



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

Monday, November 2, 2020, at 5:00 P.M.

via Video Conference call

(pursuant to Texas Government Code, Section 551.127)

Join Zoom Meeting

<https://zoom.us/j/99997534662?pwd=bFhZZEpXaHJmZVdJTFBHRytCT0t6QT09>

Meeting ID: 999 9753 4662

Passcode: 251568

One tap mobile

+13462487799,,99997534662#,,,,,0#,,251568# US (Houston)

+12532158782,,99997534662#,,,,,0#,,251568# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 999 9753 4662

Passcode: 251568

Find your local number: <https://zoom.us/u/acHskIXuq3>

In compliance with the recommendation of the CDC and other governmental agencies, to avoid the spread of the COVID19 Virus, the Planning and Zoning 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

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 October 5, 2020, meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, December 7, 2020, at 5:00 p.m.

REGULAR AGENDA

Plat Applications

- C1. Public hearing to receive comments for or against a request by Ryan Moeckel on Behalf of Peyton Martin and Lauren Martin to replat approximately 3.4416 acre tract of land being out of lot 4, block 1, of Texana Plantation, Section 4 (Plat No. 1999027761; F.B.C.P.R.) in the Randall Jones League, Abstract No. 42, Fort Bend County, Texas, to create two (2) lots. The proposed replat is called Texana Plantation Section 4 Lot 4 Replat No. 1.
(BASED ON THE APPLICANT'S REQUEST TO WITHDRAW THE AFOREMENTIONED REPLAT APPLICATION FROM BEING CONSIDERED ON THIS AGENDA, THIS SCHEDULED PUBLIC HEARING WILL NOT BE HELD).
- C2a. Public hearing to receive comments for or against a request by Randy McClendon on Behalf of Ryse Investment, LLC. to replat approximately 0.9835 Acre tract of land in the Joseph Kuykendahl League Survey, Abstract No. 49; also being a replat of Lots 14 & 15 of Block 2, Estates at Lakes of Williams Ranch Sec. 1 as recorded in Plat No. 20180168 of the Fort Bend County Plat Records. The proposed replat is called Estates at Lakes of Williams Ranch Sec. 1, Partial Replat No. 2.
- C2b. Review and recommendation of a final report to City Commission for a replat of Lots 14 & 15 of Block 2, Estates at Lakes of Williams Ranch Sec. 1 as recorded in Plat No. 20180168 of the Fort Bend County Plat Records as Estates at Lakes of Williams Ranch Sec. 1, Partial Replat No. 2 – 0.9835 acres of land – 1 Block – 1 lot – 0 Reserves.
- C3. Review and recommendation of a final report to City Commission for a Final Plat

- Veranda Section Thirty-Seven – 10.27 acres of land – 46 Lots – 2 Blocks – 1 Reserve. The subject site is a section with Veranda master planned community.
- C4. Review and recommendation of a final report to City Commission for a Final Plat – Veranda Section Thirty-Six Phase I – 17.44 acres of land – 38 Lots – 2 Blocks – 4 Reserves. The subject site is a section with Veranda master planned community.
- C5. Review and recommendation of a final report to City Commission for a Concept Plan – OSP NW 359 – 25.539 acres of land – 0 Lots – 1 Block – 13 Reserves. The subject site is located at the northeast corner of the FM 359 Rd and Mason Rd intersection.
- C6. Consider agenda item requests by Commissioners for December 7, 2020 regular meeting.
- C7. Development related staff update.
- C8. 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

Where History Meets Opportunity

Planning & Zoning Commission Meeting Minutes

Zoom Teleconferencing Meeting Room

Monday, October 5, 2020, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, October 5, 2020, at 5:06 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)
Katherine M. Graeber-Kubelka (Vice-Chair)
Ernest Hogue
Libby King
Noell Myska

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; Terri Vela, City Manager and Gary Smith, City Attorney.

Commissioner Pittman introduced agenda A2, public comments, and asked if there were any public comments. Hearing no public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item B1., Review and approve minutes from the September 8, 2020, meeting. Commissioner Pittman noted a typographic error on page 2 of 4 and advised staff to make necessary correction. Commissioner Hogue moved to approve the minutes with an amendment to rectify typographical error on page 2 of 4. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item B2., stating that the next Planning and Zoning Commission meeting would be on Monday, November 2, 2020 at 5:00 p.m.

Commissioner Pittman introduced agenda item C1., Review and recommendation of a final report to City Commission for a Preliminary Plat – Kingdom Heights Section Six – 34.137 acres of land – 100 Lots – 7 Blocks – 6 Reserves. Mr. Mason Garcia, Associate Planner explained that the subject site is located on the east side of FM 723 and is a section within the Kingdom Heights Residential Development. He elaborated that the proposed plat includes 100 regular 50 foot wide lots in 7 blocks and 6 reserves. He emphasized that the proposed plat conforms to the approved Kingdom Heights General Plan and presented Staff's recommendation of approval of the proposed Preliminary Plat. Commissioner Myska abstained from any discussion and voting. Commissioner Hogue moved to forward Staff's

recommendation of approval to the City Commission. Commissioner Kubelka seconded the motion. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C2., Discuss potential annexation of parcels of land known as 9th Street (also known as Plummer Street) and the widening and extension thereof from US Hwy 90A to the Mandola Farms development. Mr. Gary Smith, City Attorney, explained that a request to annex the entry road for the new Mandola Farms Subdivision into the City Limits was received. Mr. Smith explained that the subject site is located south of US 90A and includes the existing 9th Street right-of-way (also known as Plummer Street) and its extension to proposed Mandola Farms Subdivision. He explained that the proposed annexation will require two public hearings prior to annexation and notices have been published and all parties involved have been notified. He indicated that the required public hearings will be held during City Commission meetings scheduled for Monday, October 19, 2020 and Monday, October 26, 2020 and that the City Commission may consider the annexation ordinance at the November 16, 2020 meeting. Commissioner Hogue asked how the proposed annexation benefits the City. Mr. Smith explained that the proposed annexation allows the benefit of bringing Richmond city limits to the southern US 90A right-of-way line, thereby, readily allowing future annexations along US 90A. He further added that part of the reimbursement plan for the Mandola Farms development is that the commercial tracts along US 90A be annexed into the City, which would add value and increase sales tax revenue for the City. Commissioner Myska inquired if the City would be building and maintaining the road being discussed. In response, Mr. Smith explained that the developer will build the road with a one-year maintenance and warranty period after which the City would maintain the road. He added that significant impact to the road from traffic in terms of maintenance is not anticipated. Commissioner Myska asked if it is similar to the arrangement with Veranda Development. Mr. Smith responded by clarifying that City will be responsible for maintenance of roads only within the former Country Club tract, since the remainder of the Veranda Development is outside of City of Richmond city limits. The discussion ended.

Commissioner Pittman introduced agenda item C3., Discuss Comprehensive Master Plan update process and community survey results. Mr. Jose Abraham discussed the Comprehensive Master Plan update process. He explained that the Comprehensive Master Plan update process was delayed due to the ongoing pandemic. He added that the listening sessions, which is a critical part of public engagement were canceled due to the pandemic. He further explained that staff input on the current Comprehensive Master Plan Goals, visioning exercise with the Planning and Zoning Commission and City Commission, and a community survey available to Citizens and other stakeholders since March 2020 have been accomplished. Mr. Abraham presented the results of the survey which received 62 responses. The presentation highlighted:

- Respondent's profile in terms of their age, association with Richmond, and general location of residence or business,
- Ratings for public facilities and services, visual character and appearance, and quality of life.
- Planning related inputs.

Commissioner Myska asked about staff's general opinion about the survey results and if the responses were what staff had expected. Mr. Abraham explained that staff is still analyzing the survey results, but the responses suggest the continued relevance of the Comprehensive Master Plan (Plan) goals. Commissioner Hogue commented that it appears that the current Plan may only need some fine tuning. Commissioner Myska pointed out that the survey respondents have mentioned increased traffic and drainage as a concern repeatedly, which are issues that the Commission have discussed over the past year while considering large residential development projects. She further inquired if the current Comprehensive Master Plan addresses these concerns and how the City intends to address these

concerns with the recent large residential projects. Mr. Abraham generally explained how to Comprehensive Plan provide the tools to address traffic and drainage related concerns and emphasized that growth is inevitable and that the Comprehensive Master Plan focusses on achieving balanced growth and ensuring that negative impact of growth is minimized. Commissioner Pittman asked what the next step. Mr. Abraham explained that staff will explore the possibility of a virtual focus group listening session after which a proposal will be presented to the Planning and Zoning Commission and City Commission for adoption.

Commissioner Pittman introduced agenda item C4., Consider agenda item requests by Commissioners for November 2, 2020, regular meeting. There were no agenda item requests.

Commissioner Pittman introduced agenda item C5., Development related Staff updates. Prior to discussing the updates, Commissioner Pittman announced that he has elected not to renew his term. He expressed his appreciation for the Mayor and City Commission for the opportunity, their support and recognition. Commissioner Pittman thanked the Planning and Zoning Commissioners for their support and participation, and eagerness to ask questions and to help guide the City and appreciated the comradery. He also expressed his appreciation for the City Staff and encouraged each of the Commissioners to utilize this resource. He added that Jose Abraham, Mason Garcia, and other staff members are good sounding boards to discuss new ideas and asking questions. Commissioner Pittman thanked Gary Smith for his patience with him on explaining planning and zoning related legal issues and providing a better understanding. He also expressed his appreciation for training related opportunities. Commissioner Hogue expressed his appreciation for what Commissioner Pittman had done for everyone and stated that he has been a very good Chairman. Commissioner Myska expressed her appreciation for Commissioner Pittman. Mr. Abraham expressed his gratitude and appreciation for Commissioner Pittman and explained that he had been very helpful in grooming staff and the Commission with his commitment, ideas, and attention to details. Commissioner King expressed her appreciation for Commissioner Pittman's leadership.

Mr. Garcia provided an overview of development projects that were discussed at pre-application conferences and currently undergoing Site Development Plan review since the last regular meeting. One of the projects discussed was about a pre-application conference for the development of property located at the Northwest Corner of 359 and Mason Road. He explained that the property extends from CVS north to Fire Station #3 and from CVS west to the Texana Plantation Residential Subdivision which the applicant wants to subdivide as commercial pad sites. Mr. Garcia also discussed a proposed meadery at 603 Calhoun Street, the Old Sunset Salon site. He explained that the site is within the Historic Overlay District and must conform to the Historic District Design Guidelines. Mr. Garcia also mentioned that staff is reviewing minor site improvements proposed for Foster High School at 4400 FM 723, Wertheimer Middle School at 4240 FM 723, change in use from Residential to Commercial at 605 Houston, and exterior lighting upgrades for Wells Fargo building site at 700 Jackson St. Mr. Abraham provided a follow-up from last month's meeting regarding the access proposed for the Veranda commercial tracts along FM 762. Mr. Abraham explained that according to the recommendation of the Traffic Impact Analysis (TIA), Veranda commercial tracts will be accessed from Wildwood Park Road. He added that this recommendation could change if the TIA is updated to address specific site details or other factors.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Pittman adjourned the meeting at 5:58 p.m.

