



**CITY OF MISSOURI CITY  
PLANNING AND ZONING COMMISSION AGENDA**

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **February 13, 2019 at 7:00 p.m. at City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. READING OF MINUTES**

Consider approval of the minutes of the January 9, 2019 Planning and Zoning Commission meeting.

**4. REPORTS**

**A. COMMISSION REPORTS**

- (1) Chairman of the Planning and Zoning Commission
- (2) Planning and Zoning Commissioners

**B. STAFF REPORTS**

- (1) Development Services
  - a. Director
  - b. Planning Manager – 2018 Planning and Zoning Commission Case Summary
- (2) Engineering
  - a. City Engineer

**5. PUBLIC COMMENT**

This is an opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda. Public comments shall be limited to three (3) minutes per individual and to ten (10) minutes per subject. Public comments may address items that are not on the agenda.

**6. PLATS**

**A. CONSENT AGENDA**

- (1) Consider approval of a preliminary plat for Sienna Plantation Section 25
- (2) Consider approval of a final plat for Sienna Plantation Section 15B
- (3) Consider approval of a final plat for Broadstone Sienna

- (4) Consider approval of a final plat for Liberty Ridge Section 2
- (5) Consider approval of a final plat for MAA Development

**B. SIENNA PLANTATION 2E**

- (1) Consider approval of a concept plan for Sienna Plantation 2E Sections 17C, 18, 19, 28, 29A/B, 30, 31, 32A/B, Heritage Parkway A/B, Sienna Oaks Drive A

**C. HAGERSON ROAD TRACT**

- (1) Consider approval of a revised concept plan for Hagerson Rd. Tract
- (2) Consider approval of a final plat for Hagerson Road Tract Section 1

**D. PUBLIC HEARING AND CONSIDERATION OF A REPLAT**

- (1) Consider approval of a final plat for Mustang Trails Section 3 being a replat of "Reserve D", Mustang Trails Section 1B

**7. ZONING MAP AMENDMENTS**

None.

**8. ZONING TEXT AMENDMENTS**

None.

**9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.**

None.

**10. CLOSED EXECUTIVE SESSION**

*The Planning and Zoning Commission may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.*

**11. RECONVENE**

Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

**12. ADJOURN**

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact the Development Services Department at 281-403-8541.

**CERTIFICATION**

I certify that a copy of the February 13, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on February \_\_, 2019.



\_\_\_\_\_  
Egima Edwards  
Planning Technician



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 13, 2019

**AGENDA ITEM SUBJECT:** Preliminary Plat of Sienna Plantation Section 25

**AGENDA ITEM NUMBER:** 6.A.(1)

**PROJECT PLANNER:** Thomas K. White Jr., Planner II

**APPROVAL:**  **Otis T. Spriggs, AICP**, Director, Development Services  
**Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

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**PERMIT NUMBER:** PLAT1900115

**PROPERTY ID:** Various, application tied to 0025-00-000-1945-907

**LOCATION:** North of Sienna Parkway, south and west of Water Lake Boulevard

**ZONING DISTRICT DESIGNATION:** ETJ, Extraterritorial Jurisdiction

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject site is located within Tract B which is governed by the provisions of the 8<sup>th</sup> amendment to the Sienna Plantation Joint Development Agreement.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative

Platting Manual are referenced in the comments below, except where indicated otherwise.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The **location, rights-of-way widths, and names** of all **existing and proposed public and private streets** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please clarify the proposed street name for the area immediately adjacent to lots 1-6 in Block 1.**
  - b. The application incorrectly indicates the Concept Plan encompassing the subject plat as Sienna Plantation 2D. **Please revise.**
  
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Please provide back-up to substantiate that outfall drainage/detention is factored.
  - b. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). Please provide the locations of lift stations, water plants or other utility infrastructure locations and sizes. Additionally, please provide the service areas for each utility system.
  - c. The pipe sizes, grades, and locations of existing and proposed sewers, water mains, culverts or other underground structures and other public utilities and buildings within the subdivision or within 200 feet of the subdivision shall be indicated in accordance with Section 2.D(13). **Please identify and provide on the drainage plan.**
  - d. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15). **Please show elevations.**
  
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

**B. STANDARD PLAT NOTES:**

The following plat notes must be included on the face of a preliminary plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division  
None

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).

