

PLAT RECORDING SHEET

PLAT NAME: Long Meadow Commercial Center Sec. 1

PLAT NO: _____

ACREAGE: 3.795

LEAGUE: R. H. Hunter Survey

ABSTRACT NUMBER: 206

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Carroll Family Investments, Ltd.

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

We, CARROLL FAMILY INVESTMENTS, LTD., a Texas limited partnership, acting by and through _____ owner, hereinafter referred to as Owners of the 3.795 acre tract described in the above and foregoing map of LONG MEADOW COMMERCIAL CENTER SEC 1, 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 (except those streets designated as private streets), 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 and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, We 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 the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, We have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above the 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, We 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, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, We 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 and drainage ditches located in said subdivision, as easements for drainage purposes, Fort Bend County or any other governmental agency shall have 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, We 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, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, 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, the CARROLL FAMILY INVESTMENTS, LTD., a Texas limited partnership, has caused these presents to be signed by _____, this _____ day of _____, 2019.

CARROLL FAMILY INVESTMENTS, LTD., a Texas limited partnership

By: _____
Print name:
Title:

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____ of CARROLL FAMILY INVESTMENTS, LTD., a Texas limited partnership, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for Fort Bend County, Texas
Print name
My Commission expires: _____

STATE OF TEXAS

COUNTY OF FORT BEND

We, PLAINSCAPITAL BANK, owners and holders of a lien against the property described in the plat known as LONG MEADOW COMMERCIAL CENTER SEC 1, said lien being evidenced by instrument of record in the Fort Bend County Clerk's File Number 2018111999 and 2018112000 of the Official Public Records of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

PLAINSCAPITAL BANK

By: _____
Print name:
Title:

STATE OF TEXAS

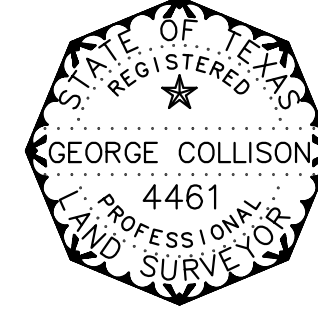
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____ of PLAINSCAPITAL BANK, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for Fort Bend County, Texas
Print name
My Commission expires: _____

I, George Collison, 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 eighths (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.



George Collison
Registered Professional Land Surveyor
Texas Registration No. 4461

I, David A. Sepulveda, 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.

David A. Sepulveda
Registered Professional Engineer, No. 84006

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of LONG MEADOW COMMERCIAL CENTER SEC 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat (or instrument when appropriate) this _____ day of _____, 2019.

By: _____
Martha L. Stein (or) M. Sonny Garza
Chair or Vice Chairman

By: _____
Margaret Wallace Brown
Secretary

I, J. Stacy Stawinski, P.E., 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 Stawinski, P.E.
Fort Bend County Engineer

APPROVED by Commissioners' Court of Fort Bend County, Texas, this the _____ day of _____, 2019.

Vincent M. Morales, Jr.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

KP George
County Judge

W.A. "Andy" Meyers
Precinct 3, County Commissioner

Ken R. DeMerchant
Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2019, at _____ o'clock __M., in Plat Number _____ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas

Deputy

LONG MEADOW COMMERCIAL CENTER SEC 1

A SUBDIVISION OF 3.795 ACRES OF LAND
LOCATED IN THE
R.H. HUNTER SURVEY, ABSTRACT NUMBER 206
FORT BEND COUNTY, TEXAS

1 - BLOCK

1 - RESERVE

OWNER:

CARROLL FAMILY INVESTMENTS, LTD
2340 WEST INTERSTATE 20, SUITE 100
ARLINGTON, TEXAS 76017
(214) 300-5499

ENGINEER:

TERRA ASSOCIATES, INC.
1445 NORTH LOOP WEST, SUITE 450
HOUSTON, TEXAS 77008
(713) 993-0333

SURVEYOR:

TERRA SURVEYING COMPANY, INC.
3000 WILCREST DRIVE, SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327

DATE: JANUARY, 2019

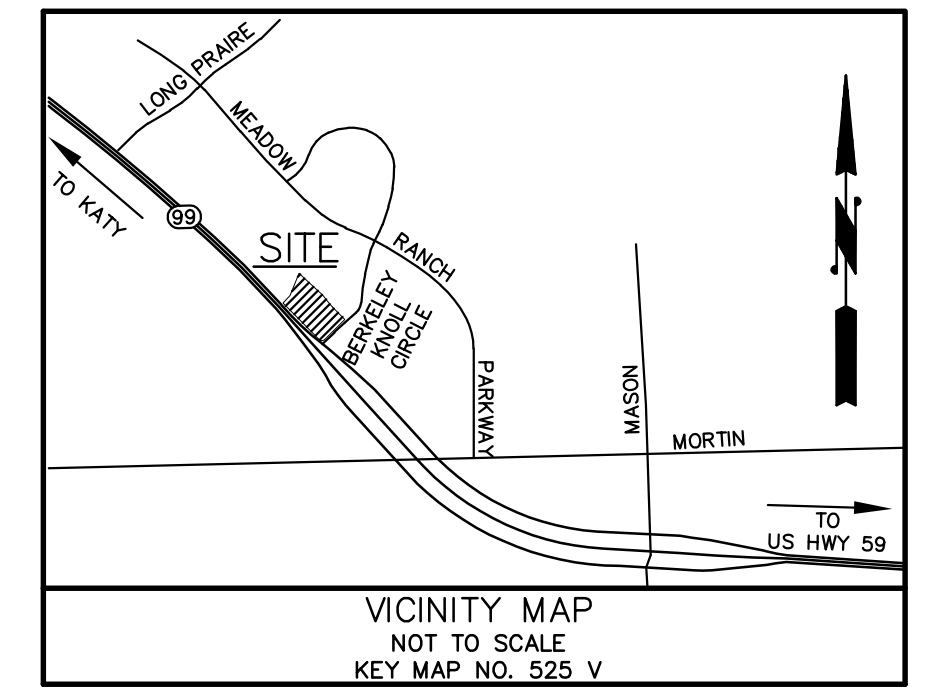
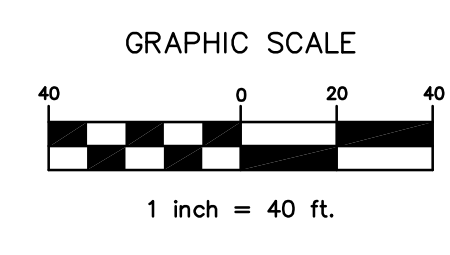
SCALE: 1"= 40'

PROJECT NO.: 2398-1801-P

BLOCK 1
UNRESTRICTED RESERVE "A"
HRC LMF RESERVE
(PLAT No. 20140027, F.B.C.P.R.)
WOODLANDS FUNDS LP (82.27% INTEREST)
KIRBY RETAIL FUND LP (17.73% INTEREST)
F.B.C.C.F. No. 2016015699

ABBREVIATIONS

AC.	Acres
ADJ.	Adjoining
A.E.	Aerial easement
B.L.	Building setback line
C.F.N.	Clerk's File Number
D.R.F.B.C.	Deed Records of Fort Bend County
ESMT.	Easement
FND.	Found
GND.	Ground
HL&P.	Houston Lighting & Power
IR.	Iron rod
NO.	Number
O.P.R.F.B.C.	Official Public Records of Fort Bend County
PG.	Page
P.F.B.C.	Plat Records of Fort Bend County
R.O.W.	Right-of-way
SET.	Set 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING"
SQ. FT.	Square feet
U.E.	Utility easement
VOL.	Volume
W/.	With
W.L.E.	Waterline easement
WTR.	Waterline



- NOTES:
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale: 0.999880261.
 - All bearings based on the Texas State Plane Coordinate System, South Central Zone (NAD 83).
 - Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 - The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - All non-perimeter easements on property lines are centered unless otherwise noted.
 - This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 0.2% annual chance floodplain", as per the National Flood Insurance Program FIRM Panel Number 48157C0140 L, published map revised date April 2, 2014.
 - All property to drain into the drainage easement only through an approved drainage structure.
 - All of the property subdivided in the foregoing plat is within the boundaries of the City of Houston's ETJ.
 - This property lies wholly within Fort Bend County, Fort Bend County Municipal Utility District No. 194, County Assistance District 2 (CAD 2) and Lamar Consolidated Independent School District.
 - There are no known existing pipelines or pipeline easements within the subdivision.
 - Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated right-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with ADA requirements.
 - The top of all floor slabs constructed hereafter shall be a minimum of 100.5 feet above mean sea level. In addition, the top of slab elevation at any point of the perimeter of the slab shall not be less than eighteen (18) inches above natural ground. Future development shall verify that slabs are at least 18" above the 100-year water surface elevation in the on-site detention pond, and 12" above the maximum ponding elevation within the parking lots and driveways.
 - The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
 - The Lighting Zone is LZ3.
 - All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
 - The contours shown hereon are per conditions prior to the addition of fill.
 - This tract is subject to the terms, conditions and provisions as set out by the "Regulations of Fort Bend County for the Placement of Signs Visible from the Main-Traveled Way of a Toll Road", as adopted by Commissioner Court on January 24, 2006, and as amended on August 27, 2013.
 - 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.

BLOCK 1
LONG MEADOW
COMMERCIAL CENTER SEC 2
(PLAT No. 20180304, F.B.C.P.R.)

BLOCK 1
UNRESTRICTED RESERVE "A"
3.795 ACRES
(165,306 SQ. FT.)

LONG MEADOW COMMERCIAL CENTER SEC 1

A SUBDIVISION OF 3.795 ACRES OF LAND
LOCATED IN THE
R.H. HUNTER SURVEY, ABSTRACT NUMBER 206
FORT BEND COUNTY, TEXAS

1 - BLOCK 1 - RESERVE

OWNER: CARROLL FAMILY INVESTMENTS, LTD
2340 WEST INTERSTATE 20, SUITE 100
ARLINGTON, TEXAS 76017
(214) 300-5499

ENGINEER: TERRA ASSOCIATES, INC.
1445 NORTH LOOP WEST, SUITE 450
HOUSTON, TEXAS 77008
(713) 993-0333

SURVEYOR: TERRA SURVEYING COMPANY, INC.
3000 WILCREST DRIVE, SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327

DATE: JANUARY, 2019 SCALE: 1"=40' PROJECT NO.: 2398-1801-P