Approved:

Larry Pittman, Planning and Zoning Commission Chair



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: November 2, 2020

Agenda Item: C2a & C2b.

Plat Name: Estates at Lakes of Williams Ranch Section 1 Partial Replat No. 2

Applicant: Randy McClendon | Tejas Surveying, Inc.

Project Description: A subdivision of 0.9385 acre tract of land in the Joseph Kuykendahl League, A-49, Fort Bend County Texas, being a replat of Lots 14 & 15, Block 2, Estates at Lakes of Williams Ranch Section 1, as Recorded in Plat No. 20180168, F.B.C.P.R.

Zoning Designation: NA / ETJ

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Mason Garcia, Associate Planner

Background/Review Notes

- *A Final Plat for Estates at Lakes of Williams Ranch Section 1 was approved by the City Commission on August 21, 2017.*
- *Estates at lakes of Williams Ranch Section 1 is situated south of U.S 59 and east of Williams Way Boulevard.*
- *The subject site is located at 46 Alexandra Way Circle.*
- *Public hearing requirements for this proposed replat have been met, a copy of the public hearing notice was published in the Fort Bend Herald on Thursday, October 15, 2020.*
- *The proposed replat will combine two lots, Lot 14 and Lot 15 of Estates at Lakes of Williams Ranch Section 1 into one lot.*
- *The proposed replat consists of one (1) Lot, one (1) Block and Zero (0) Reserves.*

Staff Recommendation

APPROVAL: Staff recommends approval of this replat.



RICHMOND
EST. TEXAS 1837

STATE OF TEXAS)
COUNTY OF FORT BEND)

BEFORE ME, the undersigned authority, on this day personally appeared **MARKET PUBLIC IN AND FOR THE STATE OF TEXAS**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

MY COMMISSION EXPIRES _____

GRAPHIC SCALE
1" = 20'

STATE OF TEXAS)
COUNTY OF FORT BEND)

BEFORE ME, the undersigned authority, on this day personally appeared **MARKET PUBLIC IN AND FOR THE STATE OF TEXAS**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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COUNTY OF FORT BEND)

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MY COMMISSION EXPIRES _____

ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 2

A SUBDIVISION OF 6.8385 ACRES
IN THE SOUTHWEST QUARTER, LEAUTE, FORT BEND COUNTY, TEXAS

BEING A REPLAT OF
LOTS 14 & 15, BLOCK 8, SUBDIVISION AT
LAKES OF WILLIAMS RANCH SECTION 1, AS RECORDED
BY PLAT NO. 0808988, F.B.C.P.A.

REASON FOR THE REPLAT
TO CREATE ONE LOT

1. BLOCK	1 LOT	0 RESERVES
OCTOBER 21, 2020		CS-44-1041P

OWNER: **TRASK INVESTMENTS, LLC**
TRASK INVESTMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
DRILLERS TRUSTS MANAGEMENT MEMBERS
6500 WESTLAKE, SUITE 202
DALLAS, TEXAS 75225
(714) 888-9900

SUBDIVISION: **TRASK SUBDIVISION, INC.**
TRASK SUBDIVISION, INC.
FROM NO. 140203030
1810 FIRST GARDEN ST., SUITE 200
RICHMOND, TEXAS 77406
(832) 340-9099

STATE OF TEXAS)
COUNTY OF FORT BEND)

I, SHAJUIET WEAVER, AN OFFICER OF RYSE INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, OWNER, HERENAFTER REFERRED TO AS THE OWNER, OF THE 0.9385 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ESTATES AT LAKES OF WILLIAMS RANCH, SECTION 1, PARTIAL REPLAT NO. 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED 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') PERIMETER GROUND EASEMENTS; OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS; FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED 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') FOR FOURTEEN FEET (14') BACK-TO-BACK GROUND EASEMENTS; OR SEVEN FEET (7') FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS; FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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

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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY, AND PROHIBITING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS" AND DO HEREBY COVENANT AND AGREE TO SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENTS. LIGHT ZONE 3.

IN TESTIMONY WHEREOF, RYSE INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, SHAJUIET WEAVER, AND ITS COMMON SEAL HERUNTO AUTHORIZED, THIS _____ DAY OF _____, 2020.

By: SHAJUIET WEAVER, MANAGING MEMBER

STATE OF TEXAS)
COUNTY OF FORT BEND)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAJUIET WEAVER, MANAGING MEMBER, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ OF 20____.

(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS)
COUNTY OF WHARTON)

WE, NEWFIRST NATIONAL BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ESTATES AT LAKES OF WILLIAMS RANCH, SECTION 1 PARTIAL REPLAT NO. 2, DESCRIBED IN INSTRUMENT OF RECORD IN FORT BEND COUNTY CLERKS FILE NO. 2020108582 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE SAID LIEN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

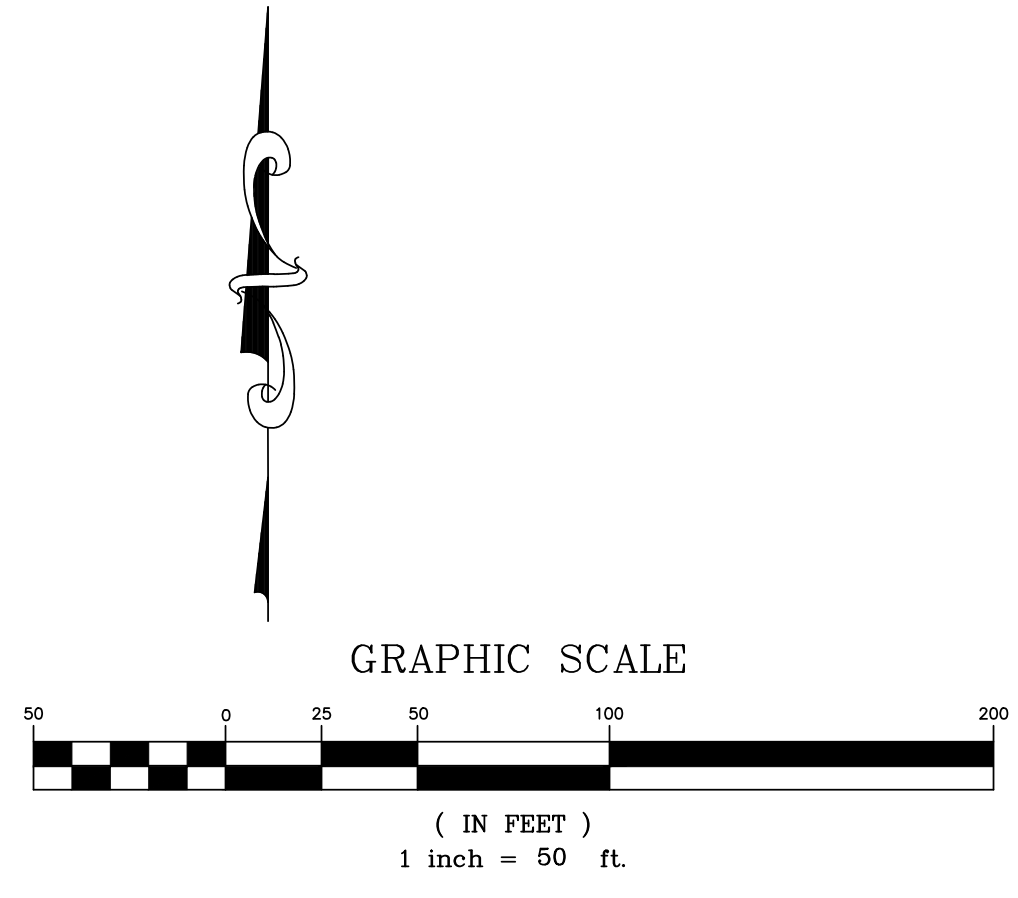
NEWFIRST NATIONAL BANK
By: THOMAS J. SHIRLEY, PRESIDENT

STATE OF TEXAS)
COUNTY OF WHARTON)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS J. SHIRLEY, PRESIDENT, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED 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 _____ OF 20____.

(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____



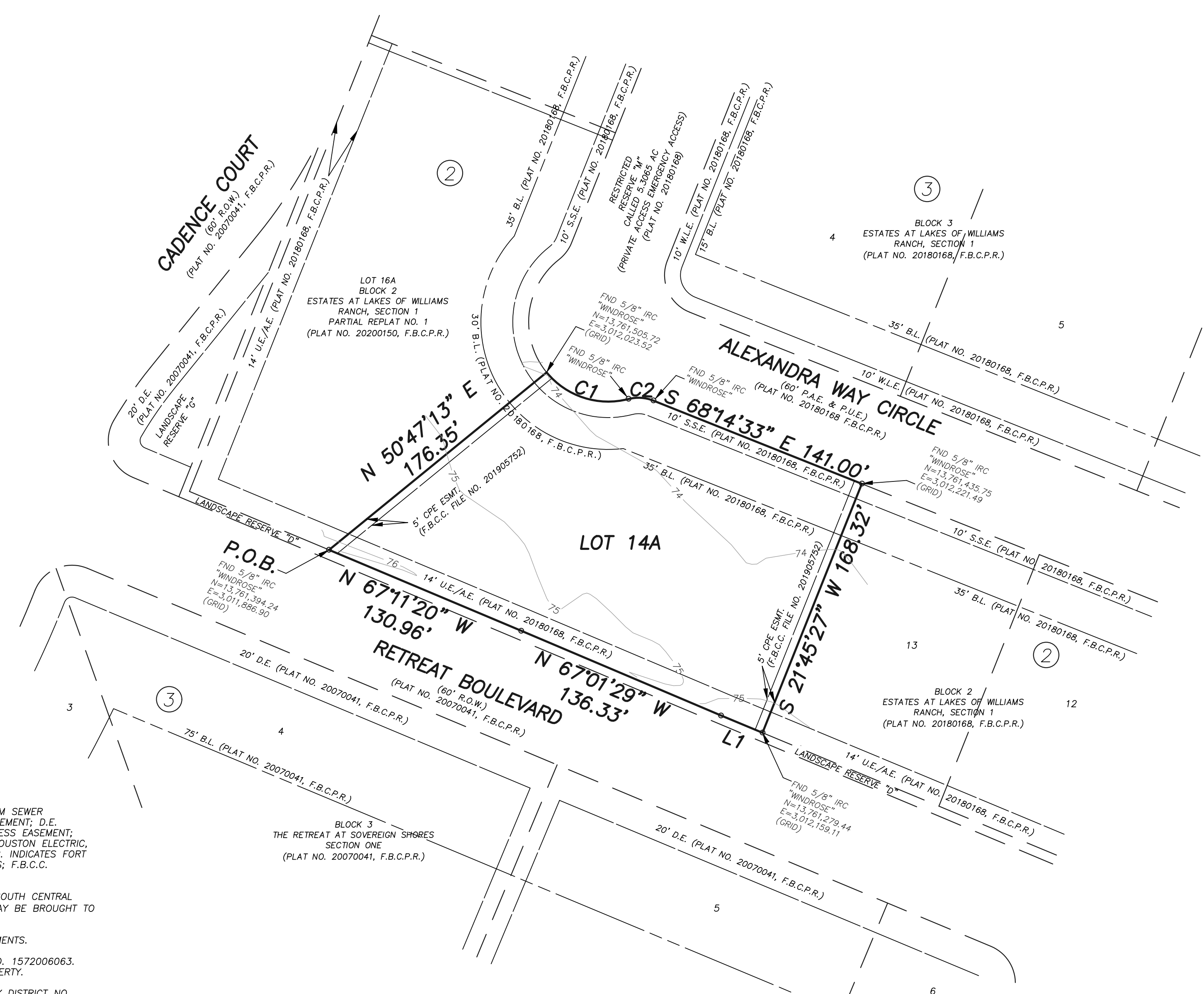
I, RANDY S. McCLENDON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS HAVING A OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.