-----**END OF REPORT**-----



## APPLICATION FOR PLAT APPROVAL

Check One:  **CONCEPTUAL PLAN**  **PRELIMINARY**  
 **REVISED CONCEPTUAL PLAN**  **REVISED PRELIMINARY**

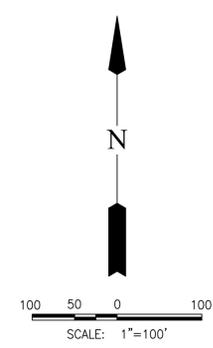
**Date of Application:**

1. Name of plat: <b>Sienna Plantation Section 25</b>		
2. Name of conceptual plan that encompasses this plat (if applicable): <b>Sienna Plantation 2D</b>		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development <input checked="" type="checkbox"/> <b>Single Family Residential</b> Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <b>Toll GTIS Property Owner, LLC (Jimmie Jenkins)</b>		
Mailing Address: <b>10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064</b>		
Phone No.: <b>(281) 894-8655</b>		
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <b>LJA Engineering, Inc. (Marie Escue)</b>		
Mailing Address: <b>1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449</b>		
Phone No.: <b>(713) 380-4443</b>		
Email: <b>mescue@lja.com</b>		
6. Is plat located inside the City limits or City's ETJ? (Circle One): CITY LIMITS <input checked="" type="checkbox"/> <b>ETJ</b>		
7. Is plat located inside the City's ETJ? (Circle One): <input checked="" type="checkbox"/> <b>YES</b> NO		
8. Total acreage: <b>26.732</b>		
9. Estimated # of Sections: <u>  1  </u> Blocks: <u>  3  </u> Reserves: <u>  7  </u>		
10. Estimated # of residential lots/dwelling units: <b>77</b>		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i>		
Private Streets: _____	Public Streets: <b>5.679</b>	Residential Lots: <b>18.078</b>
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: <b>1.877</b>	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): <b>Landscape</b>		(acres): <b>1.177</b>
12. Residential lot dimensions: Average: <b>140'x70'</b> Smallest: <b>130'x65'</b>		
13. Lot area: Non cul-de-sac: <b>9,800sqft.</b> Cul-de-sac:		
14. Front width (At property line): Non cul-de-sac: <b>70'</b> Cul-de-sac:		
15. Front width (At building line): Non cul-de-sac: <b>70'</b> Cul-de-sac:		
16. Depth: Non cul-de-sac: <b>140'</b> Cul-de-sac:		
17. Block Length: _____ Average: <b>664'</b> Longest: <b>860'</b> Shortest: <b>415'</b>		
18. Type of Streets (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Private Combination Public/Private		
19. Type of Water System (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District: <b>Sienna Plantation Municipal Utility District No. 4</b>		



