

# PLAT RECORDING SHEET

**PLAT NAME:** Camden Long Meadow Farms

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

**ACREAGE:** 15.86

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

**ABSTRACT NUMBER:** A-206

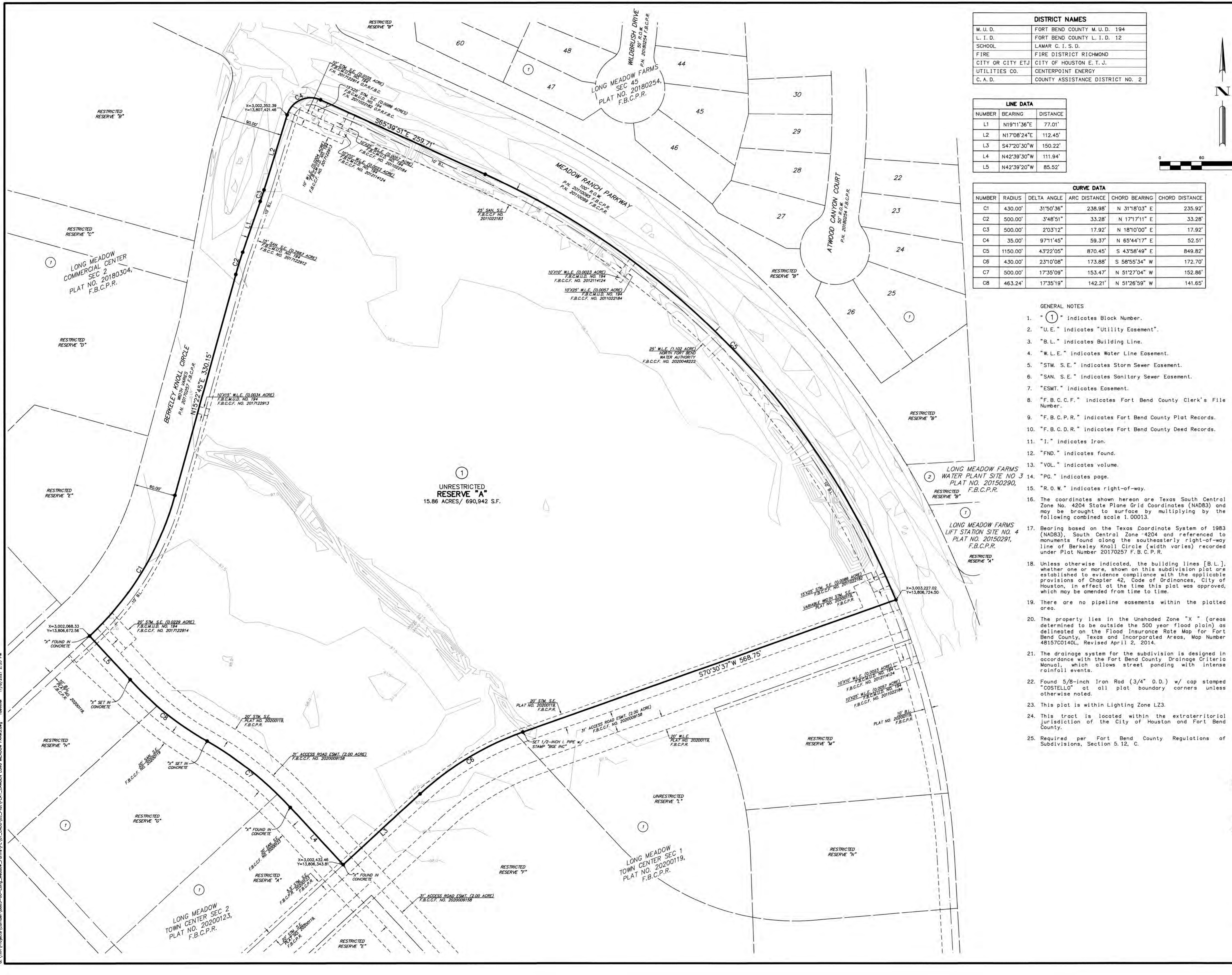
**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** POG Kosmos LMC 2, L.P.

