

**PLAT RECORDING SHEET**

**PLAT NAME:** Long Meadow Commercial Center Sec 2 Partial Replat No 1

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

**ACREAGE:** 9.91

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

**ABSTRACT NUMBER:** 206

**NUMBER OF BLOCKS:** 1

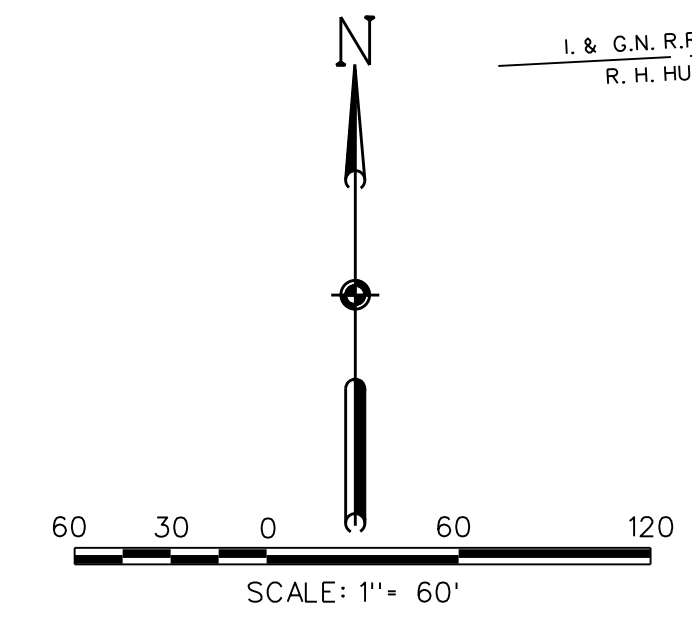
**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 4

**OWNERS:** POG Kosmos LMC TX, L.P.

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





**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	502.88	2550.00	11° 17' 57"	S59° 55' 22" E	502.07
C2	50.53	35.00	82° 42' 45"	S24° 12' 58" E	46.25
C3	59.60	509.50	6° 42' 8"	S13° 47' 20" W	59.56
C4	42.30	490.50	4° 56' 29"	S12° 54' 31" W	42.29
C5	70.94	375.00	12° 54' 12"	N38° 30' 50" W	70.79
C6	31.33	50.00	35° 54' 15"	N26° 41' 57" E	30.82
C7	31.33	50.00	35° 54' 15"	N26° 41' 57" E	30.82