LINE	BEARING	DISTANCE
L1	S 57°46'07" W	56.15'
L2	S 03°58'05" E	71.93'
L3	N 80°26'26" E	165.15'
L4	S 66°50'24" W	130.27'
L5	N 33°25'27" W	104.91'
L6	S 25°01'54" E	251.53'
L7	S 33°49'17" E	134.76'
L8	N 53°11'04" W	83.80'
L9	S 33°45'52" W	35.60'
L10	S 33°34'51" W	57.79'
L11	N 52°14'46" W	34.55'
L12	S 37°57'44" W	20.25'
L13	S 42°53'24" W	33.19'
L14	S 11°28'41" E	6.01'
L15	S 31°02'35" E	11.00'
L16	N 53°51'59" E	24.97'
L17	N 14°54'00" W	21.45'
L18	S 26°12'57" W	54.32'
L19	S 15°12'02" E	4.00'
L20	S 22°14'15" W	10.00'
L21	S 46°12'50" W	56.12'
L22	S 43°36'11" E	98.35'
L23	N 26°12'57" W	43.23'
L24	S 33°34'51" W	55.99'
L25	N 33°34'51" E	57.79'
L26	N 42°53'24" E	35.37'
L27	N 23°17'55" E	27.70'
L28	N 26°12'57" W	54.32'
L29	N 15°30'24" W	22.73'
L30	N 66°50'24" E	42.00'
L31	N 26°54'50" E	15.34'
L32	S 59°16'25" E	13.83'
L33	N 36°46'21" E	14.39'
L34	S 38°33'24" E	20.00'
L35	N 23°20'01" E	20.00'
L36	N 23°22'27" W	22.72'
L37	S 72°21'34" E	20.00'
L38	S 79°17'00" E	20.00'
L39	N 56°14'08" W	21.79'
L40	S 65°29'42" W	109.39'
L41	S 71°49'57" W	62.00'
L42	S 56°30'00" W	50.48'
L43	S 42°50'38" W	101.14'
L44	S 02°56'00" W	15.34'
L45	N 88°36'11" W	14.14'
L46	S 64°33'25" W	66.72'
L47	N 59°21'57" E	70.01'
L48	N 66°56'21" W	56.80'
L49	N 66°51'06" E	75.04'
L50	S 01°23'49" W	14.14'
L51	N 43°52'17" W	65.00'
L52	N 41°29'15" W	63.55'
L53	N 36°50'45" W	62.96'
L54	N 29°51'35" W	62.91'
L55	N 27°29'40" W	62.96'
L56	N 19°43'46" W	75.23'
L57	N 42°53'24" E	47.30'
L58	S 37°57'44" E	32.71'
L59	S 52°14'46" E	2.95'
L60	N 43°36'11" W	2.56'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1000.00'	52°49'34"	921.94'	889.63'	S 29°49'26" E
C2	130.48'	27°48'30"	63.33'	62.71'	S 80°44'39" W
C3	69.52'	17°15'32"	20.94'	20.86'	S 75°28'11" W
C4	130.48'	33°59'47"	77.42'	76.29'	S 67°06'04" W
C5	469.52'	14°19'49"	117.43'	117.13'	S 57°16'05" W
C6	1500.00'	15°40'29"	410.36'	409.08'	S 41°36'07" W
C7	450.00'	15°51'30"	124.55'	124.15'	S 41°30'36" W
C8	900.00'	3°03'51"	48.13'	48.13'	S 35°06'46" W
C9	50.00'	89°47'29"	78.36'	70.58'	S 82°51'29" W
C10	450.00'	4°55'40"	38.70'	38.69'	S 40°25'34" W
C11	50.00'	86°29'34"	75.48'	68.51'	S 00°21'23" E
C12	800.00'	28°45'01"	401.43'	397.23'	S 29°13'40" E
C13	751.00'	9°25'42"	123.58'	123.44'	N 54°14'34" E
C14	450.00'	21°14'01"	166.77'	165.82'	N 42°29'00" E
C15	800.00'	17°23'13"	242.77'	241.84'	S 34°54'34" E
C16	50.00'	85°29'32"	74.61'	67.88'	S 68°57'43" E
C17	750.00'	6°30'28"	85.19'	85.14'	N 71°32'44" E
C18	35.00'	84°21'08"	51.53'	47.00'	S 81°35'18" W
C19	300.00'	6°48'06"	35.61'	35.59'	S 42°48'47" W
C20	300.00'	7°43'46"	40.47'	40.44'	S 42°20'57" W
C21	1530.00'	6°39'24"	177.76'	177.66'	S 41°48'46" W
C22	25.00'	88°44'39"	38.72'	34.97'	S 00°46'09" W
C23	25.00'	83°28'29"	36.42'	33.29'	S 85°20'25" E
C24	776.00'	6°02'04"	81.73'	81.69'	N 55°56'23" E
C25	25.00'	35°34'38"	15.52'	15.28'	N 41°10'06" E
C26	50.00'	27°41'41"	239.32'	68.04'	S 19°29'52" E
C27	25.00'	58°40'04"	25.60'	24.49'	S 88°17'27" W
C28	726.00'	5°05'55"	64.61'	64.59'	S 56°24'27" W
C29	25.00'	97°27'40"	42.53'	37.58'	S 05°07'40" W
C30	825.00'	4°08'09"	59.55'	59.54'	S 41°32'06" E
C31	25.00'	83°54'59"	36.62'	33.43'	S 41°25'31" E
C32	475.00'	18°29'00"	153.23'	152.57'	N 65°51'30" E
C33	25.00'	67°37'38"	29.51'	27.82'	N 41°17'11" E
C34	50.00'	26°51'09"	231.53'	73.54'	S 39°52'04" E
C35	25.00'	17°41'31"	7.72'	7.69'	S 83°56'46" W
C36	425.00'	17°48'22"	132.08'	131.55'	S 66°11'49" W
C37	25.00'	90°00'25"	39.27'	35.36'	S 121°7'28" W
C38	825.00'	14°28'06"	208.33'	207.77'	S 25°28'44" E
C39	25.00'	86°57'20"	37.94'	34.40'	S 61°43'21" E
C40	25.00'	43°56'44"	19.17'	18.71'	N 52°49'36" E
C41	50.00'	276°06'53"	249.66'	66.84'	S 11°05'19" E
C42	25.00'	52°10'09"	22.76'	21.98'	N 79°06'57" W
C43	725.00'	6°30'28"	82.35'	82.30'	S 71°32'44" W
C44	25.00'	40°46'12"	17.79'	17.42'	S 47°54'24" W
C45	50.00'	168°59'21"	147.47'	99.54'	N 67°59'01" W
C46	25.00'	42°43'36"	18.64'	18.21'	N 04°51'09" W
C47	775.00'	17°23'13"	235.18'	234.28'	N 34°54'34" W
C48	25.00'	102°48'59"	44.86'	39.08'	S 84°59'20" W
C49	930.00'	3°04'11"	49.83'	49.82'	S 35°06'56" W
C50	870.00'	3°03'30"	46.44'	46.43'	N 35°06'36" E
C51	480.00'	15°51'30"	132.85'	132.43'	N 41°30'36" E
C52	25.00'	95°03'24"	41.48'	36.88'	N 01°54'39" E
C53	50.00'	116°12'11"	101.41'	84.90'	N 12°29'02" E
C54	25.00'	27°41'44"	12.08'	11.97'	N 56°44'16" E
C55	425.00'	6°09'17"	45.65'	45.63'	N 39°48'45" E
C56	25.00'	38°40'05"	16.87'	16.55'	N 17°24'04" E
C57	50.00'	144°02'01"	125.69'	95.11'	N 70°05'02" E
C58	25.00'	113°41'27"	49.61'	41.86'	N 85°15'19" E
C59	300.00'	5°06'41"	26.76'	26.75'	N 25°51'15" E
C60	300.00'	5°43'08"	29.94'	29.93'	N 26°09'29" E
C61	35.00'	85°15'11"	52.08'	47.41'	N 13°36'33" W
C62	25.00'	91°32'31"	39.94'	35.83'	N 02°10'05" E
C63	420.00'	1°30'01"	11.00'	11.00'	N 48°41'21" E
C64	1530.00'	0°36'45"	16.36'	16.36'	N 49°07'58" E
C65	25.00'	87°34'14"	38.21'	34.60'	S 87°23'17" E
C66	775.00'	24°59'47"	338.11'	335.43'	S 31°06'17" E
C67	25.00'	91°13'17"	39.80'	35.73'	S 27°00'15" W
C68	775.00'	4°19'23"	58.47'	58.46'	S 70°27'12" W
C69	25.00'	85°29'32"	37.30'	33.94'	N 68°57'43" W
C70	825.00'	17°23'13"	250.36'	249.40'	N 34°54'34" W
C71	10.00'	86°29'34"	15.10'	13.70'	N 00°21'23" W
C72	475.00'	4°55'40"	40.85'	40.84'	S 40°25'34" E
C73	12.50'	89°47'29"	19.59'	17.65'	S 82°51'29" E
C74	12.50'	93°05'40"	20.31'	18.15'	S 05°41'56" W
C75	1470.00'	4°48'00"	123.15'	123.11'	S 43°14'54" W
C76	10.00'	90°44'56"	15.84'	14.23'	N 88°58'39" W