RANDY S. McCLENDON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4079

GENERAL NOTES:

- 1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATED STORM SEWER EASEMENT; W.L. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; D.E. INDICATED DRAINAGE EASEMENT; ESMT. INDICATES EASEMENT; P.A.E. INDICATES PRIVATE ACCESS EASEMENT; P.U.E. INDICATES PUBLIC UTILITY EASEMENT; CPE ESMT. INDICATES CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, ET AL EASEMENT; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.C. INDICATES FORT BEND COUNTY CLERK.
- 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD '83). COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE COORDINATES BY USING THE COMBINED SCALE FACTOR 0.9998700169.
- 3. THIS PLAT WAS PREPARED TO MEET CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.
- 4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FORT BEND TITLE CO. OF, NO. 1572006063. EFFECTIVE DATE AUGUST 7, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND THE ETJ OF THE CITY OF RICHMOND.
- 6. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 7. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE ADA.
- 8. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM, 1991 ADJUSTMENT.
- 9. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 76.5 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. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 10. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.
- 11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 14. ALL LOTS HAVE A MINIMUM 10-FOOT SIDE BUILDING LINE, A MINIMUM DISTANCE OF 20' SHALL BE MAINTAINED BETWEEN RESIDENTIAL BUILDINGS.
- 15. STREETS SHOWN WITHIN THIS SUBDIVISION ARE PRIVATE STREET RESERVES, ALL STREET PRIVATE ACCESS EASEMENTS WIDTHS ARE SIXTY FEET (60') UNLESS OTHERWISE NOTED HEREON.
- 16. THE SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE "LZ-2" & "LZ-3", WHICH IS ADMINISTERED BY FORT BEND COUNTY.
- 17. IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0265L, MAP REVISION EFFECTIVE DATE APRIL 2, 2014, THIS PROPERTY LIES IN SHADDED ZONE "X", AN AREA WITH REDUCED FLOOD RISK DUE TO A LEVEE, WHICH MAY BE SUBJECT TO OVERTOPPING.
- 18. ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, MUNICIPAL UTILITY DISTRICT, OR OTHER PERPETUAL PRIVATE ENTRY.
- 19. THIS SUBDIVISION CONTAINS ONE OR MORE PRIVATE ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF RICHMOND OR ANY OTHER LOCAL GOVERNMENTAL AGENCY AS PUBLIC RIGHT-OF-WAY. THE CITY OF RICHMOND HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION TO MAINTAIN OR IMPROVE ANY PRIVATE ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OR HOME OWNERS ASSOCIATION OF THE PROPERTY IN THIS SUBDIVISION.
- 20. BENCHMARK: NGS PID AW4730, BRASS DISC SET VERTICALLY IN THE NORTH BRICK WALL BY THE NORTH ENTRANCE TO THE COUNTY COURTHOUSE, STAMPED B1212, ELEVATION=97.98' (NAVD '88, 1991 ADJ.)
- 21. TBM: "X" CUT ON TOP OF THE CURB AT AN INLET ON THE NORTH SIDE OF ALEXANDRA WAY CIRCLE ABOUT 335 FEET WEST OF ST. CATHERINE WAY. ELEVATION= 73.17' (NAVD '88, 2001 ADJ.)
- 22. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 23. THIS PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN FORT BEND COUNTY CLERK'S FILE NOS. 2006116657, 2006133388, 2006140743, 20061065905, 2007089705, 2008001598, 2008019527, 2008107084, 2009090377, 2010081206, 2010094052, 2011114294, 2012065416, 2012089364, 2013073708, 2013091017, 2013150017, 2014024847, 201031459, 2015074758, 2015081177, 2015113903, 2015120980, 2016081015, 2016092528, 2017090996, 201711459, 2017133006, 2018000431 AND 2019006095 AND IN PLAT NO. 201801680F THE PLAT RECORDS OF FORT BEND COUNTY.



LINE	BEARING	DISTANCE
L1	N 67°23'34" W	28.18'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.15'	50.00'	65°29'31"	S 71°57'46" E	54.09'
C2	15.91'	25.00'	36°27'43"	S 86°28'25" E	15.64'

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

CHAD J. ZORN, P.E.
TEXAS REGISTRATION NO. 100200

STATE OF TEXAS)
COUNTY OF FORT BEND)

THIS PLAT OF ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 2 APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.
THIS THE _____ DAY OF _____, 20____.

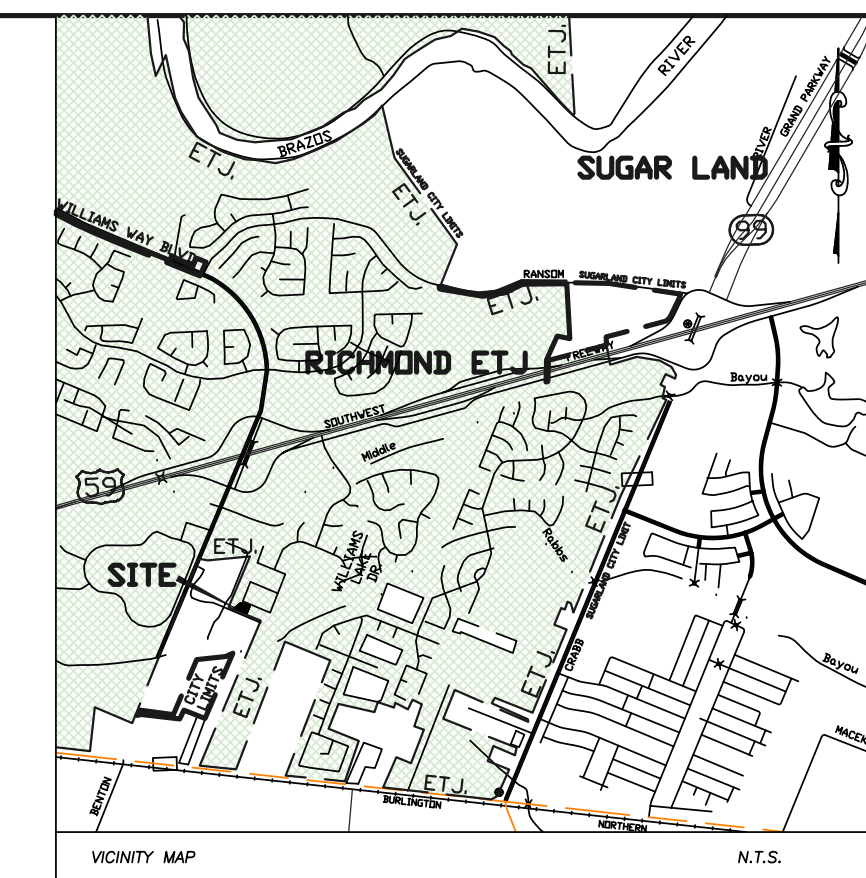
SIGNED: TERRI VELA, CITY MANAGER.

STATE OF TEXAS)
COUNTY OF FORT BEND)

THIS PLAT OF ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 2, APPROVED ON _____ BY THE CITY OF RICHMOND CITY COMMISSION.
AND SIGNED THIS THE _____ DAY OF _____, 20____, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

SIGNED: EVALYN W. MOORE, MAYOR

SIGNED: LAURA SCARLATO, CITY SECRETARY



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 WITH 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.

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

By: KP GEORGE COUNTY JUDGE

By: W.A. "ANDY" MEYERS COMMISSIONER, PRECINCT 3
By: KEN R. DEMERCHANT COMMISSIONER, PRECINCT 4

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 _____, 20____, AT _____ O'CLOCK _____ M.,

IN PLAT NO. _____ 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, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____ DEPUTY

ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 2

A SUBDIVISION OF 0.9385 ACRES

IN THE JOSEPH KUYKENDAHLE LEAGUE, ABSTRACT NO. 49 FORT BEND COUNTY, TEXAS

BEING A REPLAT OF LOTS 14 & 15, BLOCK 2, ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1, AS RECORDED IN PLAT NO. 20180168, F.B.C.P.R.

REASON FOR THE REPLAT: TO CREATE ONE LOT

1 BLOCK 1 LOT 0 RESERVES
OCTOBER 21, 2020 CR/44-2042P

OWNER: RYSE INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY
SHAJUIET WEAVER, MANAGING MEMBER
6300 WESTPARK, SUITE 210, HOUSTON, TEXAS 77057
(713) 828-9900

SURVEYOR: TEJAS SURVEYING, INC.
FIRM NO. 10031300
1810 FIRST OAKS ST., SUITE 220
RICHMOND, TEXAS 77406
(281) 240-9099



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: November 2, 2020

Agenda Item: C3.

Plat Name: Veranda Section Thirty-Seven – Final Plat

Applicant: Jorge De La Rosa Sr. | Costello Inc.

