOCATED IN THE JANE H. LONG LEAGUE, A-55  
 FORT BEND COUNTY, TEXAS  
 0 LOTS 0 BLOCKS 0 RESERVES  
 SCALE: 1"=30' DATE: JUNE, 2020

**OWNER:**  
 HW 589 HOLDINGS LLC  
 6006 RIVERWAY, SUITE 900  
 HOUSTON, TEXAS 77058  
 CONTACT: TREV RICHBERT  
 TELEPHONE: (713) 980-9977

**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

S:\NEW\Wessendorf\2016100 Veranda Plats\CIRCLE SEVEN ROAD\Plat-C7-012.dwg  
 2/22/2020



**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** July 6, 2020

**Agenda Item:** C10.

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**Plat Name:** Wildwood Park Road From FM 762 to Rabbs Bayou Street Dedication

**Applicant:** Roberto Mata | Costello Inc.

**Project Description:** A subdivision of 5.69 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

**Zoning Designation:** Proposed MU, Mixed Use (Development Agreement)

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**Reviewers:** City of Richmond Development Review Committee (DRC)

**Project Planner:** Mason Garcia, Associate Planner

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**Background/Review Notes**

- *The proposed street dedication plat is located within Veranda Residential Development which is governed by a Development Agreement between the City of Richmond and HW 589 Holdings LLC.*
- *This street dedication is an extension of Wildwood Park Road south to FM 762, through the former Country Club tract.*
- *The acreage within this proposed final plat was a part of the approved Veranda Section 31/33 – Preliminary Plat.*

**Staff Recommendation**

**CONDITIONAL APPROVAL:** Staff recommends approval of this final plat conditioned upon addressing the comments listed below:

1. Provide a Letter of No Objection from CenterPoint Energy. (Sec. 1.4.g of the P.I.D.M).



STATE OF TEXAS  
COUNTY OF FORT BEND

I, F.W. REICHERT III, VICE PRESIDENT, BEING AN OFFICER OF HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE 5.69 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF WILDWOOD PARK ROAD FROM FM 762 TO RABBS BAYOU STREET DEDICATION, 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 BY 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 (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR 5 FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") 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 (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO 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 (10'0") 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 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 (30'0") 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 ADJUTING 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 WILDWOOD PARK ROAD FROM FM 762 TO RABBS BAYOU STREET DEDICATION 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 \_\_\_\_\_, 2020.

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, RESPECTIVELY, 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 \_\_\_\_\_, 2020.

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 WILDWOOD PARK ROAD FROM FM 762 TO RABBS BAYOU STREET DEDICATION, 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: \_\_\_\_\_  
BRUCE BARCLAY, SR. VICE PRESIDENT

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE BARCLAY, SR. VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

PRINT NAME

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

WE, FORT BEND COUNTRY CLUB, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS WILDWOOD PARK ROAD FROM FM 762 TO RABBS BAYOU STREET DEDICATION, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBER(S) 2017113796 AND 2017113797, 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.

FORT BEND COUNTRY CLUB

BY: \_\_\_\_\_  
DAVE STANO, PRESIDENT

THE STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVE STANO, PRESIDENT, OF THE FORT BEND COUNTRY CLUB, 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 \_\_\_\_\_, 2020.

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  
TEXAS REGISTRATION NO. 106072

STATE OF TEXAS  
COUNTY OF FORT BEND

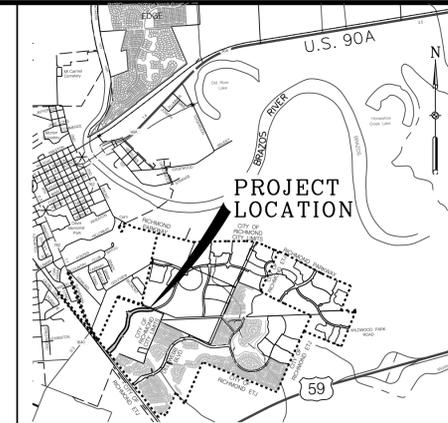
THIS PLAT OF WILDWOOD PARK ROAD FROM FM 762 TO RABBS BAYOU STREET DEDICATION IS APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

EVALYN W. MOORE, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF WILDWOOD PARK ROAD FROM FM 762 TO RABBS BAYOU STREET DEDICATION IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TERRI VELA, CITY MANAGER



VICINITY MAP  
KEY MAP 606E NTS

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 \_\_\_\_\_, 2020.

