

PLAT RECORDING SHEET

PLAT NAME: Grand Meadows Office Condominiums at Grand Parkway

PLAT NO: _____

ACREAGE: 6.345

LEAGUE: R.H. Hunter Survey

ABSTRACT NUMBER: A-206

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Apex Office Ventures, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, APEX OFFICE VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS MANAGING PARTNER, NASRUDDIN MAKNOJIA, HEREINAFTER REFERRED TO AS OWNER OF THE 6.345 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GRAND MEADOWS OFFICE CONDOMINIUMS AT GRAND PARKWAY, 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 TEN FEET (10' 0") FOR TEN FEET (10' 0") 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.

FURTER, OWNERS DO HEREBY CERTIFY 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 RESTRICTIONS TO RESIDENTIAL USE NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, APEX OFFICE VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED BY THESE PRESENTS TO BE SIGNED BY NASRUDDIN MAKNOJIA, ITS MANAGING PARTNER, THEREUNTO AUTHORIZED.

THIS ____ DAY OF _____, 2024.

APEX OFFICE VENTURES, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NASRUDDIN MAKNOJIA, MANAGING PARTNER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NASRUDDIN MAKNOJIA, MANAGING PARTNER, OF APEX OFFICE VENTURES, 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 _____, 2024.

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

I, DAVID E. HUNT, 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.

DAVID E. HUNT
TEXAS REGISTRATION NO. 5198

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 GRAND MEADOWS OFFICE CONDOMINIUMS AT GRAND PARKWAY, 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 _____, 2024.

BY: _____ BY: _____
MARTHA L. STEIN, CHAIR JENNIFER OSTLIND, AICP, SECRETARY
OR
M. SONNY GARZA, VICE CHAIR

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 _____, 2024.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

DEXTER L. MCCOY
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 _____, 2024, 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: _____
LAURA RICHARD, CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

GRAND MEADOWS
OFFICE CONDOMINIUMS
AT GRAND PARKWAY
A SUBDIVISION OF 6.345 ACRES
LOCATED IN THE
R.H. HUNTER SURVEY, A-206
FORT BEND COUNTY, TEXAS,
ALSO BEING
A REPLAT OF
LONG MEADOW TOWN CENTER SEC 1, RESERVES
L,M, & A PORATION OF RESRVE F, OF BLOCK 1
RECORDED IN PLAT NO. 20200119
FORT BEND COUNTY PLAT RECORDS
FORT BEND COUNTY, TEXAS

REASON FOR REPLAT:
(CREATE 1 UNRESTRICTED RESERVE
AND REVISE STORM SEWER AND
WATER LINE EASEMENTS)