**LEGEND**

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.P.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE
- U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
- F.M.E. INDICATES FORCE MAIN EASEMENT

**PRELIMINARY PLAT OF  
SIENNA PLANTATION  
SECTION 25**

A SUBDIVISION OF 26.732 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25,  
FORT BEND COUNTY, TEXAS.  
PARTIAL REPLAT OF SEC 13A & 13B RES. F  
PLAT No. 20170186

77 LOTS 7 RESERVES (3.054 ACRES) 3 BLOCKS  
JANUARY 24, 2019 JOB No. 1414-1525P

**TOLL-GTIS PROPERTY OWNER, LLC**  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064  
PH. (281) 894-8655

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.518	22,584	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
B	0.272	11,833	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
C	1.877	81,756	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
D	0.101	4,384	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
E	0.076	3,311	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
F	0.130	5,657	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
G	0.080	3,500	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
<b>TOTAL</b>	<b>3.054</b>	<b>133,025</b>		

SURVEYORS:  
**GPI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489  
PHONE: 281-488-4838 • www.gpi-survey.com  
TBPLS FIRM # 10130300

ENGINEER:  
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 13, 2019  
**AGENDA ITEM SUBJECT:** Final Plat of Sienna Plantation Section 15B  
**AGENDA ITEM NUMBER:** 6.A.(2)  
**PROJECT PLANNER:** Thomas K. White Jr., Planner II  
**APPROVAL:**  Otis T. Spriggs, AICP, Director, Development Services  
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