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

W.A. "ANDY" 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 \_\_\_\_\_, 2020, 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

# WILDWOOD PARK ROAD FROM FM 762 TO RABBS BAYOU STREET DEDICATION

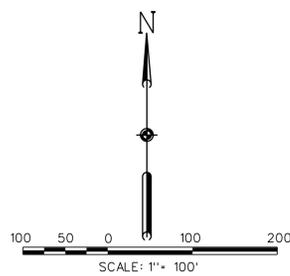
A SUBDIVISION OF 5.69 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
FORT BEND COUNTY, TEXAS

0 LOTS 0 BLOCKS 0 RESERVES

DATE: JUNE, 2020

OWNER:  
HW 589 HOLDINGS LLC  
6005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
CONTACT: FRED REICHERT  
TELEPHONE: (713) 960-9977

ENGINEER/SURVEYOR:  
**Costello**  
Engineering and Surveying  
2107 CITYWEST BOULEVARD  
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

**CURVE DATA TABLE**

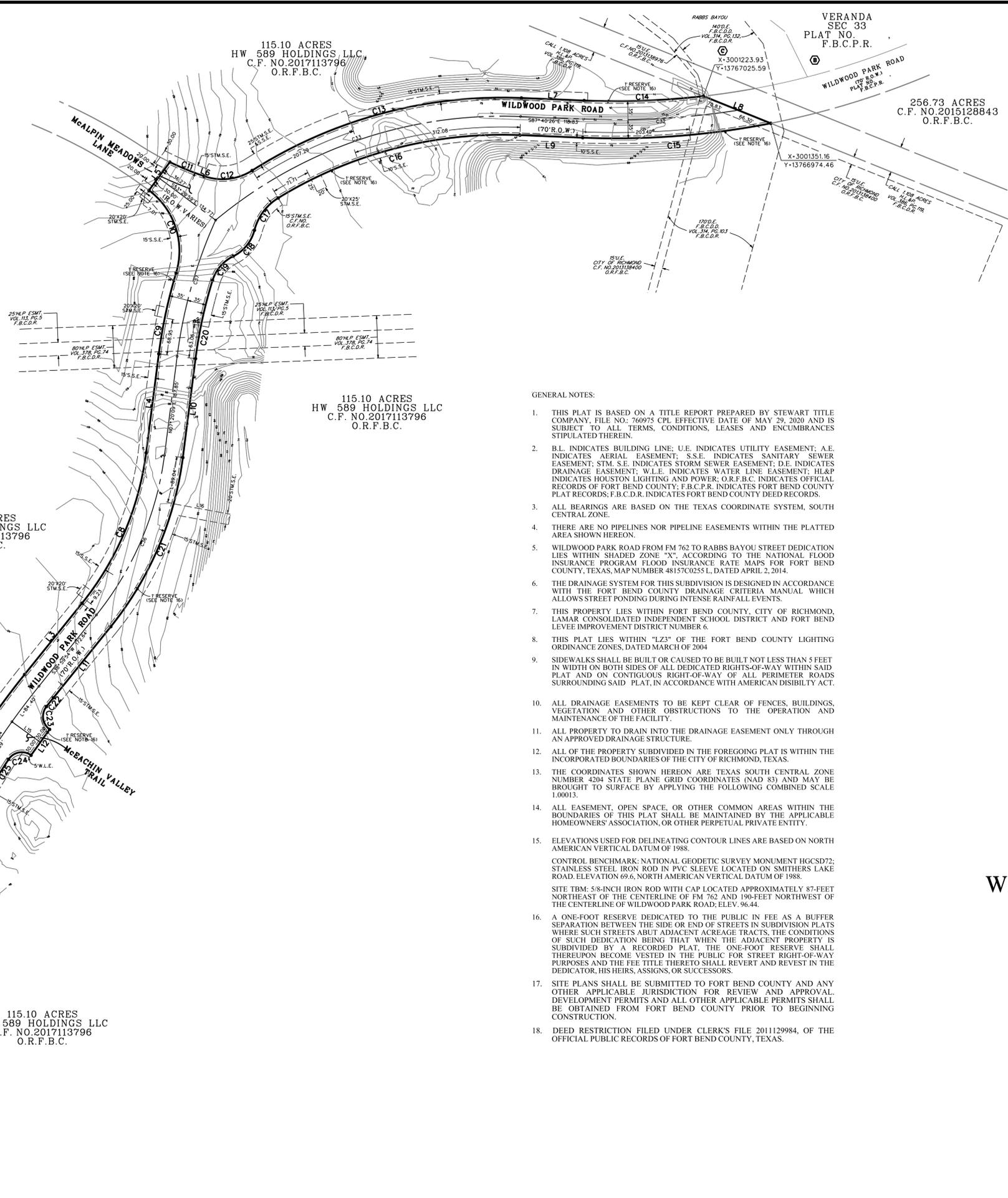
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	47.56	30.00	90° 49' 56"	S82° 23' 46" E	42.73
C2	253.57	1440.00	10° 5' 21"	N47° 08' 36" E	253.24
C3	74.61	500.00	8° 32' 57"	N46° 22' 24" E	74.54
C4	30.73	685.00	2° 34' 13"	N49° 21' 46" E	30.73
C5	133.83	500.00	15° 20' 9"	N40° 24' 35" E	133.43
C6	69.63	1465.00	2° 43' 24"	N32° 22' 49" E	69.63
C7	240.58	1535.00	8° 58' 47"	N34° 30' 30" E	240.33
C8	312.23	565.00	31° 39' 45"	N23° 10' 01" E	308.27
C9	156.31	935.00	9° 34' 42"	N12° 07' 30" E	156.12
C10	174.51	142.00	70° 24' 54"	N18° 17' 36" W	163.74
C11	70.01	550.00	7° 17' 35"	S67° 48' 23" E	69.96
C12	93.80	105.50	50° 56' 20"	N83° 06' 40" E	90.74
C13	535.74	885.00	34° 41' 5"	N74° 59' 02" E	527.60
C14	226.24	1465.00	8° 50' 53"	N87° 54' 07" E	226.01
C15	357.79	1535.00	13° 21' 17"	S85° 58' 55" W	356.98
C16	479.48	815.00	33° 42' 29"	S75° 28' 20" W	472.59
C17	77.36	100.50	44° 6' 13"	S36° 33' 59" W	75.46
C18	65.55	75.80	49° 32' 49"	S39° 17' 16" W	63.53
C19	61.56	75.50	46° 42' 54"	S40° 42' 14" W	59.87
C20	151.13	865.00	10° 0' 38"	S12° 20' 28" W	150.94
C21	350.91	635.00	31° 39' 45"	S23° 10' 01" W	346.46
C22	21.16	1465.00	0° 49' 39"	S38° 35' 05" W	21.16
C23	48.38	30.00	92° 23' 47"	S08° 01' 38" E	43.30
C24	48.38	30.00	92° 23' 47"	S79° 34' 35" W	43.30
C25	85.90	1465.00	3° 21' 35"	S31° 41' 54" W	85.89
C26	105.75	1535.00	3° 58' 50"	S31° 59' 32" W	105.73
C27	47.25	500.00	5° 24' 51"	S31° 15' 31" W	47.23
C28	73.56	45000.00	0° 5' 37"	S28° 30' 17" W	73.56
C29	127.83	500.00	14° 38' 54"	S35° 46' 56" W	127.48
C30	249.83	1560.00	9° 10' 32"	S47° 41' 39" W	249.56
C31	46.74	30.00	89° 15' 43"	S07° 59' 04" W	42.15
C32	293.96	1500.00	11° 13' 43"	S86° 42' 43" W	293.49
C33	623.20	850.00	42° 0' 27"	N71° 19' 20" E	609.33
C34	235.09	1500.00	8° 58' 47"	S34° 30' 30" W	234.85
C35	602.18	1500.00	23° 0' 5"	N41° 31' 09" E	598.14
C36	331.57	600.00	31° 39' 45"	N23° 10' 01" E	327.37
C37	267.66	900.00	17° 2' 23"	S15° 51' 20" W	266.67