0 LOT 1 RESERVE 1 BLOCK

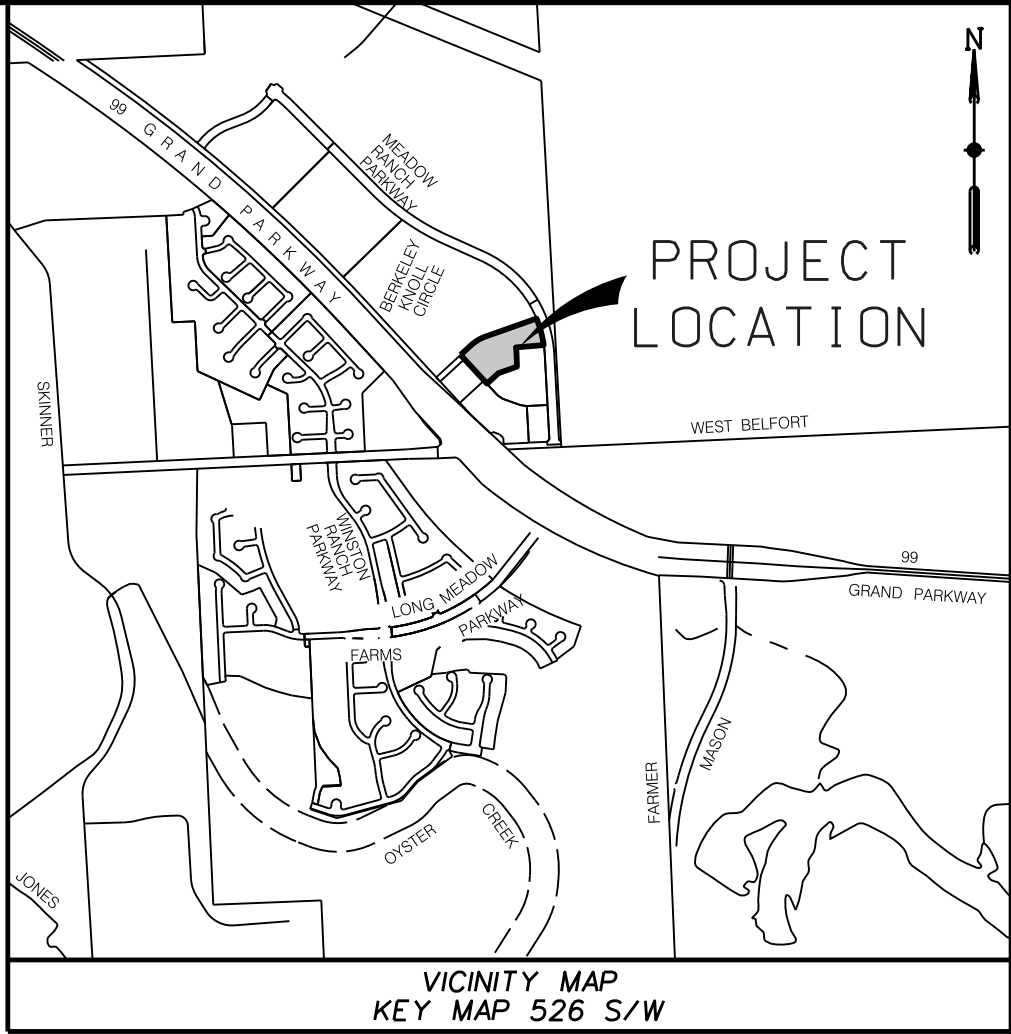
DATE: JUNE, 2024

OWNER:
APEX OFFICE VENTURES, LLC
A TEXAS LIMITED LIABILITY COMPANY
NASRUDDIN MAKNOJIA, MANAGING PARTNER
500 BONAVENTURE WAY, SUITE 100-B
SUGAR LAND, TEXAS 77479
PHONE NO. 972-480-8553

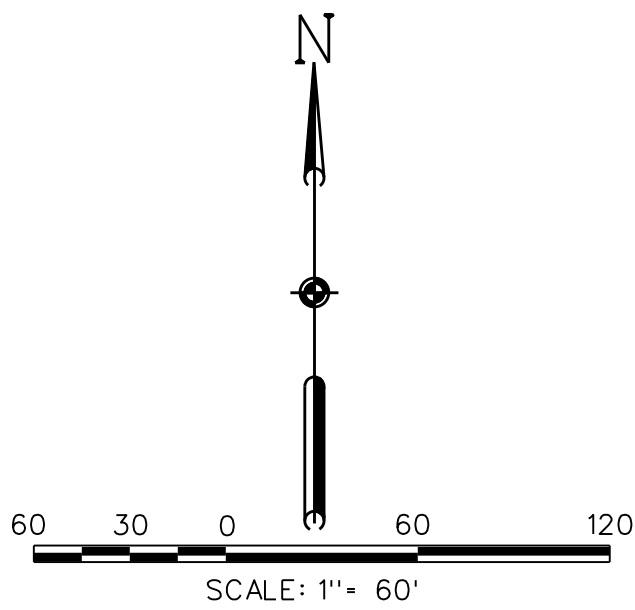
ENGINEER / SURVEYOR:

PAPE-DAWSON
ENGINEERS

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 1 TEXAS SURVEYING FIRM #10028800



VICINITY MAP
KEY MAP 526 S/W



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
- A INDICATES RESERVE

RESERVE TABLE		
RESERVE "A"	UNRESTRICTED RESERVE	6.345 AC. / 276,404 SQ.FT.
TOTAL:		6.345 AC. / 276,404 SQ.FT.

ABBREVIATION TABLE	
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
A.E.	INDICATES AERIAL EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.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
HL&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

GENERAL NOTES:

- 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.
- 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 48157C0140 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.

LONG MEADOW
FARMS LIFT
STATION NO. 4
PLAT NO. 20150291
F.B.C.P.R.

FIELDSTONE
SEC 5
PLAT NO. 20120142
F.B.C.P.R.

CHISLAND ROCK
TRAIL
160' R.O.W.

ACREAGE
FORT BEND COUNTY
MUNICIPAL UTILITY
DISTRICT NO. 194
C.F. NO. 2017079149
O.R.F.B.C.

FIELDSTONE
SEC 5
PARTIAL REPLAT NO. 1
PLAT NO. 20140106
F.B.C.P.R.

GRAND MEADOWS
OFFICE CONDOMINIUMS
AT GRAND PARKWAY

A SUBDIVISION OF 6.345 ACRES
LOCATED IN THE
R.H. HUNTER SURVEY, A-206
FORT BEND COUNTY, TEXAS,
ALSO BEING
A REPLAT OF
LONG MEADOW TOWN CENTER SEC 1, RESERVES
L, M & A PORTION OF RESERVE F, OF BLOCK 1
RECORDED IN PLAT NO. 20200119
FORT BEND COUNTY PLAT RECORDS
FORT BEND COUNTY, TEXAS

REASON FOR REPLAT:
(CREATE 1 UNRESTRICTED RESERVE
AND REVISE STORM SEWER AND
WATER LINE EASEMENT)

0 LOT 1 RESERVE 1 BLOCK

SCALE: 1"=60' DATE: JUNE, 2024

OWNER:

APEX OFFICE VENTURES, LLC
A TEXAS LIMITED LIABILITY COMPANY
NASRUDDIN WAKNOJA, MANAGING PARTNER
800 BONAVENTURE WAY, SUITE 150-B
SUGAR LAND, TEXAS 77479
PHONE: NO. 972-460-9393

ENGINEER / SURVEYOR:

**PAPE-DAWSON
ENGINEERS**

2107 CITYVIEW BLVD., 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #4701 | TEXAS SURVEYING FIRM #10028800

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	173.88	430.00	23° 10' 8"	N58° 55' 33"E	172.70
C2	288.49	1150.00	14° 22' 23"	S15° 06' 34"E	287.73
C3	67.19	500.00	7° 42' 0"	S05° 49' 55"E	67.14
C4	147.39	364.50	23° 10' 8"	N58° 55' 33"E	146.39
C5	143.35	354.50	23° 10' 8"	N58° 55' 33"E	142.37

CURVE DATA TABLE

LONG MEADOW TOWN CENTER SEC 1
PARTIAL REPLAT NO 1 AND EXTENSION
PLAT NO. 20220054
F.B.C.P.R.

LONG MEADOW
TOWN CENTER SEC 4
PLAT NO. 20200121
F.B.C.P.R.

FIELDSTONE
SEC 5
PLAT NO. 20120142
F.B.C.P.R.