Project Description: A subdivision of 10.27 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

Zoning Designation: NA / ETJ (Development Agreement)

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Mason Garcia, Associate Planner

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.*
- *The proposed subdivision includes 46 Lots that are minimum 50’ wide and 6,000 sq. ft., in 2 blocks.*
- *The acreage within this proposed final plat conforms to the approved Veranda Section Thirty-Seven-Preliminary Plat.*
- *This proposed section will connect to Veranda Section 27 – Final Plat which includes 45 lots that have a minimum 50’ width.*

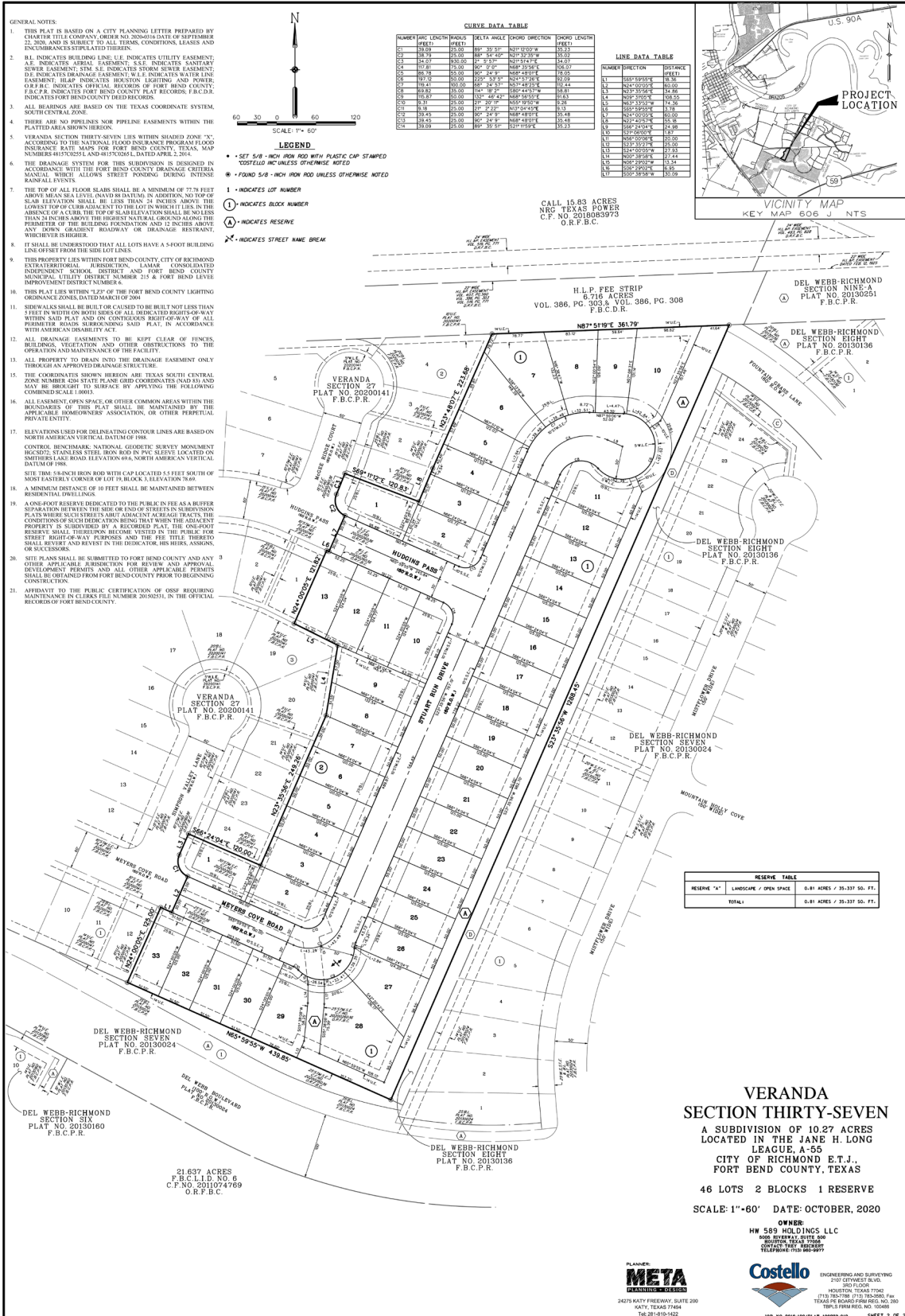
Staff Recommendation

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

1. Provide Fort Bend County Drainage District approval of the plat, before City approval can be given.



RICHMOND
EST. **TEXAS** 1837



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 10.27 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION THIRTY-SEVEN, 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-SEVEN 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-SEVEN, 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, OF TRUSTMARK NATIONAL BANK, 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: _____

WE, THE HENDERSON-WESSENDORFF FOUNDATION, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VERANDA SECTION THIRTY-SEVEN, 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 FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES P. McDONALD, PRESIDENT CEO, OF THE HENDERSON-WESSENDORFF FOUNDATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME HE 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, P.E.
TEXAS REGISTRATION NO. 106072

STATE OF TEXAS
COUNTY OF FORT BEND

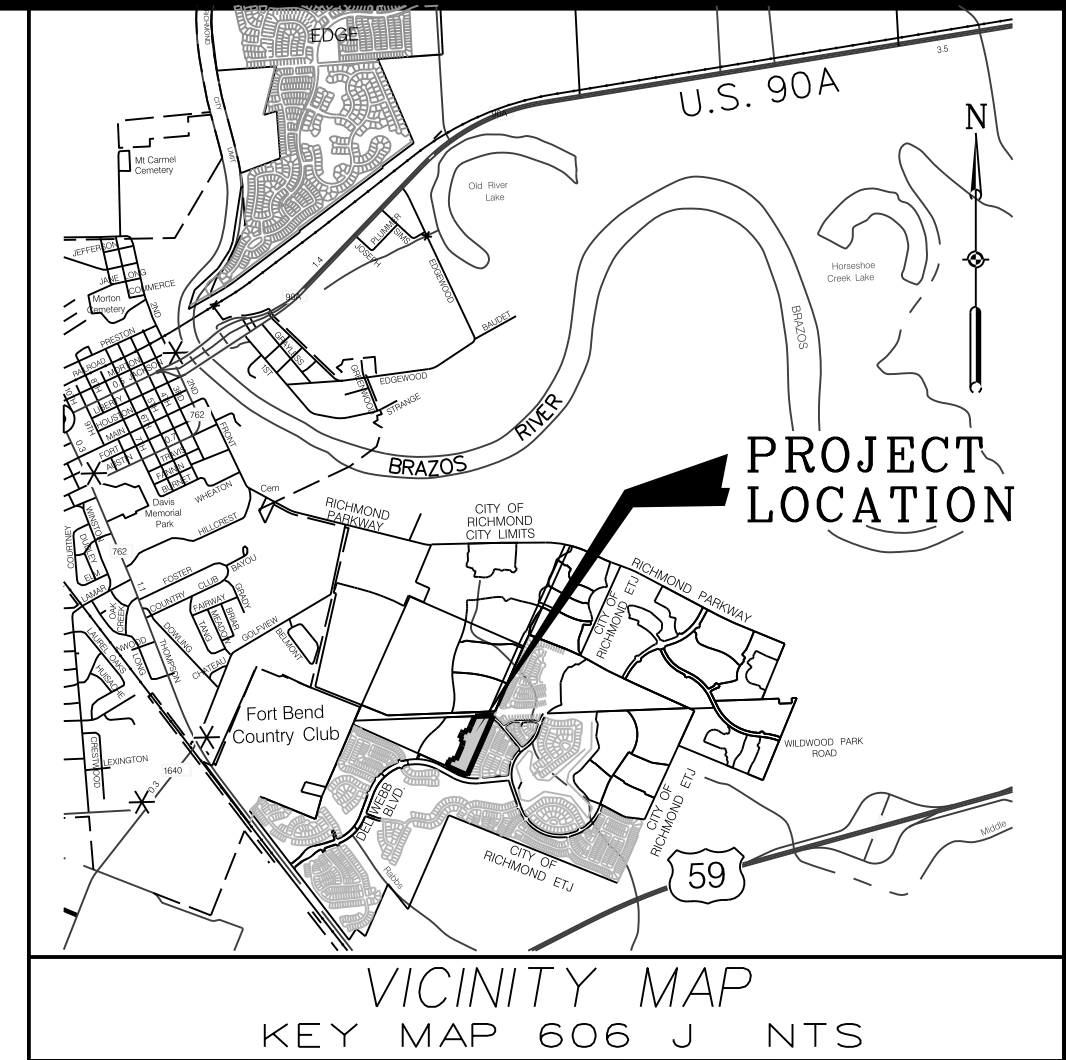
THIS PLAT OF VERANDA SECTION THIRTY-SEVEN IS APPROVED ON THIS _____ DAY OF _____, 2020, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE _____ DAY OF _____, 2020. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND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

EVALYN W. MOORE, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA SECTION THIRTY-SEVEN 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-SEVEN

A SUBDIVISION OF 10.27 ACRES
LOCATED IN THE JANE H. LONG LEAGUE, A-55
CITY OF RICHMOND E.T.J.,
FORT BEND COUNTY, TEXAS

46 LOTS 2 BLOCKS 1 RESERVE

DATE: OCTOBER, 2020

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



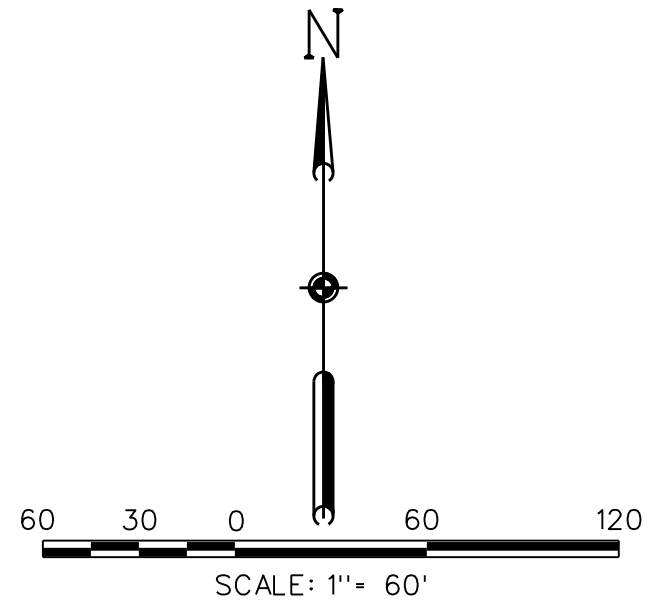
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422



ENGINEERING AND SURVEYING
2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580, Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486

GENERAL NOTES:

- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 2020-0316 DATE OF SEPTEMBER 22, 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.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.
- VERANDA SECTION THIRTY-SEVEN LIES WITHIN SHADED ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBERS 48157C0255 L AND 48157C0265 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 77.78 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. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- IT SHALL BE UNDERSTOOD THAT ALL LOTS HAVE A 5-FOOT BUILDING LINE OFFSET FROM THE SIDE LOT LINES.
- 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.
- THIS PLAT LIES WITHIN "LZ3" 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 CONTIGUOUS RIGHTS-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.
- 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 HGSD72; STAINLESS STEEL IRON ROD IN 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 5.5 FEET SOUTH OF MOST EASTERLY CORNER OF LOT 19, BLOCK 3, ELEVATION 78.69.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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.
- AFFIDAVIT TO THE PUBLIC CERTIFICATION OF OSSF REQUIRING MAINTENANCE IN CLERKS FILE NUMBER 201502531, IN THE OFFICIAL RECORDS OF FORT BEND COUNTY.



