

Houston Planning Commission

Meeting CPC 101 Form

the conditions listed

Staff Recommendation:Approve the plat subject to

Platting Approval Conditions

Agenda Item: 33

Total Acreage:

Action Date: 03/16/2017

Plat Name: South Meadow Place Sec 1

Developer: SM Place FL-1, L.P.

Applicant: BGE, Inc.

App No/Type: 2017-0259 C3F

16.7000 Total Reserve Acreage: 3.3795

Number of Lots: 71 Number of Multifamily Units: 0

COH Park Sector: 7 Street Type (Category): Public Water Type: City Wastewater Type: City

Drainage Type: Storm Sewer Utility District: Harris County MUD 460

County Zip Key Map © City / ETJ

Harris 77048 574V City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd. pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR (long or short form) application. For long form:

http//www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map. City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



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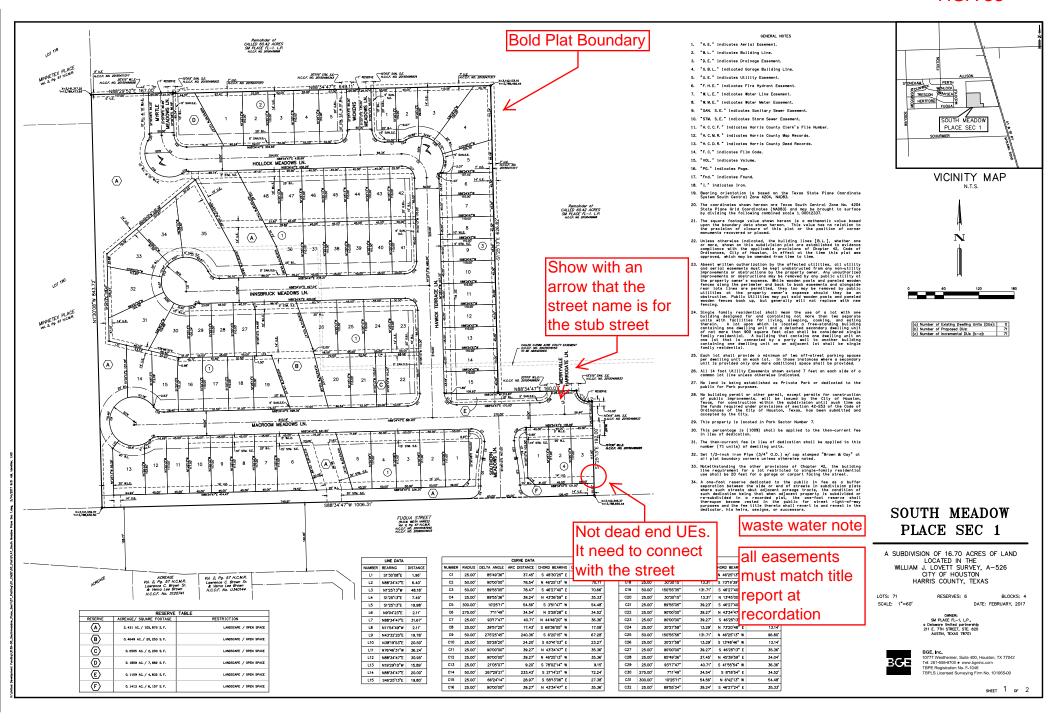
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STATE OF TEXAS COUNTY OF HARRIS

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever many the public of the public o

FUTURE. Owers now dedicated only times present so dedicate to the use of the public for public willing years entering expectations of a second of the public formation of the public dedicates of the public formation of the

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dealling units thereon and shall be restricted for some under the terms and conditions of such restrictions filled separately.

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.

FRUNDER, Owners do her bely coverent and agree that all of the property stable the boundaries of this plat and adjacent to any offendange assessment, all one, pully crosses or natural offendange was small benefit because the sease push offendange was yound assessment as the property and any offendange that the property of the declarge of the declarge of the declarge facility and that a structure.

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_____ , 2017.

SM PLACE FL-1, L.P., a Delaware limited partnership

By: SM Place FL-1 Manager, LLC, a Delaware limited liability company Its: General Partner

By: United Development Funding, L.P., a Delaware limited partnership Its: Managing Wanager

By: Melissa Youngblood, Vice President

STATE OF TEXAS COUNTY OF

DEFORE ME, the undersigned authority, on this day personally appeared Melisen Younghlood, the Vice President of United Development funding, Inc., a Delowere composation, which is the general portner of United Development Finding, L.R., a Delower Illusted portnership, which is the monoping memor of SP Place FL-1 Monoper, LLC, a Delower Illusted including the property of SP Place FL-1, L.F., a Delower illusted portnership, shown to see to be the person whose some is subscribed to the property of SP Place FL-1, L.F., a Delower limited portnership, known to see to be the person whose some is subscribed to the person of SP Place FL-1, L.F., a Delower limited portnership, known to see to be the person whose some is subscribed to the person of the person

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

Printed Name: Notary Public in and for the State of Texas

Commission Evnirse:

1. Nicoles Yann., am outherized (or registered) under the loss of the State of fexas 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 mode under reference have been marked with Iron (or other bodiest of a permanent natural pipes or rook having on outlade clament of not less than five eighths (5/8) inch and a length of not less than five eighths (5/8) inch and a length of not less than five eighths (5/8) inch and a length of not less than five eighths (5/8) inch and a length of not less than five eighths (5/8) inch and a length of not less than five eighths (5/8) inch and a length of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the less closed finance bytteen of 1903, south central zone.

Nicolas Vann, R.P.L.S. Texas Registration No. 6393

Martha L Stein

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plot and subdivision of SOUTH
MEADOW PLACE EC. 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 plot. this _ ___ day of _____ By: Wark A. Kilkenny OR M. Sonny Garza Vice Chairman Patrick Walsh, P.E. Secretary

1, Ston Stonort, County Clerk of Horris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on ________, 2017, at _______o'clock ____ .M., and duly recorded on ________, 2017, at ________o'clock _____, M., and at Film Code No. _____ of the Map Records of Harris County for said County.

Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart County Clerk Of Harris County, Texas By: Deputy



VICINITY MAP

SOUTH MEADOW PLACE SEC 1

A SUBDIVISION OF 16.70 ACRES OF LAND LOCATED IN THE
WILLIAM J. LOVETT SURVEY, A-526 CITY OF HOUSTON HARRIS COUNTY, TEXAS

LOTS: 71 SCALE: 1"=60" RESERVES: 6

BLOCKS: 4 DATE: FERRUARY, 2017

OWNER: SM PLACE FL-1, L.P., a Delaware limited partnership 211 E. 7TH STREET, STE. 620 AUSTIN, TEXAS 78701



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