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**PERMIT NUMBER:** PLAT1900117  
**PROPERTY ID:** Various, application tied to 0025-00-000-1945-907  
**LOCATION:** East of the Brazos River, west of the intersection of Sienna Parkway and Mount Logan  
**ZONING DISTRICT DESIGNATION:** ETJ, Extraterritorial Jurisdiction

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject site is located within Tract B which is governed by the provisions of the 8<sup>th</sup> amendment to the Sienna Plantation Joint Development Agreement.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. All conditions placed on the approval of the preliminary plat must be approved or information provided as requested.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Provide a letter from the Fort Bend County Drainage District stating that the tract has outfall drainage, or a no-objection letter.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

**B. STANDARD PLAT NOTES:**

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division  
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None

-----END OF REPORT-----



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND WE, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT BEING AN OFFICER OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, OWNERS OF THE 13.926 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 15B, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, 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 AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH REFERENCE TO THE 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 PURPOSE 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE 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, 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, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 15B WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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 AMENDMENT.

IN TESTIMONY WHEREOF, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

TOLL-GTIS PROPERTY OWNER, LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE OF TOLL-GTIS PROPERTY OWNER, 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 SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT  
OF FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
KEN BECKMAN, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEN BECKMAN, PRESIDENT OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, 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 SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

JON P. BORDOVSKY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6405

I, AMANDA CARRIAGE, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

AMANDA CARRIAGE, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 105912

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 15B IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

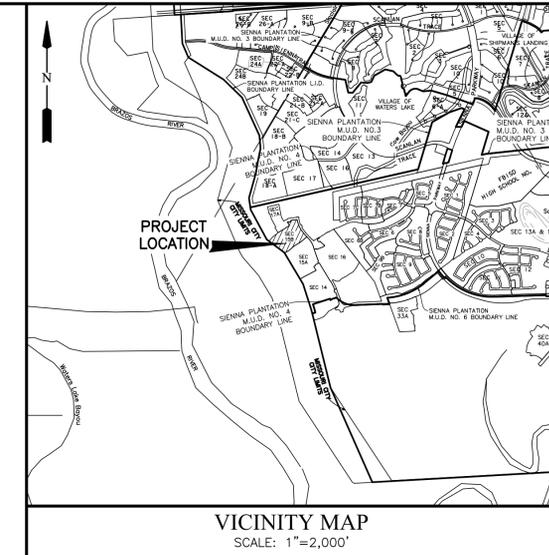
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.  
SURVEY MARKER NO. PCM-011  
ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK  
FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING"  
ELEV. = 65.30 (ON LEVEE) 2001 ADJUSTMENT
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. \_\_\_\_\_ DATED JANUARY \_\_\_\_\_, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS FOR LOTS 1-14 OF BLOCK 1 AND LOTS 8-11 OF BLOCK 2 SHALL BE A MINIMUM OF 57.00 FEET (2001 ADJ) AND ALL OTHER LOTS SHALL BE A MINIMUM OF 56.42 FEET (2001 ADJ) ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(1) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. 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.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY AND ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- THIS PLAT IS SUBORDINATED BY:  
U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
- 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.
- THE MINIMUM DISTANCE OF TWENTY-TWO (22) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF THE SIDEWALK.



I, RICHARD W. STOLLEIS, 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.

RICHARD W. STOLLEIS, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

VINCENT M. 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 \_\_\_\_\_, 2019 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.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## SIENNA PLANTATION SECTION 15B

A SUBDIVISION OF 13.926 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25  
FORT BEND COUNTY, TEXAS.

52 LOTS 6 RESERVES (3.253 ACRES) 3 BLOCKS  
JANUARY 21, 2019 JOB NO. 1414-1515BP

OWNERS:

**TOLL-GTIS PROPERTY OWNER, LLC**  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064  
PH. (281) 894-8655

**SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT**  
OF FORT BEND COUNTY, TEXAS  
KEN BECKMAN, PRESIDENT  
202 CENTURY SQUARE BLVD., SUGAR LAND, TEXAS 77478-3796  
PH. (281) 500-6050

SURVEYORS:

ENGINEER:



**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
13340 S. GESSNER RD. - MISSOURI CITY, TX 77489  
PHONE: 281-499-4539 • www.gbisurevey.com  
TBPUS FIRM # 10130590