LEGEND

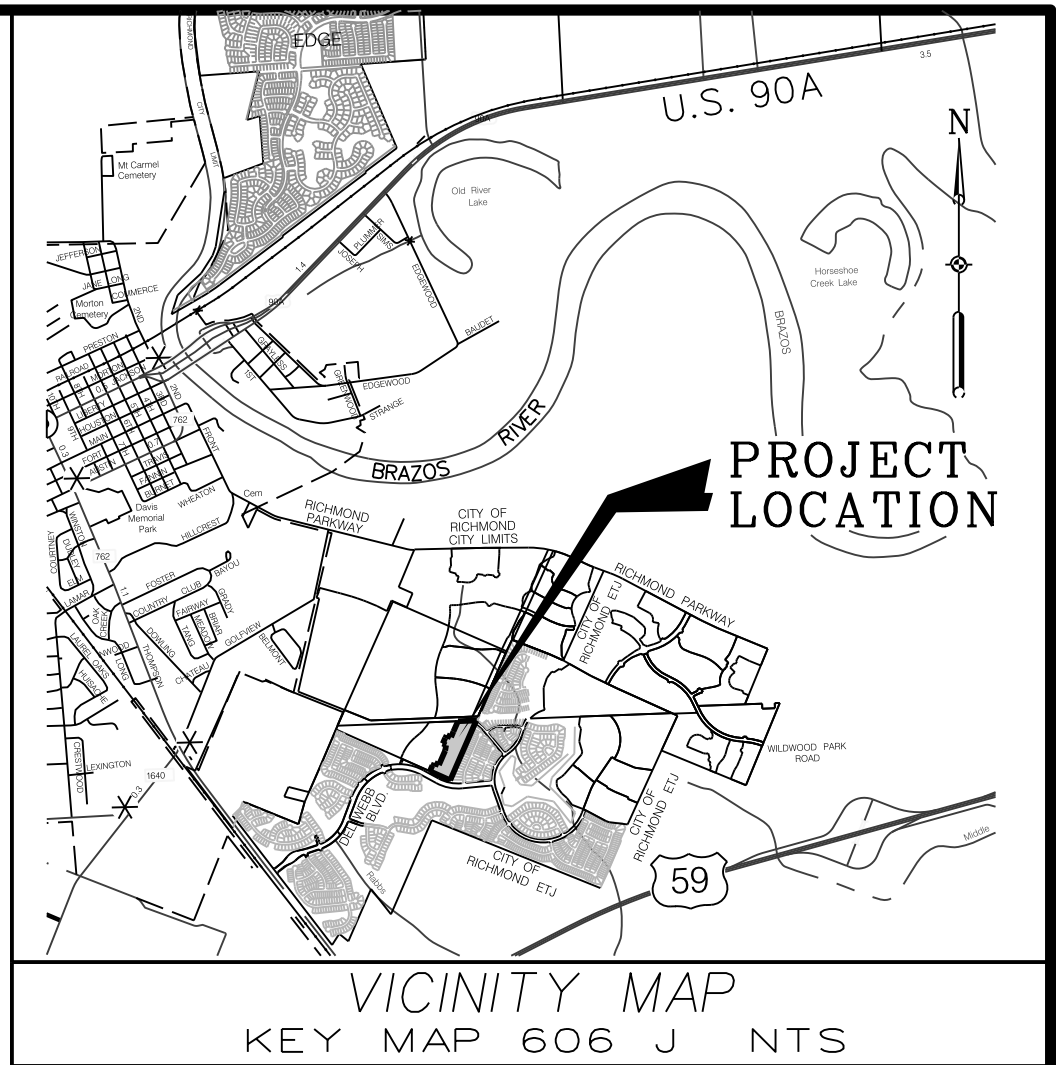
- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- ⊙ FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- 1 - INDICATES LOT NUMBER
- ① - INDICATES BLOCK NUMBER
- A - INDICATES RESERVE
- ✂ - INDICATES STREET NAME BREAK

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	39.09	25.00	89° 35' 51"	N21° 12' 00" W	35.23
C2	38.79	25.00	88° 54' 40"	N21° 32' 35" W	35.02
C3	34.07	930.00	2° 5' 57"	N21° 51' 47" E	34.07
C4	117.81	75.00	90° 0' 0"	N68° 35' 56" E	106.07
C5	86.78	35.00	90° 24' 9"	N68° 48' 01" E	78.05
C6	197.12	50.00	225° 53' 5"	N24° 57' 26" E	92.09
C7	119.41	100.00	68° 24' 57"	N57° 48' 25" E	112.44
C8	69.82	35.00	114° 18' 2"	S80° 44' 57" W	58.81
C9	115.87	50.00	132° 46' 42"	N68° 56' 55" E	91.63
C10	9.31	25.00	21° 20' 11"	N55° 19' 50" W	9.26
C11	9.18	25.00	21° 2' 22"	N13° 04' 45" E	9.13
C12	39.45	25.00	90° 24' 9"	N68° 48' 01" E	35.48
C13	39.45	25.00	90° 24' 9"	N68° 48' 01" E	35.48
C14	39.09	25.00	89° 35' 51"	S21° 11' 59" E	35.23

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S66° 59' 55" E	18.36
L2	N24° 00' 05" E	60.00
L3	N23° 35' 56" E	34.86
L4	N09° 31' 05" E	108.55
L5	N63° 33' 52" W	74.36
L6	S65° 59' 55" E	3.78
L7	N24° 00' 05" E	60.00
L8	N22° 40' 57" E	55.18
L9	S66° 24' 04" E	24.98
L10	S21° 06' 00" E	1.87
L11	N56° 00' 06" E	20.00
L12	S23° 35' 27" E	25.00
L13	S24° 00' 05" W	27.93
L14	N00° 38' 58" E	27.44
L15	N06° 29' 02" W	13.34
L16	S06° 29' 02" E	6.95
L17	S00° 38' 58" W	30.09



CALL 15.83 ACRES
NRG TEXAS POWER
C.F. NO. 2018083973
O.R.F.B.C.



RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.81 ACRES / 35,337 SQ. FT.
TOTAL:		0.81 ACRES / 35,337 SQ. FT.

VERANDA SECTION THIRTY-SEVEN
A SUBDIVISION OF 10.27 ACRES
LOCATED IN THE JANE H. LONG LEAGUE, A-55
CITY OF RICHMOND E.T.J., FORT BEND COUNTY, TEXAS
46 LOTS 2 BLOCKS 1 RESERVE

SCALE: 1"=60' DATE: OCTOBER, 2020
OWNER:
HW 589 HOLDINGS LLC
5000 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
CONTACT: TREV REICHERT
TELEPHONE: (713) 960-9877

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

Costello
ENGINEERING AND SURVEYING
2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 763-7788 (713) 763-3580 Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: November 2, 2020

Agenda Item: C4.

Plat Name: Veranda Thirty Six Phase I – Final Plat

Applicant: Jorge L De La Rosa, Sr | Costello Inc.

Project Description: A subdivision of 17.44 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

Zoning Designation: MU, Mixed-Use District (Development Agreement)

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 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 is a portion of the approved Veranda Section 36 Preliminary Plat which included 58 Lots that are minimum 70’ wide Lots in 2 blocks and reserves for detention ponds and drainage.*
- *The proposed final plat is in conformance with the approved Veranda Section 36 Preliminary Plat.*

Staff Recommendation

APPROVAL: Staff recommends approval of this final plat

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 17.44 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION THIRTY-SIX PHASE I, 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-SIX PHASE I 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-SIX PHASE I, 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, OF TRUSTMARK NATIONAL BANK, 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: _____

WE, THE HENDERSON-WESSENDORFF FOUNDATION, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VERANDA SECTION THIRTY-SIX PHASE I, 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 FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES P. McDONALD, PRESIDENT CEO, OF THE HENDERSON-WESSENDORFF FOUNDATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME HE 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, P.E.
TEXAS REGISTRATION NO. 106072

STATE OF TEXAS
COUNTY OF FORT BEND

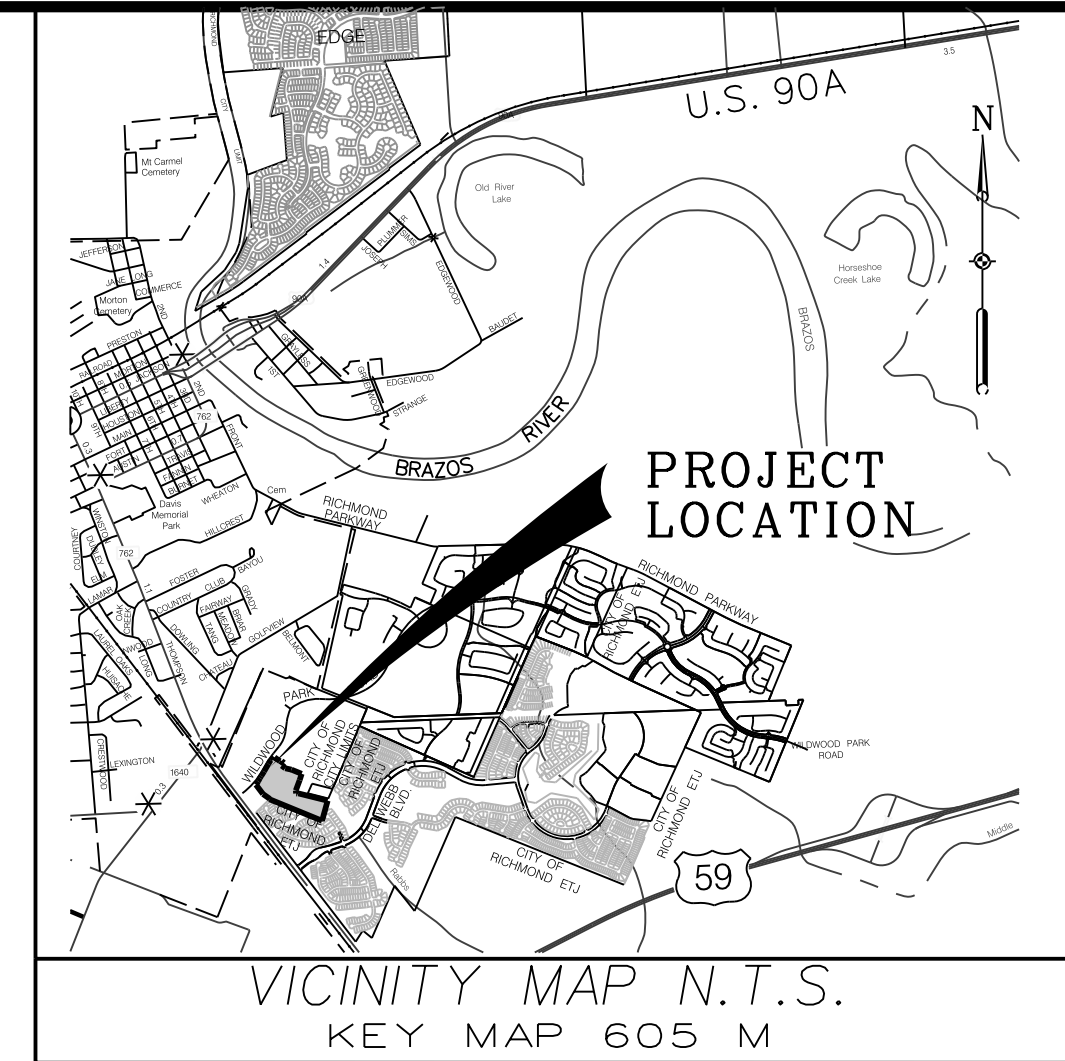
THIS PLAT OF VERANDA SECTION THIRTY-SIX PHASE I IS APPROVED ON THIS _____ DAY OF _____, 2020, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE _____ DAY OF _____, 2020. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT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

