

**PLAT RECORDING SHEET**

**PLAT NAME:** Long Meadow Town Center, Sec. 1

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

**ACREAGE:** 38.27

**LEAGUE:** R. H. Hunter Survey

**ABSTRACT NUMBER:** 206

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 16

**OWNERS:** POG KOSMOS LMC 2, L.P., a Texas Limited Partnership

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, POG KOSMOS LMC 2, L.P., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH ITS GENERAL PARTNER CJ DEVELOPMENT-HWY 99, LLC, A TEXAS LIMITED LIABILITY COMPANY, JOHN A. VASSALLO, ITS MEMBER, HERINAFTER REFERRED TO AS OWNER OF THE 38.27 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LONG MEADOW TOWN CENTER SEC 1, 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 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, OWNER 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNER 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNER DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE 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, OWNER DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") 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 THE COUNTY OF FORT BEND 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, OWNER 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 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, CJ DEVELOPMENT-HWY 99, LLC, A TEXAS LIMITED LIABILITY COMPANY AS OWNER, HAS CAUSED BY THESE PRESENTS TO BE SIGNED BY JOHN A. VASSALLO, ITS MEMBER, THEREUNTO AUTHORIZED.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

POG KOSMOS LMC 2, L.P.,  
A TEXAS LIMITED PARTNERSHIP

BY: CJ DEVELOPMENT-HWY 99, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
IT'S GENERAL PARTNER

BY: \_\_\_\_\_  
JOHN A. VASSALLO, ITS MEMBER

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN A. VASSALLO, ITS MEMBER, OF CJ DEVELOPMENT-HWY 99, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF LIMITED LIABILITY COMPANY.

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, PARKVIEW FINANCIAL REIT, LP., A DELAWARE LIMITED PARTNERSHIP, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS LONG MEADOW TOWN CENTER SEC 1, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER(S) 2020008753, OF THE OFFICIAL 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 PLAT AND WE HEREBY CONFIRM THAT WE ARE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

PARKVIEW FINANCIAL REIT, LP.,  
A DELAWARE LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_ OF PARKVIEW FINANCIAL REIT, LP., A DELAWARE 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
NOTARY PUBLIC IN AND  
FOR THE STATE OF CALIFORNIA  
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 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.