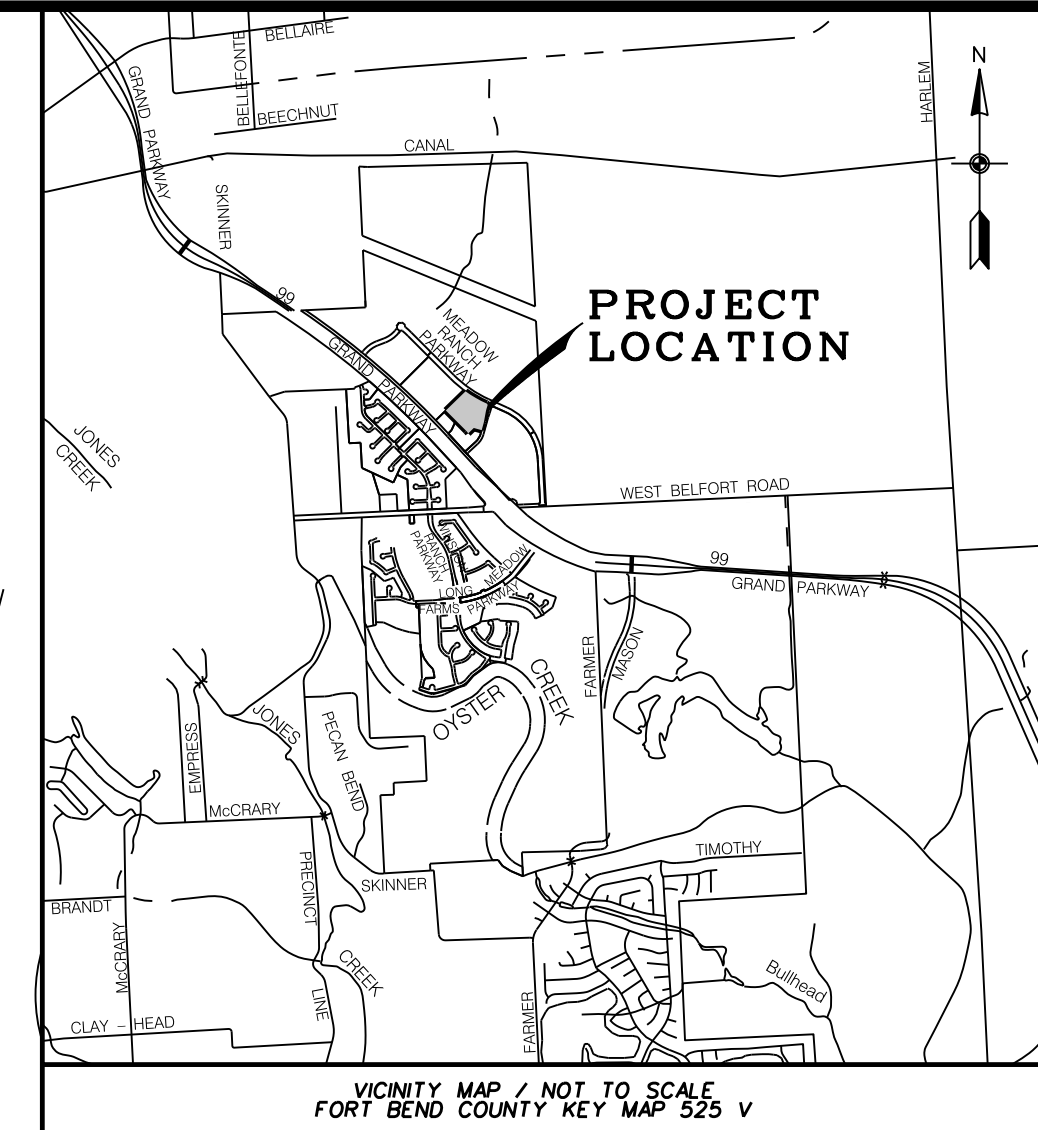
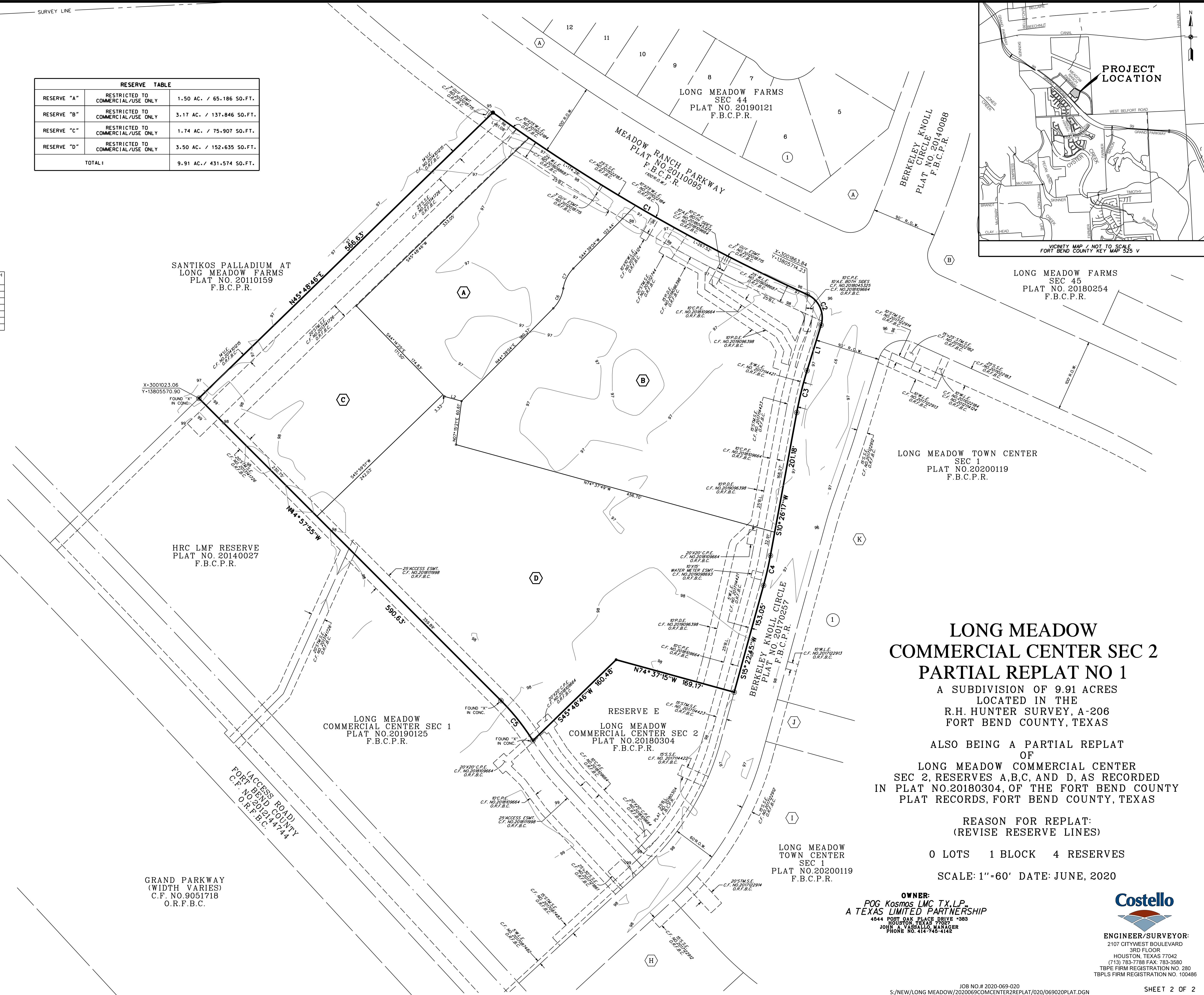
**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S17° 08' 24" W	65.88
L2	N74° 37' 15" W	24.33

