

**PLAT RECORDING SHEET**

**PLAT NAME:** Long Meadow Farms, Sec. 44

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

**ACREAGE:** 15.91

**LEAGUE:** I. & G.N.R.R. Company Survey, and R. H. Hunter Survey

**ABSTRACT NUMBER:** 353, 206

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 62

**NUMBER OF RESERVES:** 2

**OWNERS:** D. R. Horton-Texas, Ltd. a Texas Limited Partnership

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS AUTHORIZED AGENT D.R. HORTON, INC., A DELAWARE CORPORATION, CHRIS LINDHORST, ITS DIVISION PRESIDENT AND MICHAEL BOHM, ITS LAND DEVELOPMENT MANAGER, HEREINAFTER REFERRED TO AS OWNERS OF THE 15.91 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LONG MEADOW FARMS SEC 44, 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 DEDICATED TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING TO THE CITY OF HOUSTON, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, 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 OTHER NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION 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 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.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED AGENT D.R. HORTON, INC., A DELAWARE CORPORATION, CHRIS LINDHORST, ITS DIVISION PRESIDENT AND MICHAEL BOHM, ITS LAND DEVELOPMENT MANAGER.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

D.R. HORTON-TEXAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: D.R. HORTON, INC., A DELAWARE CORPORATION  
AUTHORIZED AGENT

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CHRIS LINDHORST, MICHAEL BOHM,  
DIVISION PRESIDENT LAND DEVELOPMENT MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, DIVISION PRESIDENT AND MICHAEL BOHM, LAND DEVELOPMENT MANAGER, OF D.R. HORTON, INC., A DELAWARE CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

MARK D. ARMSTRONG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5363

I, A. KHOSHAKHLAGH, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

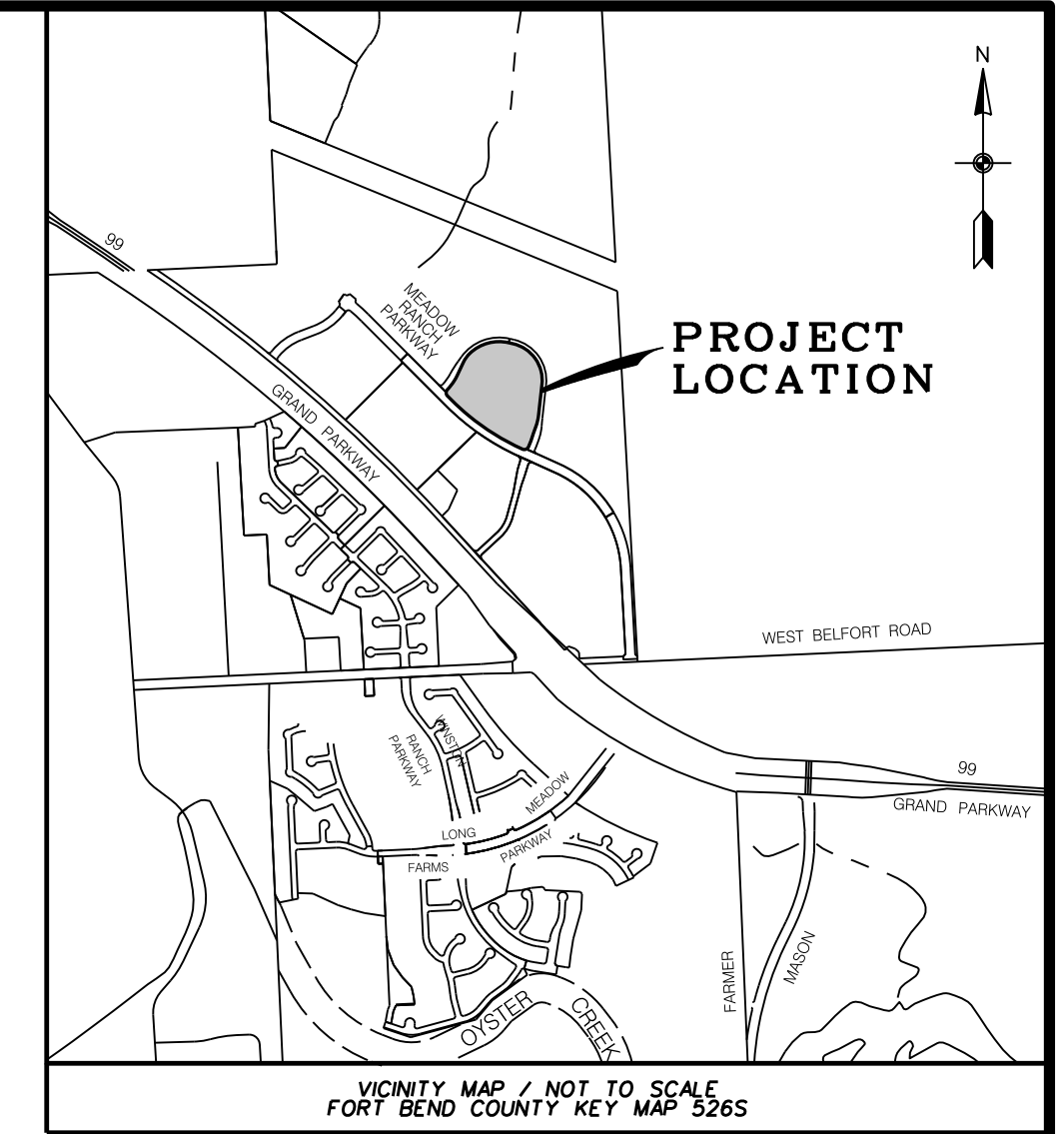
A. KHOSHAKHLAGH  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 101133