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



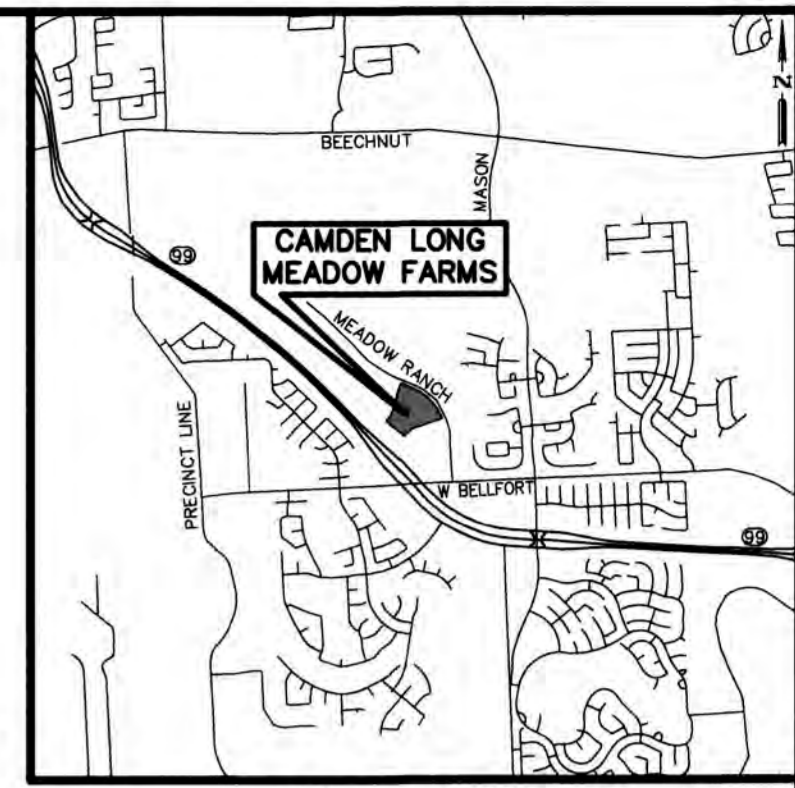
DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D. 194
L. I. D.	FORT BEND COUNTY L. I. D. 12
SCHOOL	LAMAR C. I. S. D.
FIRE	FIRE DISTRICT RICHMOND
CITY OR CITY ETJ	CITY OF HOUSTON E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY
C. A. D.	COUNTY ASSISTANCE DISTRICT NO. 2

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N19°11'36"E	77.01'
L2	N17°08'24"E	112.45'
L3	S47°20'30"W	150.22'
L4	N42°39'30"W	111.94'
L5	N42°39'20"W	85.52'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	430.00'	31°50'36"	238.98'	N 31°18'03" E	235.92'
C2	500.00'	3°48'51"	33.28'	N 17°17'11" E	33.28'
C3	500.00'	2°03'12"	17.92'	N 18°10'00" E	17.92'
C4	35.00'	97°11'45"	59.37'	N 65°44'17" E	52.51'
C5	1150.00'	43°22'05"	870.45'	S 43°58'49" E	849.82'
C6	430.00'	23°10'08"	173.88'	S 58°55'34" W	172.70'
C7	500.00'	17°35'09"	153.47'	N 51°27'04" W	152.86'
C8	463.24'	17°35'19"	142.21'	N 51°26'59" W	141.65'

**GENERAL NOTES**

- "1" indicates Block Number.
- "U.E." indicates "Utility Easement".
- "B.L." indicates Building Line.
- "W.L.E." indicates Water Line Easement.
- "STM. S.E." indicates Storm Sewer Easement.
- "SAN. S.E." indicates Sanitary Sewer Easement.
- "ESMT." indicates Easement.
- "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
- "F.B.C.D.R." indicates Fort Bend County Deed Records.
- "I." indicates Iron.
- "FND." indicates found.
- "VOL." indicates volume.
- "PG." indicates page.
- "R.O.W." indicates right-of-way.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00013.
- Bearing based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the southeasterly right-of-way line of Berkeley Knoll Circle (width varies) recorded under Plat Number 20170257 F.B.C.P.R.
- 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, in effect at the time this plat was approved, which may be amended from time to time.
- There are no pipeline easements within the plotted area.
- The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0140L, Revised April 2, 2014.
- The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
- Found 5/8-inch Iron Rod (3/4" O.D.) w/ cap stamped "COSTELLO" at all plot boundary corners unless otherwise noted.
- This plat is within Lighting Zone LZ3.
- This tract is located within the extraterritorial jurisdiction of the City of Houston and Fort Bend County.
- Required per Fort Bend County Regulations of Subdivisions, Section 5.12. C.



**VICINITY MAP**  
N.T.S.  
KEY MAP PAGE NO. 525V

# CAMDEN LONG MEADOW FARMS

A SUBDIVISION OF 15.86 ACRES OF LAND LOCATED IN THE R.H. HUNTER SURVEY, A-206 FORT BEND COUNTY, TEXAS ALSO BEING A REPLAT OF RESERVE I, J AND K OF BLOCK 1 OF LONG MEADOW TOWN CENTER SEC 1 RECORDED AT PLAT NO. 20200119, F.B.C.P.R.

REASON FOR REPLAT:  
TO CREATE ONE UNRESTRICTED RESERVE

LOTS: 0 RESERVES: 1 BLOCKS: 1  
SCALE: 1"=60' DATE: NOVEMBER, 2021

OWNER:  
POG KOSMOS LMC 2, L.P.  
a Texas limited partnership  
4544 POST OAK PLACE DRIVE, SUITE 383  
HOUSTON, TEXAS 77027  
414-745-4142

**BGE** Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00

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, owner of the 15.86 acre tract described in the above and foregoing map of CAMDEN LONG MEADOW FARMS, 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 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 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, 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 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, 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, 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 easement 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 subdivision 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 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.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, CJ Development-HWY 99, LLC, a Texas limited liability company, has caused these presents to be signed by John A. Vassallo, its Member, thereunto authorized,

this 12<sup>th</sup> day of November, 2021.