RESERVE TABLE		
RESERVE "A"	RESTRICTED TO COMMERCIAL/USE ONLY	1.50 AC. / 65,186 SQ.FT.
RESERVE "B"	RESTRICTED TO COMMERCIAL/USE ONLY	3.17 AC. / 137,846 SQ.FT.
RESERVE "C"	RESTRICTED TO COMMERCIAL/USE ONLY	1.74 AC. / 75,907 SQ.FT.
RESERVE "D"	RESTRICTED TO COMMERCIAL/USE ONLY	3.50 AC. / 152,635 SQ.FT.
TOTAL:		9.91 AC. / 431,574 SQ.FT.

**GENERAL NOTES:**

1. THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 20200414, DATED JUNE 16, 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; S.M.S.E. INDICATES STORM SEWER EASEMENT; P.D.E. INDICATES PRIVATE 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.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. 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 1.000123576.
4. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA.
5. THIS PROPERTY LIES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0140 L DATED APRIL 2, 2014.
6. THIS PROPERTY LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 194, FORT BEND COUNTY, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND THE CITY OF HOUSTON ETI.
7. CONTROL BENCHMARK: NGS MONUMENT STAMPED "L 806 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 "BM": BOX CUT ON BACK OF CURB AT CENTERLINE OF INLET ON SOUTH SIDE OF MEADOW RANCH PARKWAY, APPROXIMATELY 17' EAST OF NORTHWEST CORNER OF RESERVE "C", ELEVATION 95.15.
8. 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.
9. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-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.
10. UNLESS OTHERWISE INDICATED, THE BUILDING LINED (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLY WITH THE 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.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THIS PLAT LIES WITHIN ZONE "LZ" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004.
14. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF HOUSTON UTILITY EASEMENTS MUST BE KEPT UNOBTAINED 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 PANELS 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 PANELS WOODEN FENCES BACK UP, GENERALLY WILL NOT REPLACE WITH NEW FENCING.
15. 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.
16. THE TOP OF ALL FLOOR SLAB SHALL BE A MINIMUM OF 99.50 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. IN ADDITION, ALL TOP OF SLAB ELEVATIONS SHALL BE A MINIMUM OF 12" ABOVE ALL IMPACTING MAXIMUM PONDING / SHEET FLOW ELEVATIONS AS CALCULATED DURING FUTURE SITE DESIGNS.
17. CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC., BLANKET EASEMENT RECORDED IN CLERK'S FILE NUMBER 2019136467 OF THE OFFICIAL RECORDS FORT BEND COUNTY.



**LONG MEADOW COMMERCIAL CENTER SEC 2 PARTIAL REPLAT NO 1**  
 A SUBDIVISION OF 9.91 ACRES  
 LOCATED IN THE  
 R.H. HUNTER SURVEY, A-206  
 FORT BEND COUNTY, TEXAS

ALSO BEING A PARTIAL REPLAT OF  
 LONG MEADOW COMMERCIAL CENTER SEC 2, RESERVES A,B,C, AND D, AS RECORDED IN PLAT NO.20180304, OF THE FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS

REASON FOR REPLAT:  
 (REVISE RESERVE LINES)

0 LOTS 1 BLOCK 4 RESERVES

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

**OWNER:**  
 POG Kosmos LMC TX,LP,  
 A TEXAS LIMITED PARTNERSHIP  
 4644 POST OAK PLACE DRIVE #383  
 HOUSTON, TEXAS 77057  
 JOHN A. VASSALLO, MANAGER  
 PHONE NO. 414-745-4142

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