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF LONG MEADOW FARMS SEC 44, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED

THE RECORDING OF THIS PLAT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_  
MARTHA L. STEIN, CHAIR  
OR  
M. SONNY GARZA, VICE CHAIRPERSON

BY: \_\_\_\_\_  
MARGARET WALLACE BROWN, 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 COMMISSIONERS COURT HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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

KP GEORGE  
COUNTY JUDGE

W.A. "ANDY" MEYERS KEN R. DEMECHANT  
COMMISSIONER, PRECINCT 3 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 \_\_\_\_\_, 2019, A.D., AT \_\_\_\_\_ O'CLOCK (A.M. OR P.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

# LONG MEADOW FARMS SEC 44

A SUBDIVISION OF 15.91 ACRES  
LOCATED IN THE  
I. & G.N.R.R. COMPANY SURVEY, A-353,  
AND R.H. HUNTER SURVEY, A-206,  
FORT BEND COUNTY, TEXAS

62 LOTS 2 BLOCKS 2 RESERVES

DATE: FEBRUARY, 2019

OWNER:  
DR. HORTON-TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT  
14100 SOUTH WEST FREEWAY, SUITE 600  
SUGAR LAND, TEXAS 77498  
PHONE NO. 281-289-6832

PLANNER:

**BGE** KERRY R. GILBERT  
& ASSOCIATES

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

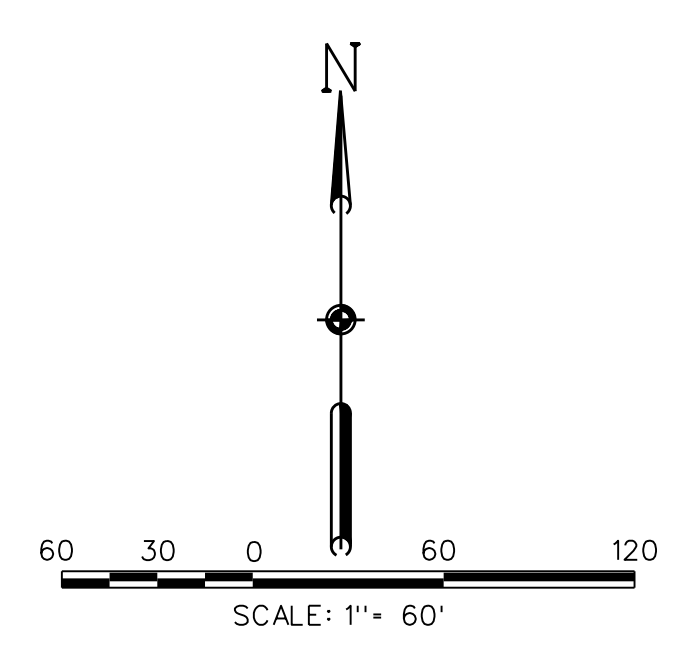
ENGINEER/SURVEYOR:

**Costello** 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  
TEPLS FIRM REG. NO. 100486

JOB NO. # 2018-225-020

S:\NEW\LONG MEADOW\2018225 LMF 44\020\PLAT225020.DGN

SHEET 1 OF 2



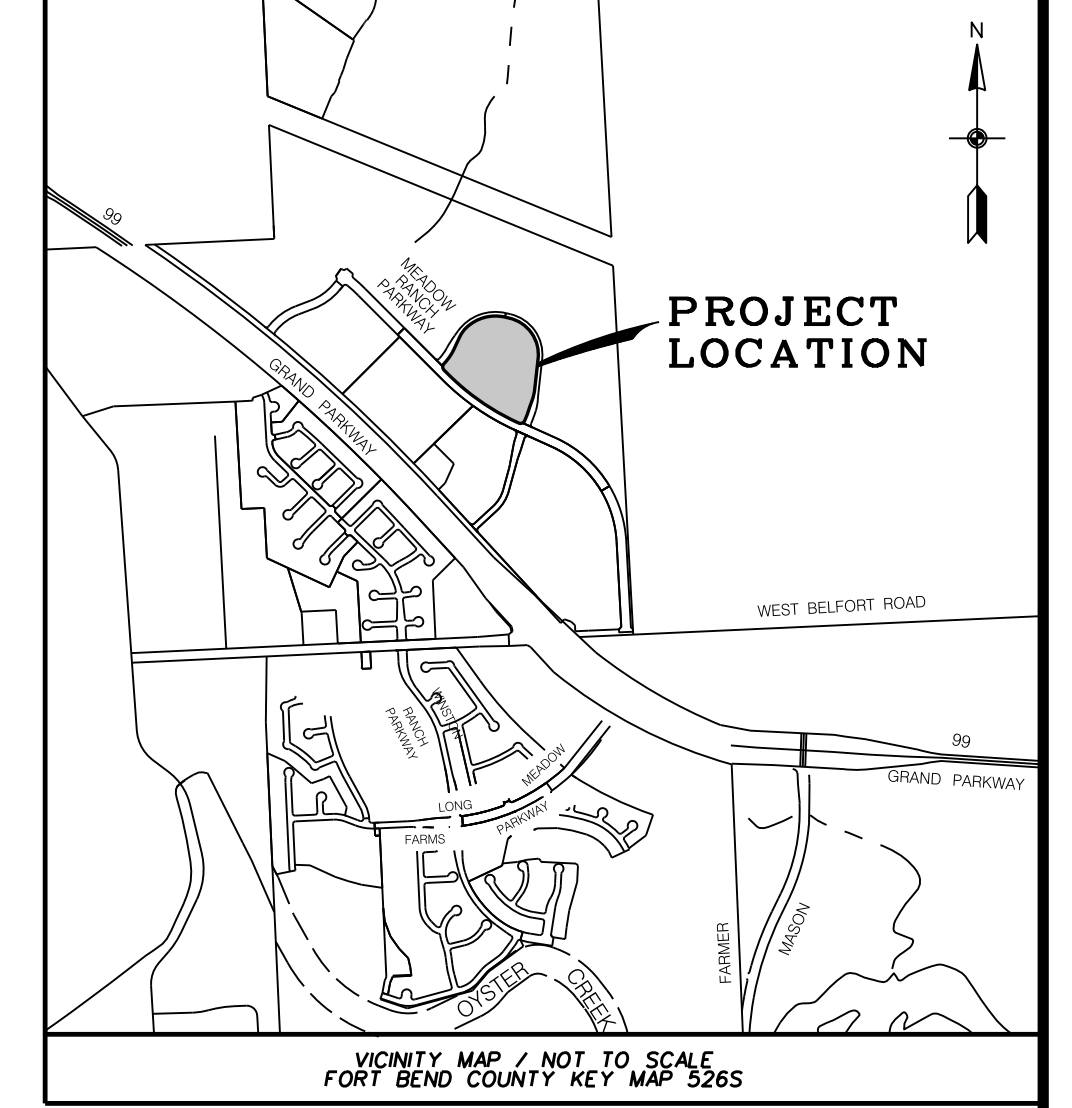
- LEGEND**
- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
  - ⊙ FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
  - 1 INDICATES LOT NUMBER
  - ① INDICATES BLOCK NUMBER
  - A INDICATES RESERVE
  - INDICATES STREET NAME BREAK