\_\_\_\_\_  
MARK D. ARMSTRONG  
TEXAS REGISTRATION NO. 5363

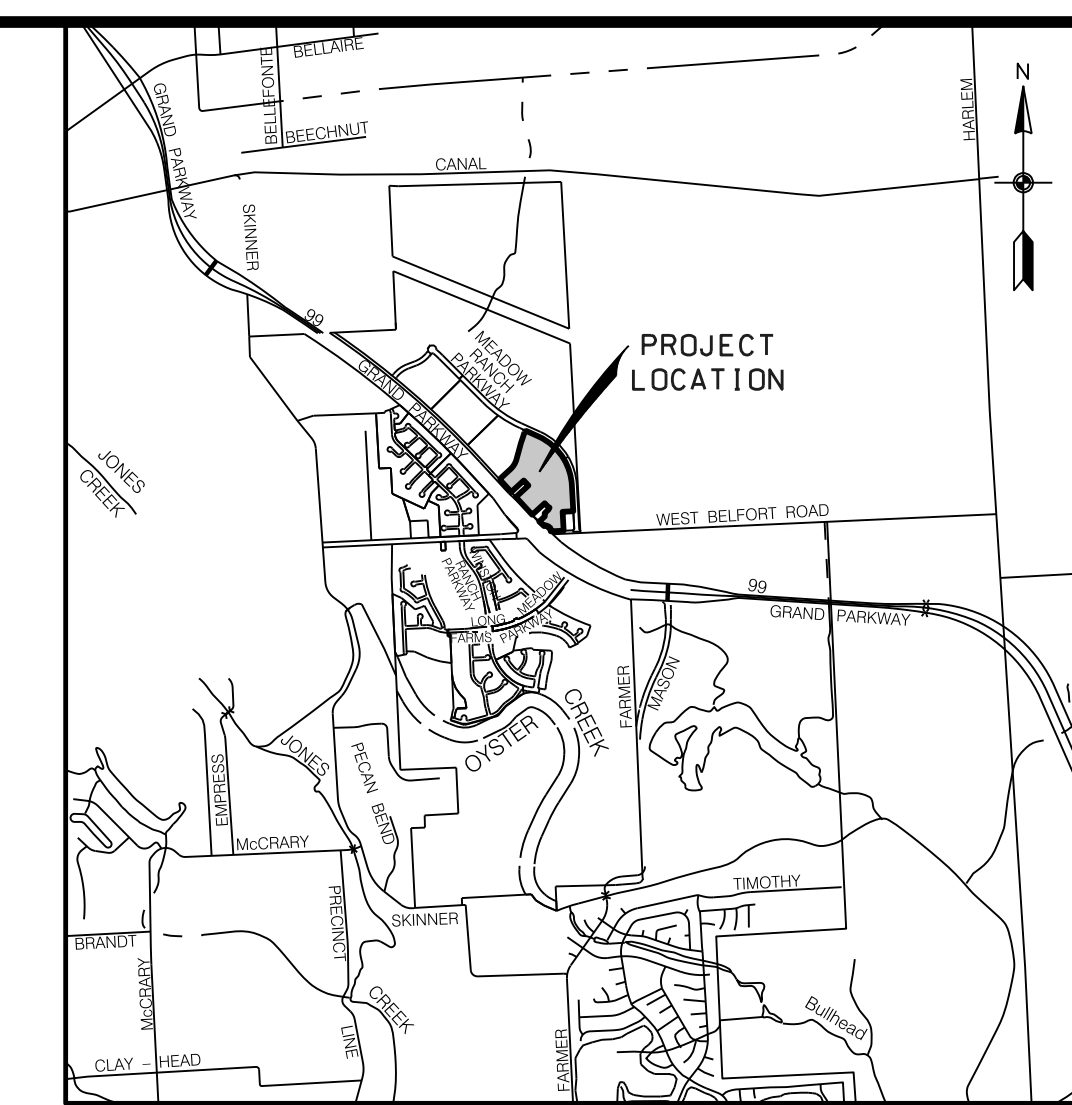
I, A. KHOSHAKHLAGH, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

\_\_\_\_\_  
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 TOWN CENTER SEC 1, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN, HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
MARTHA L. STEIN, CHAIR MARGARET WALLACE BROWN,  
OR AICP, CNU-A, SECRETARY  
M. SONNY GARZA, VICE CHAIR



VICINITY MAP  
KEY MAP 5265

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 \_\_\_\_\_, 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. DUMERHANT  
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, 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.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
LAURA RICHARD, CLERK OF THE COUNTY DEPUTY  
FORT BEND COUNTY, TEXAS

# LONG MEADOW TOWN CENTER SEC 1

A SUBDIVISION OF 38.27 ACRES  
LOCATED IN THE  
R.H. HUNTER SURVEY, A-206  
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 16 RESERVES

DATE: FEBRUARY, 2020

ENGINEER/SURVEYOR:



Engineering and Surveying  
2107 CITYWEST BOULEVARD  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100488

OWNER:  
POG KOSMOS LMC 2, L.P.  
A TEXAS LIMITED PARTNERSHIP  
4544 POST OAK PLACE DRIVE #383  
HOUSTON, TEXAS 77027  
JOHN A. VASSALLO, MEMBER  
PHONE NO. 414-746-4142