EVALYN W. MOORE, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA SECTION THIRTY-SIX PHASE I 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, 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-SIX PHASE I

A SUBDIVISION OF 17.44 ACRES
LOCATED IN THE JANE H. LONG
LEAGUE, A-55
CITY OF RICHMOND,
FORT BEND COUNTY, TEXAS

38 LOTS 2 BLOCKS 4 RESERVES

DATE: OCTOBER, 2020

OWNER:
HW 589 HOLDINGS LLC
6005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77068
CONTACT: TRÉY REICHERT
TELEPHONE: (713) 960-9977

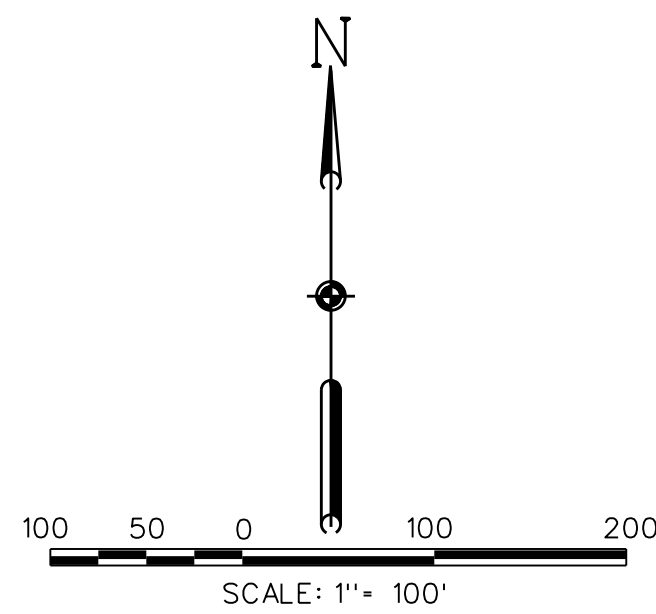


24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

ENGINEER/SURVEYOR:



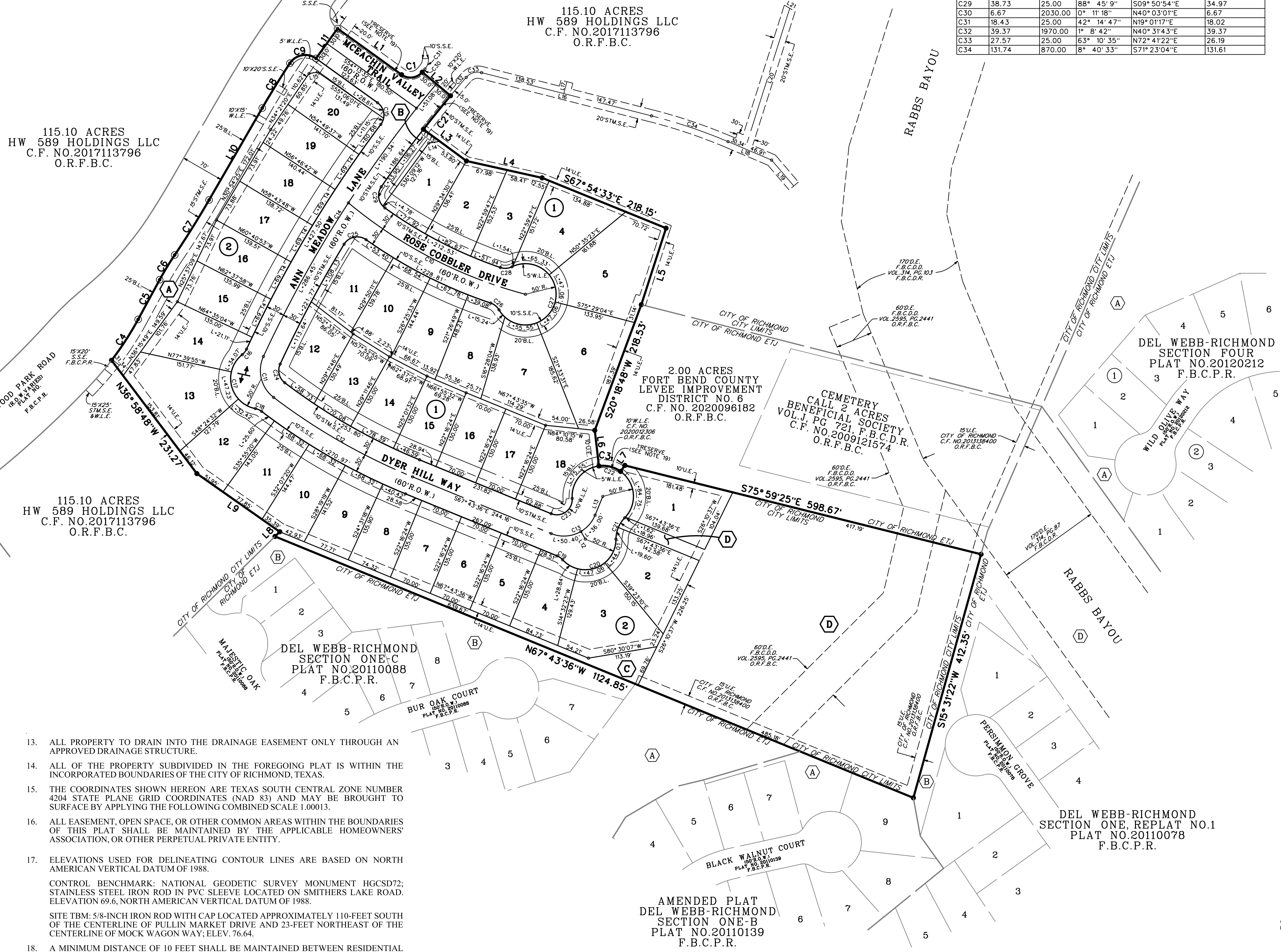
Costello, Inc.
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBP&E FIRM REGISTRATION NO. 280
TBP&S FIRM REGISTRATION NO. 100486



RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.50 ACRES / 21,578 SQ.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.07 ACRES / 2,877 SQ.FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.21 ACRES / 9,125 SQ.FT.
RESERVE "D"	DETENTION	3.98 ACRES / 173,611 SQ.FT.
TOTAL:		4.76 ACRES / 207,191 SQ.FT.

- 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
 - Ⓐ - INDICATES RESERVE
 - +— - INDICATES STREET NAME BREAK

- GENERAL NOTES:**
1. THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 2020-0315, DATE OF SEPTEMBER 22, 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; HL&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-SIX PHASE I 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.
 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 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. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
 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, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND 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.

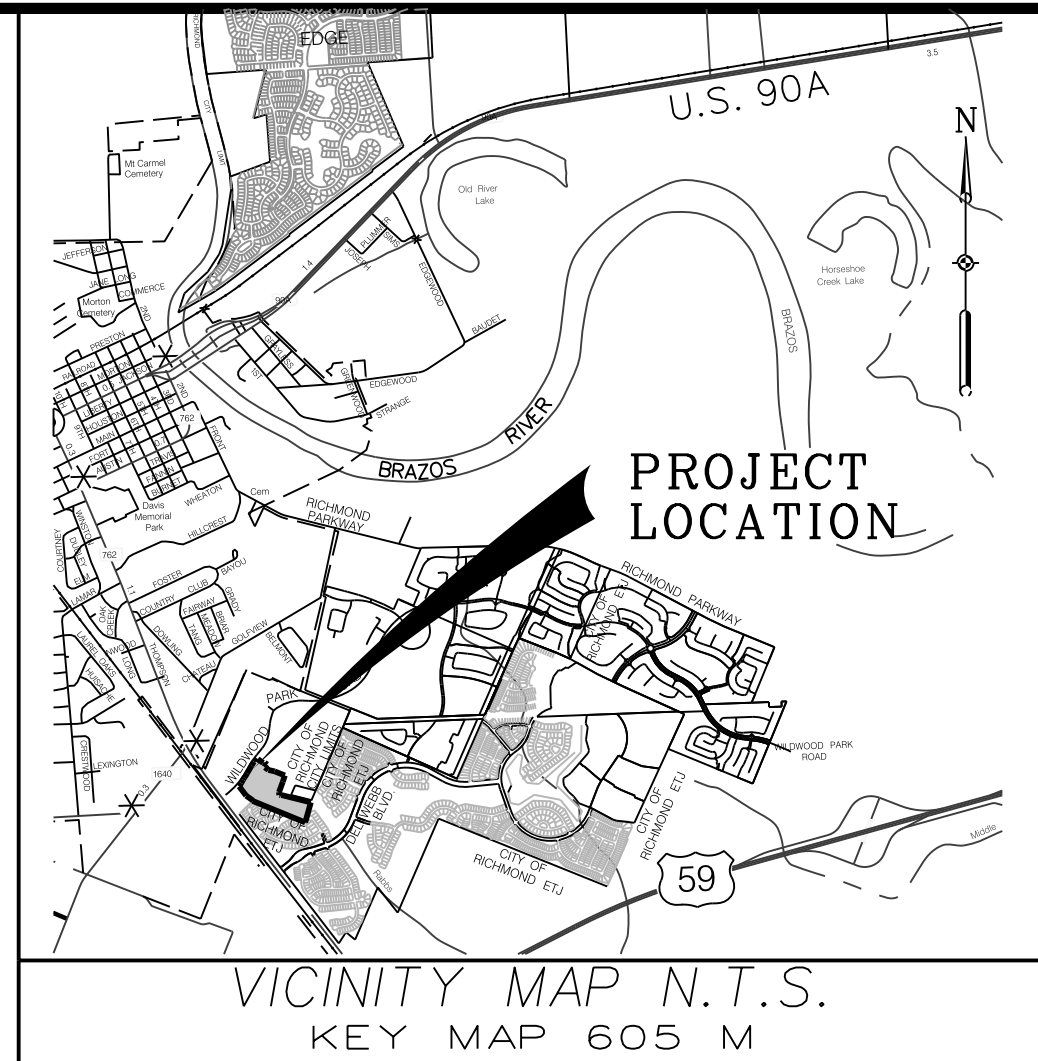


LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S54°13'32"E	128.72
L2	S50°02'38"E	60.00
L3	S53°38'42"E	87.13
L4	S77°24'40"E	126.39
L5	S17°54'34"W	131.18
L6	S06°35'44"E	58.58
L7	N35°23'39"E	12.05
L8	N45°32'48"E	10.89
L9	N54°55'53"W	165.20
L10	N30°01'07"E	173.28
L11	N35°46'28"E	60.00
L12	S30°13'40"E	14.32
L13	N22°16'24"E	33.02
L14	S81°38'07"W	18.32
L15	N79°37'40"E	14.07
L16	S75°43'21"E	286.00
L17	N14°16'39"E	20.00
L18	S67°02'48"E	77.25
L19	S40°31'08"E	55.59
L20	N17°36'22"E	240.54
L21	S59°40'08"E	20.50