**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N36° 58' 48" W	180.02
L2	N30° 01' 07" E	173.28
L3	N38° 59' 54" E	172.64
L4	N07° 20' 09" E	187.85
L5	N36° 29' 40" E	66.27
L6	S71° 25' 10" E	1.04
L7	S87° 40' 26" E	118.83
L8	S68° 06' 27" E	137.13
L9	N87° 40' 26" W	118.83
L10	S07° 20' 09" W	187.85
L11	S38° 59' 54" W	172.64
L12	S35° 46' 28" W	60.00
L13	S30° 01' 07" W	173.28
L14	S53° 01' 12" W	9.52
L15	S54° 13' 32" E	66.25
L16	S79° 40' 23" E	109.15

115.10 ACRES  
HW 589 HOLDINGS LLC  
C.F. NO. 2017113796  
O.R.F.B.C.

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**GENERAL NOTES:**

- THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE COMPANY, FILE NO. 760975 CPL EFFECTIVE DATE OF MAY 29, 2020 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; S.T.M.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.P.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, SOUTH CENTRAL ZONE.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- WILDWOOD PARK ROAD FROM FM 762 TO RABBS BAYOU STREET DEDICATION LIES WITHIN SHADED ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS MAP NUMBER 481570255 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.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND 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, 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 NORTH AMERICAN VERTICAL DATUM OF 1988.  
CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT HGCSDT2; 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 APPROXIMATELY 87-FEET NORTHEAST OF THE CENTERLINE OF FM 762 AND 190-FEET NORTHWEST OF THE CENTERLINE OF WILDWOOD PARK ROAD; ELEV. 96.44.
- 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.
- DEED RESTRICTION FILED UNDER CLERK'S FILE 2011129984, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