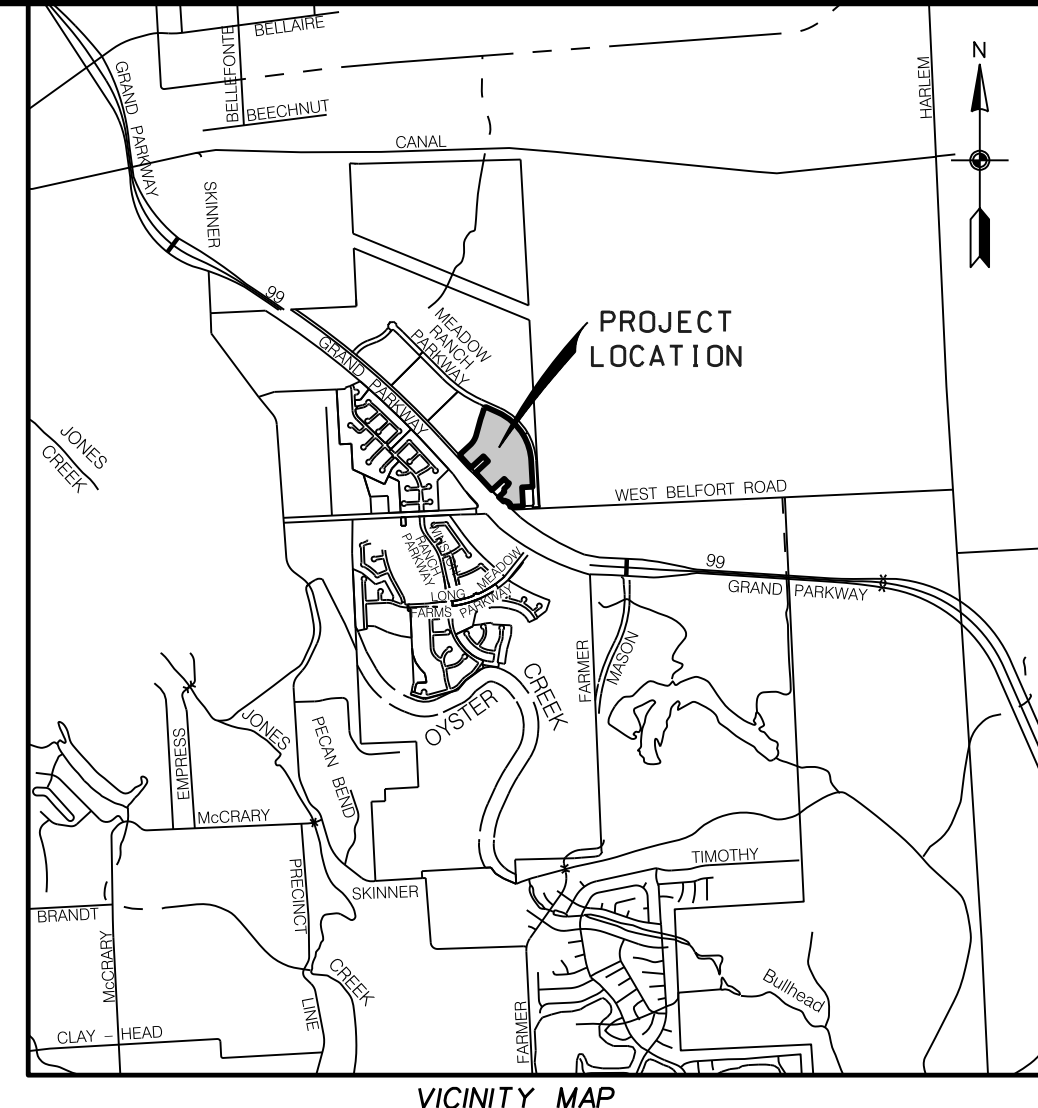


**LEGEND**

- 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

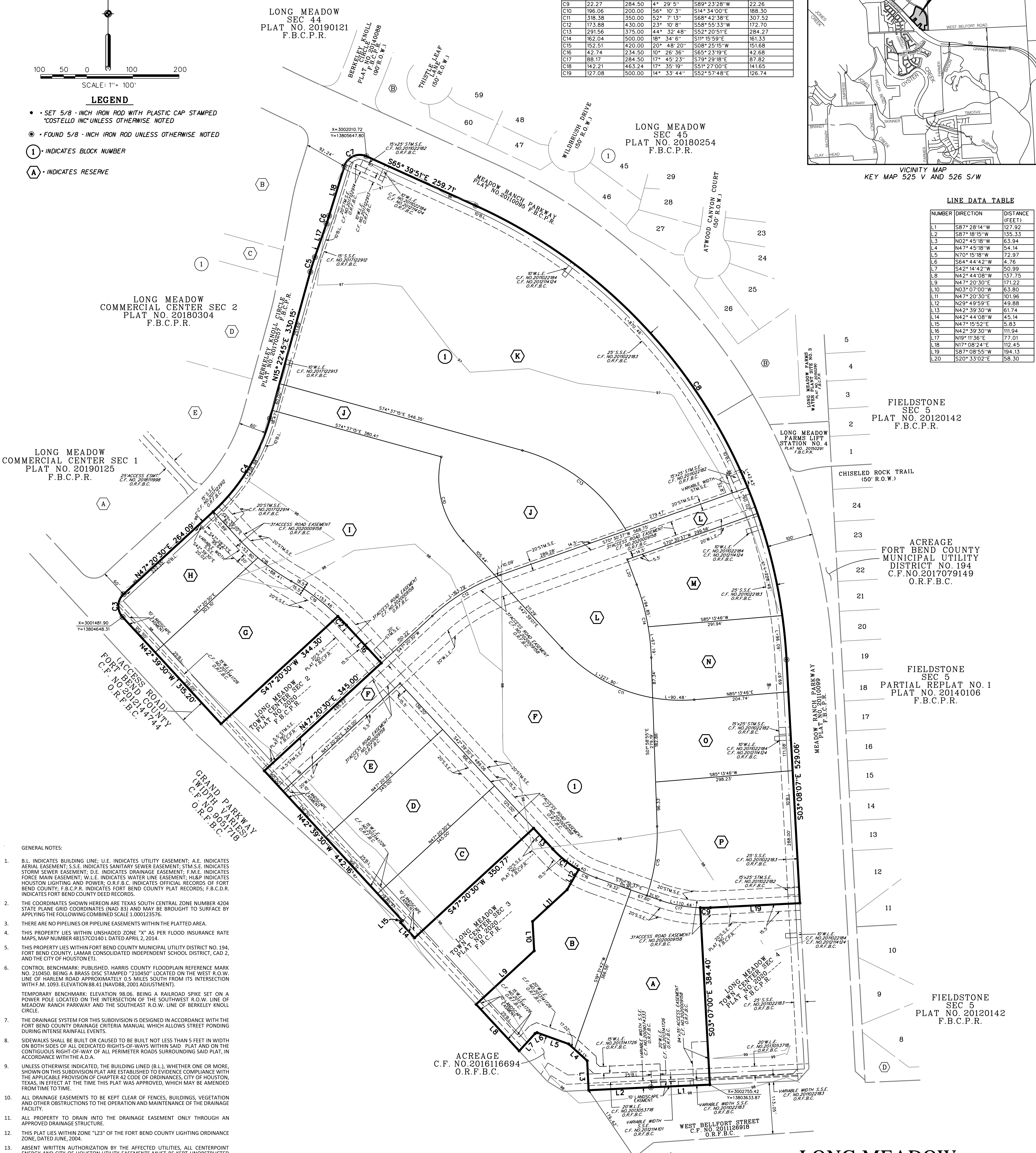
**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	71.66	234.50	17° 30' 30"	N51° 24' 46" W	71.38
C2	26.39	500.00	3° 1' 25"	N44° 10' 13" W	26.38
C3	54.98	35.00	90° 0' 0"	N02° 20' 30" E	49.50
C4	239.87	430.00	31° 57' 44"	N31° 21' 37" E	236.78
C5	33.28	500.00	3° 48' 51"	N17° 17' 11" E	33.28
C6	17.92	500.00	2° 3' 12"	N16° 10' 00" E	17.92
C7	59.37	35.00	97° 11' 45"	N65° 44' 17" E	52.53
C8	1255.03	1150.00	62° 31' 44"	S34° 23' 59" E	1193.67
C9	22.27	284.50	4° 29' 5"	S89° 23' 28" W	22.26
C10	196.06	200.00	56° 10' 3"	S14° 34' 00" E	188.30
C11	318.38	350.00	52° 7' 13"	S68° 42' 38" E	307.52
C12	173.88	430.00	23° 10' 8"	S68° 55' 33" W	172.70
C13	291.56	375.00	44° 32' 48"	S52° 20' 51" E	284.27
C14	162.04	500.00	18° 34' 6"	S11° 15' 59" E	161.33
C15	152.51	420.00	20° 48' 20"	S08° 25' 15" W	151.68
C16	42.74	234.50	10° 26' 36"	S65° 23' 19" E	42.68
C17	88.17	284.50	17° 45' 23"	S79° 29' 18" E	87.82
C18	142.21	463.24	17° 35' 19"	S51° 27' 00" E	141.65
C19	127.08	500.00	14° 33' 44"	S52° 57' 48" E	126.74