ACREAGE  
DD LMR, LLC  
C.F. NO. 2013156419  
O.R.F.B.C.

ACREAGE  
MCDONOUGH VILLAGE  
STORAGE, LLC  
C.F. NO. 2016133064  
O.R.F.B.C.

**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N44°57'54"W	62.47
L2	S76°50'32"E	48.48
L3	S19°57'13"W	68.26
L4	S76°21'49"E	46.64
L5	N83°40'41"W	16.52
L6	N36°16'42"W	28.42
L7	N78°17'41"E	11.80
L8	N59°48'12"E	14.25
L9	S75°38'46"E	20.66
L10	S11°28'04"W	44.09
L11	N32°58'56"W	13.32
L12	N81°13'02"W	38.16
L13	S25°34'32"W	50.02
L14	S48°28'27"E	54.28
L15	S49°45'29"E	52.16
L16	S50°59'34"E	52.16
L17	S52°13'40"E	52.16
L18	S53°27'45"E	52.16
L19	S55°55'56"E	52.16
L20	S58°24'09"E	52.16
L21	N07°02'23"E	39.27
L22	N34°39'43"W	16.53
L23	N16°09'14"E	30.67
L24	N36°28'49"E	46.58
L25	S39°18'29"E	23.66
L26	N65°39'51"W	2.37



- NOTES:**
- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 2018-0319 DATED MARCH 21, 2019, 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; F.M.E. INDICATES FORCE MAIN 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; S.W.B.T. INDICATES SOUTHWESTERN BELL TELEPHONE; S.C.E. INDICATES SANITARY CONTROL EASEMENT; G.B.L. INDICATES GARAGE BUILDING LINE.
  - 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 1:10002576.
  - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN HEREON.
  - THIS PROPERTY LIES WITHIN ZONE "XX" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 88157C0140 L DATED APRIL 2, 2014.
  - THIS PROPERTY LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 194, FORT BEND COUNTY, AND LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
  - CONTROL BENCHMARK: NGS MONUMENT STAMPED "1806 RESET 1963", LOCATED ALONG THE SOUTHWEST RIGHT-OF-WAY OF FM 723 APPROXIMATELY 0.45 MILES NORTHWEST OF FM 359, ELEVATION 94.85, 1973 ADJUSTMENT. SITE TBM: 8" SPIKE IN TRAFFIC POLE AT THE NORTHWEST INTERSECTION OF THE GRAND PARKWAY AND MORTON ROAD, ELEVATION 100.08. NOTES:
  - 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 97.5 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 GROUND."
  - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
  - UNLESS OTHERWISE INDICATED, THE BUILDING LINED (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISION OF CHAPTER 42 CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
  - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN, A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
  - THIS PLAT LIES WITHIN ZONE "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004.
  - 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 LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
  - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
  - ALL STREET RIGHTS-OF-WAY ESTABLISHED WITHIN THE BOUNDARIES OF THIS PLAT WILL BE DEDICATED FOR PUBLIC USE UPON RECORDATION.
  - 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.
  - A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