**WILDWOOD PARK ROAD FROM FM 762 TO RABBS BAYOU STREET DEDICATION**

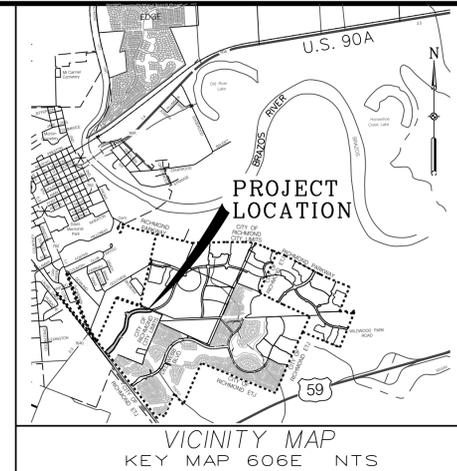
A SUBDIVISION OF 5.69 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
FORT BEND COUNTY, TEXAS

0 LOTS 0 BLOCKS 0 RESERVES

SCALE: 1"=100' DATE: JUNE, 2020

**OWNER:**  
HW 589 HOLDINGS LLC  
5005 RIVERWAY SUITE 600  
HOUSTON, TEXAS 77068  
CONTACT: TREV REICHERT  
TELEPHONE: (713) 980-9977

**ENGINEER/SURVEYOR:**  
**Costello**  
Engineering and Surveying  
2107 CITYWEST BOULEVARD  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7789 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100496





## C12. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

JUNE 2020 / JULY 2020

The following table provides an overview of Planning Department activities from June 01, 2020 through July 06, 2020:

<b>PRE-APPLICATION CONFERENCES</b>		
<b>LOCATION</b>	<b>LAND USE</b>	<b>DESCRIPTION</b>
<ul style="list-style-type: none"> <li>▪ 501 Preston Street (OT)</li> </ul>	Architect's Office	<ul style="list-style-type: none"> <li>▪ <i>The applicant has met with staff to discuss using the historic McNabb house within Decker Park as an Architect's office.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 1400 FM 2218 (GC)</li> </ul>	Church	<ul style="list-style-type: none"> <li>▪ <i>The subject site is the former Tractor Supply company store on FM 2218.</i></li> <li>▪ <i>Staff was contacted by representatives of the church to inquire about development regulations and requesting a meeting.</i></li> </ul>

<b>SITE DEVELOPMENT PLAN REVIEWS</b>		
<b>LOCATION</b>	<b>LAND USE</b>	<b>DESCRIPTION</b>
<ul style="list-style-type: none"> <li>▪ 2120 Thompson Road (GC)</li> </ul>	Blaschke's Fueling Station & Retail	<ul style="list-style-type: none"> <li>▪ <i>Demolition of the existing building on the subject site has begun.</i></li> <li>▪ <i>A plat for the property has been conditionally approved and site development plans are under review.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 500 Houston Street (OT)</li> </ul>	Museum Campus (Addition to the Museum building)	<ul style="list-style-type: none"> <li>▪ <i>Fort Bend County Museum is proposing an addition to their existing building. The proposed addition would enhance the exterior appearance of the building.</i></li> <li>▪ <i>The applicant has requested a variance to allow reduced setback along Houston St and the request will be considered by the Zoning Board of Adjustments on July 16, 2020.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 435 FM 359 (ETJ)</li> </ul>	Commercial Strip Center	<ul style="list-style-type: none"> <li>▪ <i>This proposed strip center is located close to the intersection of Fm 359 and US 90A.</i></li> <li>▪ <i>The development will include two separate buildings at 21,000 sq. ft. and 16,800 sq. ft. The site development plan is under review.</i></li> </ul>

**OTHER PLANNING DEPARTMENT PROJECTS & UPDATES**

**UDC Portal Upgrade**

Planning department staff have been working with an outside consultant to upgrade the UDC Portal which includes an interface with various tool to navigate through City of Richmond’s Development Standards and Zoning related GIS maps. The UDC Portal on the website provides online access to the UDC, Zoning map, and Public Infrastructure Design Manual. It is a valuable tool used by staff, developers, and residents alike and hence, user-friendliness and branding were critical. The recent update focusses on that by providing additional capabilities and maintaining the City of Richmond branding scheme. The portal also includes an Economic Development related map that captures MLS listing and demographic reports for each listing. Staff is positive that this upgrade would help staff, citizens, and developers.

**Development Services Code Portal:** <http://online.encodeplus.com/regs/richmond-tx/index.aspx>

**Comprehensive Master Plan Update**

Due to the ongoing pandemic situation, staff has not been able to come together to decide the next steps for the previously discussed Comprehensive Master Plan Update. Staff is currently assimilating the survey responses and formulating the information to derive inputs for the update. Since layered community engagement is a critical component of a comprehensive Master Plan Update, we are evaluating all options to arrive at the most efficient and productive next step for the update.

----- *End of Report* -----