**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S87° 28' 14" W	127.92
L2	S87° 18' 15" W	135.33
L3	N02° 45' 18" W	63.94
L4	N47° 45' 18" W	54.14
L5	N70° 15' 18" W	72.97
L6	S64° 44' 42" W	4.76
L7	S42° 14' 42" W	50.99
L8	N42° 44' 08" W	137.75
L9	N47° 20' 30" E	171.22
L10	N03° 07' 00" W	63.80
L11	N47° 20' 30" E	101.96
L12	N29° 49' 59" E	49.88
L13	N42° 39' 30" W	61.74
L14	N42° 44' 08" W	45.14
L15	N47° 15' 52" E	5.83
L16	N42° 39' 30" W	111.94
L17	N19° 11' 36" E	77.01
L18	N17° 08' 24" E	112.43
L19	S87° 08' 55" W	194.13
L20	S20° 33' 02" E	58.30



- GENERAL NOTES:**
- 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.R. 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.
  - 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 1.000123256.
  - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA.
  - THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157CD140 L DATED APRIL 2, 2014.
  - THIS PROPERTY LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 194, FORT BEND COUNTY, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, CAD 2, AND THE CITY OF HOUSTON ETJ.
  - CONTROL BENCHMARK: PUBLISHED, HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 210450, BEING A BRASS DISC STAMPED "210450" LOCATED ON THE WEST R.O.W. LINE OF HARLEM ROAD APPROXIMATELY 0.5 MILES SOUTH FROM ITS INTERSECTION WITH F.M. 1093. ELEVATION 88.41 (NAVD83, 2001 ADJUSTMENT).
  - TEMPORARY BENCHMARK: ELEVATION 98.06, BEING A RAILROAD SPIKE SET ON A POWER POLE LOCATED ON THE INTERSECTION OF THE SOUTHWEST R.O.W. LINE OF MEADOW RANCH PARKWAY AND THE SOUTHEAST R.O.W. LINE OF BERKELEY KNOLL CIRCLE.
  - 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.
  - 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.
  - 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.
  - 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 CENTERPOINT ENERGY AND CITY OF HOUSTON UTILITY 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 PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES AND 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, GENERALLY WILL NOT REPLACE WITH NEW FENCING.
  - 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.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 99.50 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.
  - ALL FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12 INCHES ABOVE THE MAXIMUM EXTREME EVENT PONDING ELEVATION WITHIN THE SITE.
  - ACCESS TO GRAND PARKWAY (STATE HIGHWAY 99) OR SERVICE ROAD WHICH THE PROPERTY ABUTS IS DENIED OR RESTRICTED ACCESS AS DESCRIBED IN DEED CONTROLLED ACCESS HIGHWAY FACILITY, DATED JULY 31, 1990, RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 9053718 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
  - RESTRICTED COVENANTS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2006120848 AND RE-RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2006148860; ASSIGNMENT OF DECLARANT RIGHTS LONG MEADOW FARMS COMMERCIAL PROPERTY RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2006152988, 2006152989; AND SECOND SUPPLEMENT AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION FOR LONG MEADOW FARMS COMMERCIAL PROPERTY RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2008023778, 2012137398, 2013068835, 2013156413, 2016127409, 2017063018, 2017063019, 2018039590, 2018126602, 2018126660, 2019086439, 2020008752 AND 2020009158.