**RESERVE TABLE**

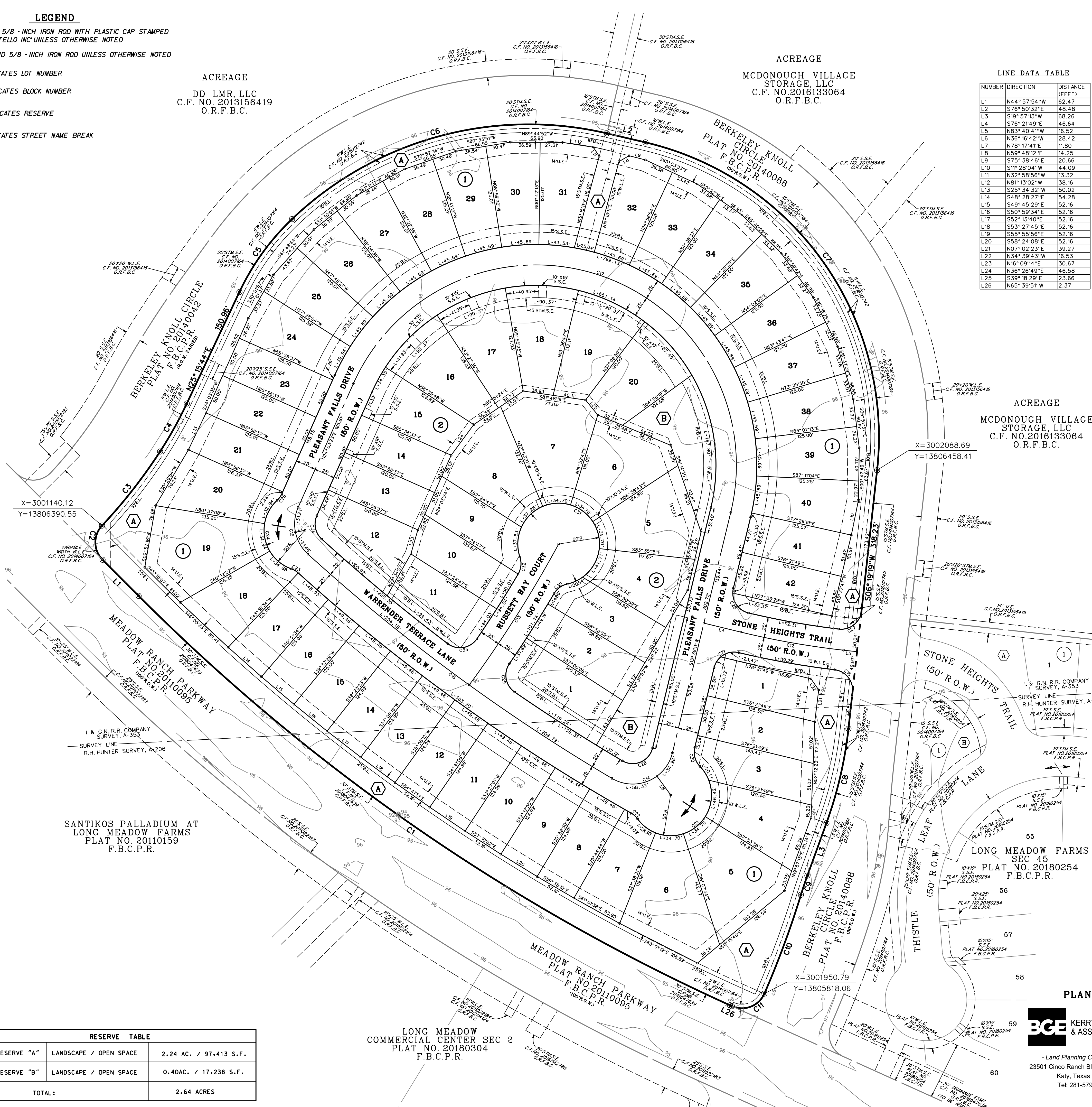
RESERVE "A"	LANDSCAPE / OPEN SPACE	2.24 AC. / 97.413 S.F.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.40 AC. / 17.238 S.F.
<b>TOTAL:</b>		<b>2.64 ACRES</b>

LONG MEADOW  
COMMERCIAL CENTER SEC 2  
PLAT NO. 20180304  
F.B.C.P.R.

