



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
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

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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(a) Number of Existing Dwelling Units (DUs):	0
(b) Number of Proposed DUs:	71
(c) Number of Incremental DUs (b-a):	71

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 RESERVES: 6 BLOCKS: 4
SCALE: 1"=60' DATE: FEBRUARY, 2017

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

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

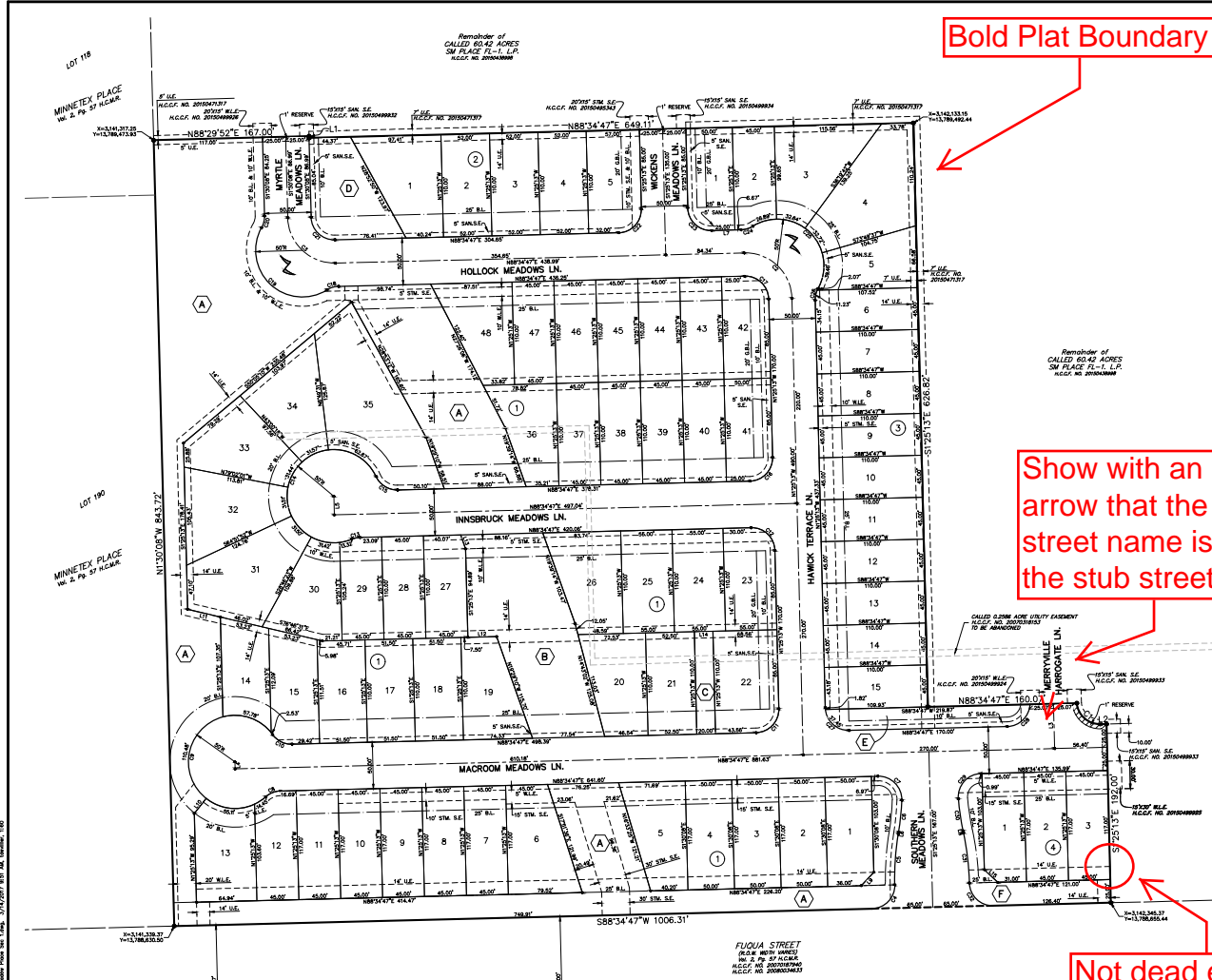
SHEET 1 OF 2

Show with an arrow that the street name is for the stub street

Not dead end UEs
It need to connect
with the street

waste water note

all easements
must match title
report at
recording



RESTRICTION TABLE		
RESERVE	ACREAGE / SQUARE FOOTAGE	RESTRICTION
(A)	2.431 AC. / 105,875 S.F.	LANDSCAPE / OPEN SPACE
(B)	0.4649 AC. / 20,253 S.F.	LANDSCAPE / OPEN SPACE
(C)	0.0505 AC. / 2,200 S.F.	LANDSCAPE / OPEN SPACE
(D)	0.1909 AC. / 7,682 S.F.	LANDSCAPE / OPEN SPACE
(E)	0.1109 AC. / 4,832 S.F.	LANDSCAPE / OPEN SPACE
(F)	0.1413 AC. / 6,157 S.F.	LANDSCAPE / OPEN SPACE

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S1°30'08"E	1.96'
L2	N88°34'47"E	6.40'
L3	N1°25'13"W	48.18'
L4	S1°25'13"E	7.49'
L5	S1°25'13"E	19.98'
L6	N9°04'23"E	2.11'
L7	N88°34'47"E	31.67'
L8	N1°13'44"W	2.11'
L9	N43°32'20"E	19.78'
L10	N38°19'53"E	20.50'
L11	N7°46'31"W	36.24'
L12	N88°34'47"E	30.95'
L13	N19°29'10"W	15.89'
L14	N88°34'47"E	20.00'
L15	S46°25'13"E	19.80'

CURVE DATA				
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING
C1	25.00'	85°46'36"	37.45'	S 48°02'25" E
C2	25.00'	90°00'00"	78.54'	N 46°25'13" W
C3	25.00'	89°55'05"	78.47'	S 46°27'40" W
C4	25.00'	89°55'36"	39.24'	N 43°56'58" E
C5	300.00'	102°51'11"	54.56'	S 59°37'47" W
D6	275.00'	71°11'49"	34.54'	S 52°28'27" W
D7	25.00'	93°17'47"	40.71'	N 44°46'20" W
D8	25.00'	39°57'25"	17.43'	S 68°36'05" W
D9	50.00'	27°52'45"	240.36'	S 62°02'15" W
D10	50.00'	55°28'20"	24.20'	S 83°41'03" E
D11	50.00'	90°00'00"	39.27'	N 43°54'47" W
C12	25.00'	90°00'00"	39.27'	N 46°25'13" W
C13	25.00'	21°05'07"	9.20'	S 78°03'41" W
C14	50.00'	26°29'21"	233.43'	S 21°42'41" W
C15	25.00'	66°24'14"	26.87'	S 58°51'30" W
C16	25.00'	90°00'00"	39.27'	N 43°54'47" E

[illegible]

This is to
MEADOW PLACE SE
and authorized
this _____

SHEET 2 OF 2