POG KOSMOS LMC 2, L.P.,  
a Texas limited partnership

By: CJ Development-HWY 99, LLC,  
a Texas limited liability company,  
its general partner

By: [Signature]  
John A. Vassallo  
Member

STATE OF Wisconsin  
COUNTY OF Milwaukee

BEFORE ME, the undersigned authority, on this day personally appeared John A. Vassallo, Member of CJ Development-HWY 99, LLC, a Texas limited liability company, General Partner of POG KOSMOS LMC 2, L.P., 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 and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12<sup>th</sup> day of November, 2021.



[Signature]  
Notary: Debra A. Stephenson  
Notary Public in and for the State of Wisconsin  
Commission Expires: March 30, 2022

I, Austin Woo, 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.



[Signature] 11/9/21  
Austin Woo, R.P.L.S.  
Texas Registration No. 6852

I, Alix D. Osgood, A Professional Engineer licensed in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

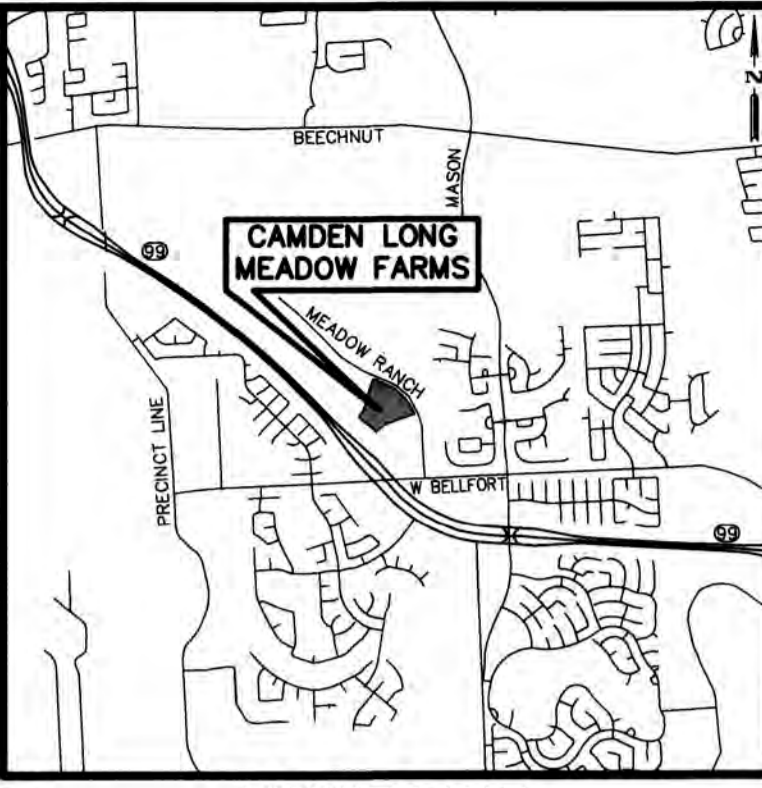


[Signature] 11/9/21  
Alix D. Osgood, P.E.  
Texas License No. 130010  
BGE, Inc.  
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CAMDEN LONG MEADOW FARMS 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 23 day of November, 2021.

By: [Signature]  
Martha L. Stein OR M. Sonny Garza  
Chair Vice Chairman

By: [Signature]  
Margaret Wallace Brown, AICP, CNU-A  
Secretary



VICINITY MAP  
N.T.S.  
KEY MAP PAGE NO. 525V

I, J. Stacy Slawinski, 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 of subdivision within the watershed.

[Signature]  
J. Stacy Slawinski, P.E.  
Fort Bend County Engineer

Approved by the Commissioners Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Vincent 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 \_\_\_\_\_, 2021, 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.

[Signature]  
Laura Richard  
County Clerk  
Fort Bend County, Texas  
By: \_\_\_\_\_  
Deputy

# CAMDEN LONG MEADOW FARMS

A SUBDIVISION OF 15.86 ACRES OF LAND LOCATED IN THE R.H. HUNTER SURVEY, A-206 FORT BEND COUNTY, TEXAS ALSO BEING A REPLAT OF RESERVE I, J AND K OF BLOCK 1 OF LONG MEADOW TOWN CENTER SEC 1 RECORDED AT PLAT NO. 20200119, F.B.C.P.R.

REASON FOR REPLAT:  
TO CREATE ONE UNRESTRICTED RESERVE  
LOTS: 0 RESERVES: 1 BLOCKS: 1  
SCALE: 1"=60' DATE: NOVEMBER, 2021

OWNER:  
POG KOSMOS LMC 2, L.P.  
a Texas limited partnership  
4544 POST OAK PLACE DRIVE, SUITE 383  
HOUSTON, TEXAS 77027  
414-745-4142

**BGE**  
BGE, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00

G:\TMS\Projects\Commen\6852-00-Long Meadow Farms\Final\PLAT CAMDEN LONG MEADOW FARMS.dwg 11/19/2021 2:24 PM