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	37.45	25.00	85° 49' 6"	N82° 51'55"E	34.04
C2	70.37	1970.00	2° 2' 48"	S38° 55'59"W	70.36
C3	37.23	50.00	42° 40' 4"	S75° 56'22"E	36.38
C4	79.74	500.00	9° 8' 14"	N33° 01'36"E	79.65
C5	73.56	45000.00	0° 5' 37"	N28° 30'17"E	73.56
C6	47.25	500.00	5° 24' 51"	N31° 16' 31"E	47.23
C7	105.75	1535.00	3° 56' 50"	N31° 59' 32"E	105.73
C8	85.90	1465.00	3° 21' 35"	N31° 41' 54"E	85.89
C9	48.38	30.00	92° 23' 47"	N79° 34' 35"E	43.30
C10	327.59	750.00	25° 1' 35"	S62° 40' 17"E	325.00
C11	74.46	55.00	77° 34' 8"	S13° 5' 03"E	68.90
C12	261.65	1000.00	14° 59' 29"	S60° 15' 51"E	260.91
C13	86.39	55.00	90° 0' 0"	N67° 16' 24"E	77.78
C14	527.88	2000.00	15° 7' 21"	S32° 23' 42"W	526.35
C15	39.75	25.00	91° 6' 40"	N08° 40' 12"W	35.70
C16	11.68	25.00	26° 45' 57"	N38° 12' 09"E	11.57
C17	113.92	50.00	130° 32' 35"	N13° 41' 10"W	90.83
C18	11.48	25.00	26° 18' 15"	N65° 48' 20"W	11.38
C19	11.05	25.00	25° 18' 48"	N55° 04' 12"W	10.96
C20	119.91	50.00	137° 24' 16"	S68° 53' 04"W	93.17
C21	38.56	50.00	44° 10' 57"	S22° 16' 24"W	37.61
C22	199.15	50.00	228° 12' 29"	S69° 44' 22"E	91.26
C23	50.67	25.00	116° 7' 1"	N54° 12' 54"E	42.43
C24	33.85	25.00	77° 34' 8"	S13° 5' 03"E	31.32
C25	41.06	25.00	94° 5' 58"	S78° 20' 00"W	36.60
C26	17.88	25.00	40° 59' 11"	N65° 55' 11"W	15.50
C27	231.78	50.00	265° 35' 43"	S61° 45' 53"W	73.38
C28	19.59	25.00	44° 53' 44"	N86° 24' 54"E	19.09
C29	38.73	25.00	88° 45' 9"	S09° 50' 54"E	34.97
C30	6.67	2030.00	0° 11' 18"	N40° 03' 01"E	6.67
C31	18.43	25.00	42° 14' 47"	N69° 01' 17"E	18.02
C32	39.37	1970.00	1° 8' 42"	N40° 31' 43"E	39.37
C33	27.57	25.00	63° 10' 35"	N72° 41' 22"E	26.19
C34	131.74	870.00	8° 40' 33"	S71° 23' 04"E	131.61



VERANDA SECTION THIRTY-SIX PHASE I
 A SUBDIVISION OF 17.44 ACRES LOCATED IN THE JANE H. LONG LEAGUE, A-55 CITY OF RICHMOND, FORT BEND COUNTY, TEXAS
 38 LOTS 2 BLOCKS 4 RESERVES
 SCALE: 1"=100' DATE: OCTOBER, 2020

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

PLANNER:
META
 PLANNING + DESIGN
 24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-610-1422

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. 100486



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: November 2, 2020

Agenda Item: C5.

Plat Name: OSP NW FM 3569 – Concept Plan

Applicant: Justin R. Ring, PE | Odyssey Engineering Group

Project Description: A subdivision of 25.539 acre tract of land described as part of Tract 5 and part of Parcels 3 and E (located in the R Jones Survey, A-42, Fort Bend County, Texas).

Zoning Designation: GC, General Commercial

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Jose Abraham, Planning Director

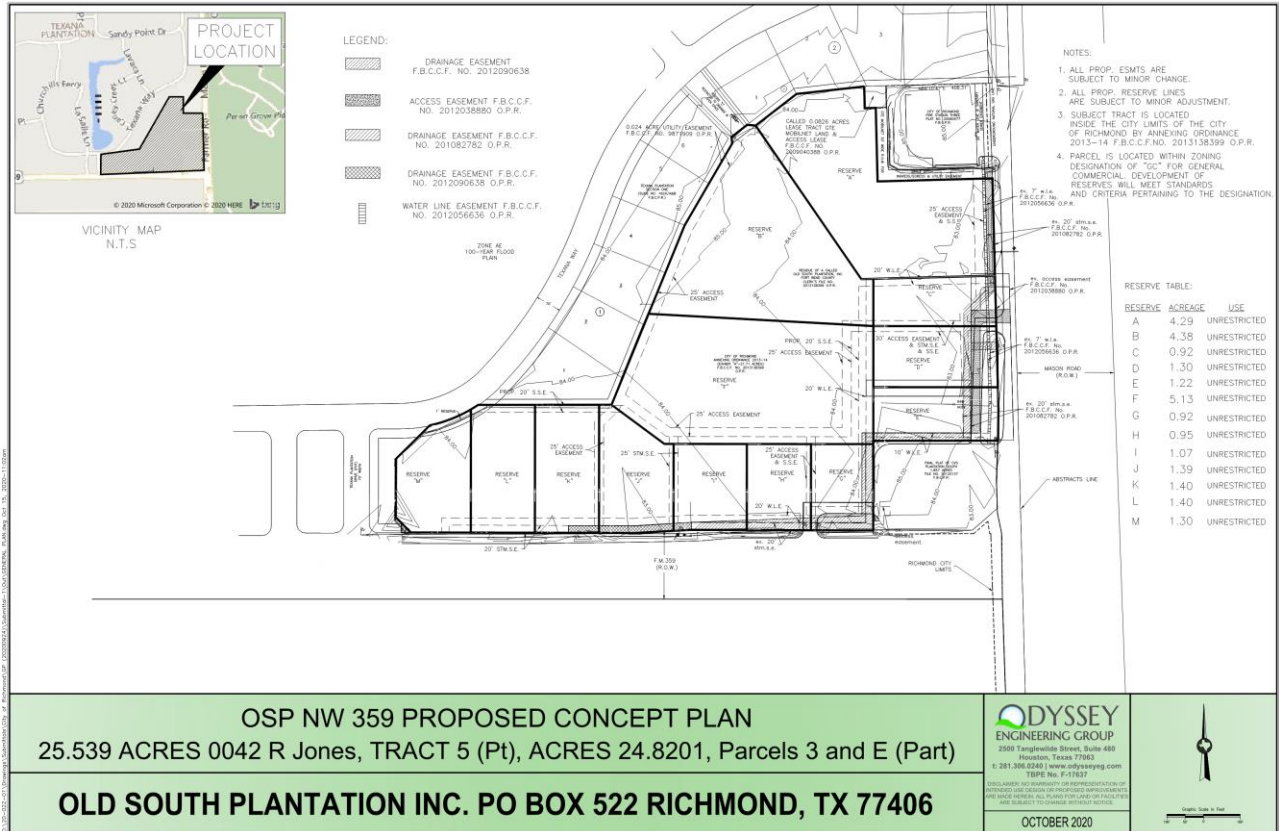
Background/Review Notes

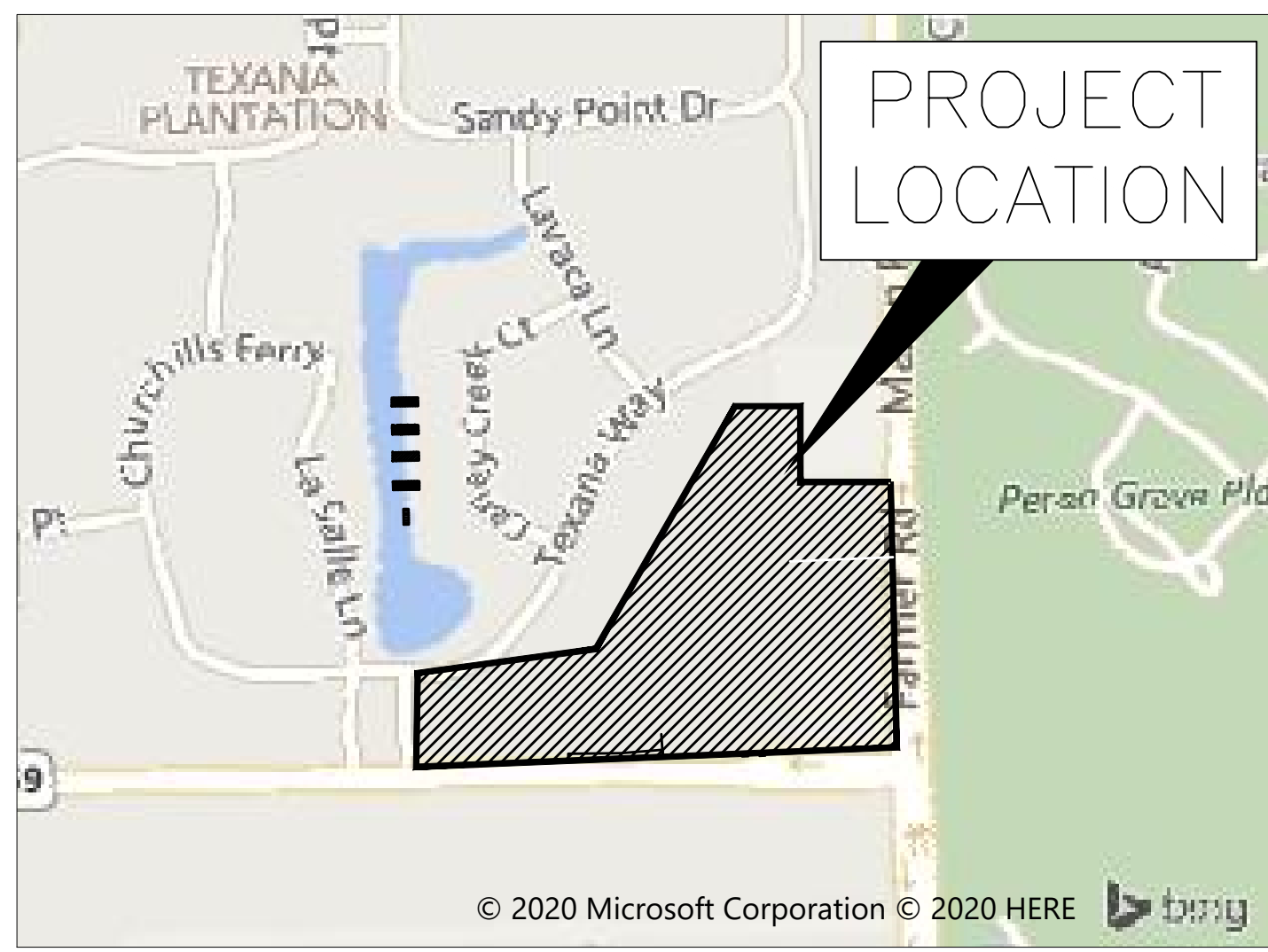
- *The subject site is located at the northeast corner of the FM 359 Rd and Mason Rd intersection.*
- *The subject site is zoned GC, General Commercial and allows for commercial uses.*
- *The proposed Concept Plan includes 13 reserves and shows access and utility related easements proposed to serve the pad sites. At a pre-application conference with staff, the applicant indicated that one of the reserves will be developed as the new location for Plantation True Value Hardware store. Specific businesses for other pad sites have not been finalized.*
- *The proposed replat consists of one (1) Lot, one (1) Block and Zero (0) Reserves.*