**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	885.10	2450.00	20° 41' 57"	N55°18'53"W	880.30
C2	46.17	30.00	88° 10' 25"	N00°52'40"W	41.74
C3	115.33	645.00	10° 14' 42"	N38°05'11"E	115.18
C4	67.21	500.00	7° 42' 6"	N29°06'47"E	67.16
C5	110.59	300.00	21° 7' 14"	N35°49'21"E	109.96
C6	416.18	420.00	56° 46' 29"	N74°46'13"E	399.36
C7	537.05	370.00	83° 9' 51"	S35°15'36"E	491.13
C8	118.96	500.00	13° 37' 54"	S13°08'16"W	118.68
C9	24.81	500.00	2° 50' 33"	S18°31'57"W	24.80
C10	128.88	1155.00	6° 23' 37"	S20°18'29"W	128.82
C11	47.56	30.00	90° 49' 52"	S68°55'13"W	47.73
C12	127.66	1000.00	7° 18' 52"	N80°01'58"W	127.57
C13	204.39	1500.00	7° 48' 26"	N32°23'42"E	204.24
C14	93.31	50.00	106° 55' 26"	S67°05'54"W	80.35
C15	462.97	2270.00	11° 41' 8"	N53°35'49"W	462.17
C16	62.67	50.00	71° 48' 37"	N11°50'56"W	58.64
C17	725.13	245.00	169° 34' 48"	S71°09'13"E	487.98
C18	39.07	25.00	89° 32' 13"	N38°26'48"W	35.21
C19	39.19	25.00	89° 48' 59"	S58°32'41"W	35.30
C20	25.21	25.00	57° 46' 9"	S15°14'53"E	24.15
C21	164.24	50.00	168° 12' 32"	S49°58'19"W	99.74
C22	10.72	25.00	22° 33' 28"	N48°12'09"W	10.63
C23	9.91	25.00	22° 42' 30"	N59°16'23"W	9.84
C24	102.76	50.00	117° 45' 26"	N11°44'54"W	85.61
C25	10.07	25.00	23° 4' 26"	N35°35'36"E	10.00
C26	39.36	25.00	90° 12' 10"	S31°27'54"E	35.42
C27	39.49	25.00	90° 30' 42"	N51°34'44"E	35.51
C28	46.65	25.00	106° 55' 26"	S67°05'54"W	40.17
C29	39.21	25.00	89° 51' 50"	N10°31'03"W	35.31
C30	20.57	25.00	47° 8' 53"	N54°09'57"E	20.00
C31	241.17	50.00	276° 21' 42"	N65°26'27"W	66.68
C32	215.13	25.00	49° 17' 51"	S06°01'16"W	210.85
C33	40.50	25.00	92° 49' 0"	S80°43'28"W	36.21
C34	31.33	25.00	71° 48' 37"	N11°50'56"W	29.32

ACREAGE  
MCDONOUGH VILLAGE  
STORAGE, LLC  
C.F. NO. 2016133064  
O.R.F.B.C.



**LONG MEADOW FARMS  
SEC 44**

A SUBDIVISION OF 15.91 ACRES  
LOCATED IN THE  
I. & G.N.R.R. COMPANY SURVEY, A-353,  
AND R.H. HUNTER SURVEY, A-206,  
FORT BEND COUNTY, TEXAS  
62 LOTS 2 BLOCKS 2 RESERVES

SCALE: 1"=60' DATE: FEBRUARY, 2019

**OWNER:**  
DR. HORTON-TEXAS, LTD  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT

**PLANNER:**  
KERRY R. GILBERT & ASSOCIATES

**ENGINEER/SURVEYOR:**  
Costello ENGINEERING AND SURVEYING  
390 FLOOR  
2107 CITYWEST BLVD.  
HOUSTON, TEXAS 77042  
(713) 783-7788 (713) 783-3580 Fax  
TEXAS PROFESSIONAL ENGINEER REG. NO. 280  
TBPLS FIRM REG. NO. 100486

14100 SOUTHWEST FREEWAY, SUITE 600  
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