**RESERVE TABLE**

RESERVE	RESTRICTION	AREA (AC. / SQ. FT.)
RESERVE "A"	RESTRICTED TO COMMERCIAL USE ONLY	2.16 AC. / 94,157 SQ. FT.
RESERVE "B"	RESTRICTED TO COMMERCIAL USE ONLY	1.49 AC. / 64,892 SQ. FT.
RESERVE "C"	RESTRICTED TO COMMERCIAL USE ONLY	1.00 AC. / 43,386 SQ. FT.
RESERVE "D"	RESTRICTED TO COMMERCIAL USE ONLY	1.31 AC. / 57,308 SQ. FT.
RESERVE "E"	RESTRICTED TO COMMERCIAL USE ONLY	1.08 AC. / 46,989 SQ. FT.
RESERVE "F"	RESTRICTED TO COMMERCIAL USE ONLY	5.37 AC. / 233,846 SQ. FT.
RESERVE "G"	RESTRICTED TO COMMERCIAL USE ONLY	1.58 AC. / 68,695 SQ. FT.
RESERVE "H"	RESTRICTED TO COMMERCIAL USE ONLY	0.95 AC. / 41,551 SQ. FT.
RESERVE "I"	RESTRICTED TO COMMERCIAL USE ONLY	4.09 AC. / 178,244 SQ. FT.
RESERVE "J"	UNRESTRICTED	2.30 AC. / 100,223 SQ. FT.
RESERVE "K"	UNRESTRICTED	9.47 AC. / 412,477 SQ. FT.
RESERVE "L"	UNRESTRICTED	1.93 AC. / 83,839 SQ. FT.
RESERVE "M"	RESTRICTED TO COMMERCIAL USE ONLY	1.29 AC. / 56,231 SQ. FT.
RESERVE "N"	RESTRICTED TO COMMERCIAL USE ONLY	1.11 AC. / 48,281 SQ. FT.
RESERVE "O"	RESTRICTED TO COMMERCIAL USE ONLY	1.17 AC. / 51,055 SQ. FT.
RESERVE "P"	RESTRICTED TO COMMERCIAL USE ONLY	1.97 AC. / 85,850 SQ. FT.
TOTAL:		38.27 AC. / 1,667,024 SQ. FT.

RESTRICTED RESERVE "A-2"  
LONG MEADOW FARMS COMMERCIAL RESERVE SEC. 4 PARTIAL REPLAT NO. 2 PLAT NO. 20120035 F.B.C.P.R.

**LONG MEADOW TOWN CENTER SEC 1**

A SUBDIVISION OF 38.27 ACRES LOCATED IN THE R.H. HUNTER SURVEY, A-206 FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 16 RESERVES  
SCALE: 1"=100' DATE: MAY, 2020

**OWNER:**  
POG KOSMOS LMC 2.L.P.  
A TEXAS LIMITED PARTNERSHIP  
4544 POST OAK PLACE DRIVE - 383  
HOUSTON, TEXAS 77057  
JOHN P. KOSMOS, MANAGER  
PHONE NO. 414-745-4142

**ENGINEER/SURVEYOR:**  
**Costello**  
Engineering and Surveying  
2107 CITYWEST BOULEVARD  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100488