Staff Recommendation

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

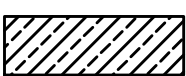




1. Revise the location of the proposed 25’ access easement on the rear side of Reserve B and Reserve F which adjoins existing residential lots in order to accommodate Landscape Buffer yard required by Section 4.4.301 of the Unified Development Code (UDC).





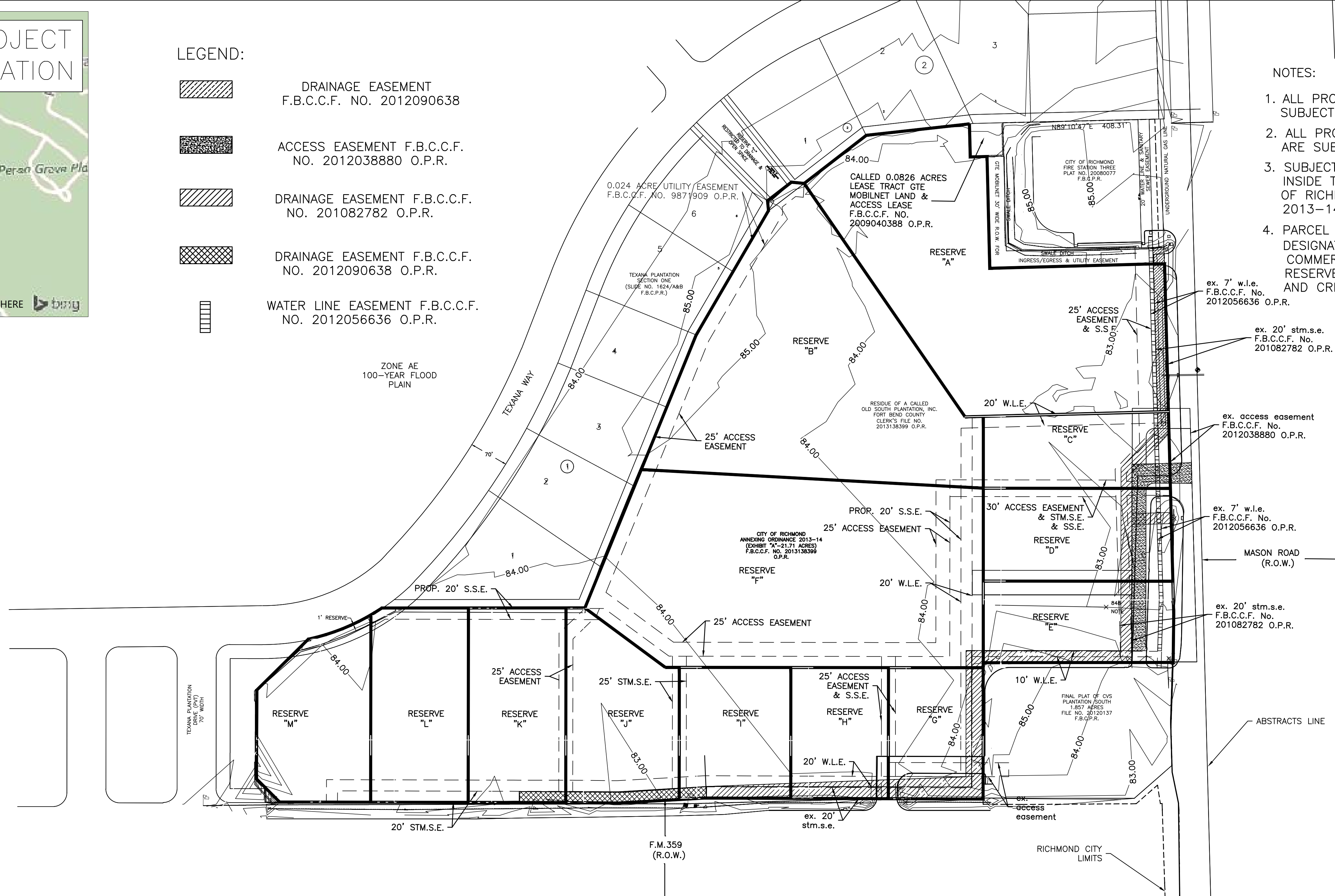
VICINITY MAP
N.T.S

LEGEND:

-  DRAINAGE EASEMENT
F.B.C.C.F. NO. 2012090638
-  ACCESS EASEMENT F.B.C.C.F.
NO. 2012038880 O.P.R.
-  DRAINAGE EASEMENT F.B.C.C.F.
NO. 201082782 O.P.R.
-  DRAINAGE EASEMENT F.B.C.C.F.
NO. 2012090638 O.P.R.
-  WATER LINE EASEMENT F.B.C.C.F.
NO. 2012056636 O.P.R.

NOTES:

1. ALL PROP. ESMTS ARE SUBJECT TO MINOR CHANGE.
2. ALL PROP. RESERVE LINES ARE SUBJECT TO MINOR ADJUSTMENT.
3. SUBJECT TRACT IS LOCATED INSIDE THE CITY LIMITS OF THE CITY OF RICHMOND BY ANNEXING ORDINANCE 2013-14 F.B.C.C.F.NO. 2013138399 O.P.R.
4. PARCEL IS LOCATED WITHIN ZONING DESIGNATION OF "GC" FOR GENERAL COMMERCIAL. DEVELOPMENT OF RESERVES WILL MEET STANDARDS AND CRITERIA PERTAINING TO THE DESIGNATION.



RESERVE TABLE:

RESERVE	ACREAGE	USE
A	4.29	UNRESTRICTED
B	4.38	UNRESTRICTED
C	0.92	UNRESTRICTED
D	1.30	UNRESTRICTED
E	1.22	UNRESTRICTED
F	5.13	UNRESTRICTED
G	0.92	UNRESTRICTED
H	0.95	UNRESTRICTED
I	1.07	UNRESTRICTED
J	1.39	UNRESTRICTED
K	1.40	UNRESTRICTED
L	1.40	UNRESTRICTED
M	1.30	UNRESTRICTED

O:\20-022-01\Drawings\Submittals\City of Richmond\GP (20200924)\Submitter-1\Out\GENERAL PLAN.dwg Oct 15, 2020-11:02am

OSP NW 359 PROPOSED CONCEPT PLAN

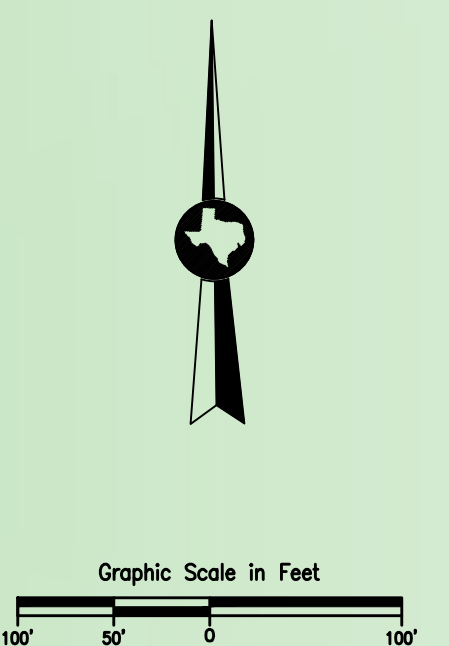
25.539 ACRES 0042 R Jones, TRACT 5 (Pt), ACRES 24.8201, Parcels 3 and E (Part)

OLD SOUTH PLANTATION INC. PO BOX 522 RICHMOND, TX 77406

ODYSSEY
ENGINEERING GROUP
2500 Tanglewilde Street, Suite 480
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

DISCLAIMER: NO WARRANTY OR REPRESENTATION OF INTENDED USE DESIGN OR PROPOSED IMPROVEMENTS ARE MADE HEREIN. ALL PLANS FOR LAND OR FACILITIES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

OCTOBER 2020





C7. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

OCTOBER 2020/ NOVEMBER 2020

The following table provides an overview of Planning Department activities from October 06, 2020 through November 02, 2020:

PRE-APPLICATION CONFERENCES		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ 821 Highway 90A (GC) 	Day Care & Office Use	<ul style="list-style-type: none"> ▪ <i>The subject site is the old Sears store building.</i> ▪ <i>Staff met with the design consultant and property owner to discuss development regulations.</i> ▪ <i>The owner plans to remodel the existing building to accommodate a day care and office space.</i>
<ul style="list-style-type: none"> ▪ 1400 FM 2218 (GC) 	Church	<ul style="list-style-type: none"> ▪ <i>The subject site is the Old Tractor Supply Company building located west of the IBC Bank, north of Wall St and FM 2218 intersection.</i> ▪ <i>Staff met with the design team to discuss development regulations and requirements to allow the reuse of the existing building for a proposed church.</i> ▪ <i>Additional parking and landscaping may be required for the proposed use. The design team intends to submit Site Development Plan and Building permit applications soon.</i>

SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
2627 FM 762 (MU)	Veranda at 762; Garden Style Apartments.	<ul style="list-style-type: none"> ▪ <i>A Final Plat for the subject site – Veranda at 762 – was conditionally approved by the City Commission in September, 2020.</i> ▪ <i>The subject site is located north of FM 762 and is the former Fort Bend Country Club site.</i> ▪ <i>The development is proposed to include 9 garden style apartment buildings around a clubhouse and amenity area.</i>

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