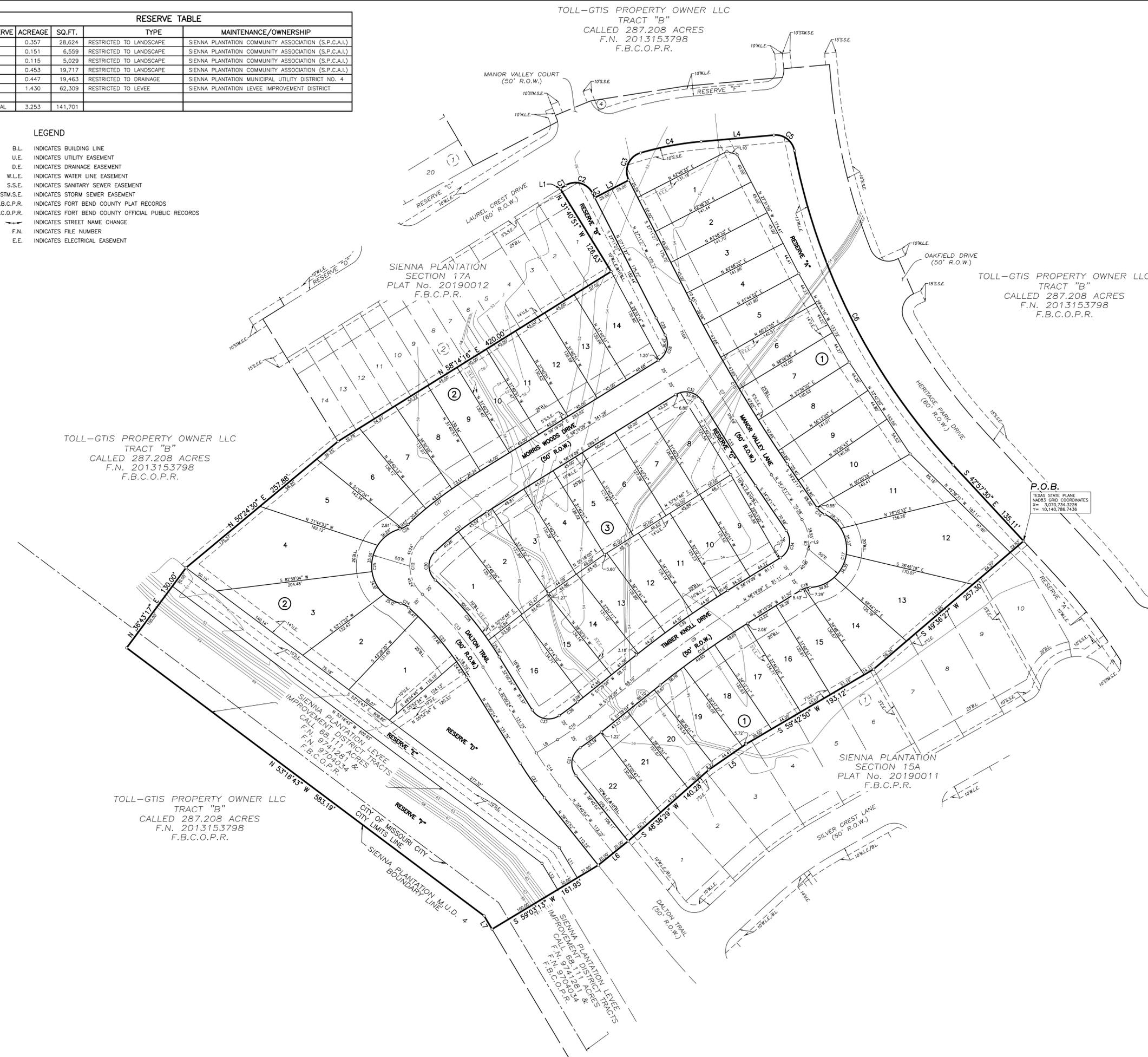
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North Phone 713.953.5200  
Suite 100 Fax 713.953.5026  
Katy, Texas 77449 FRN-F-1386



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.357	28,624	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
B	0.151	6,559	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
C	0.115	5,029	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
D	0.453	19,717	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
E	0.447	19,463	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4
F	1.430	62,309	RESTRICTED TO LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
TOTAL	3.253	141,701		

- LEGEND**
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - INDICATES STREET NAME CHANGE
  - F.N. INDICATES FILE NUMBER
  - E.E. INDICATES ELECTRICAL EASEMENT

TOLL-GTIS PROPERTY OWNER LLC  
TRACT "B"  
CALLED 287.208 ACRES  
F.N. 2013153798  
F.B.C.O.P.R.

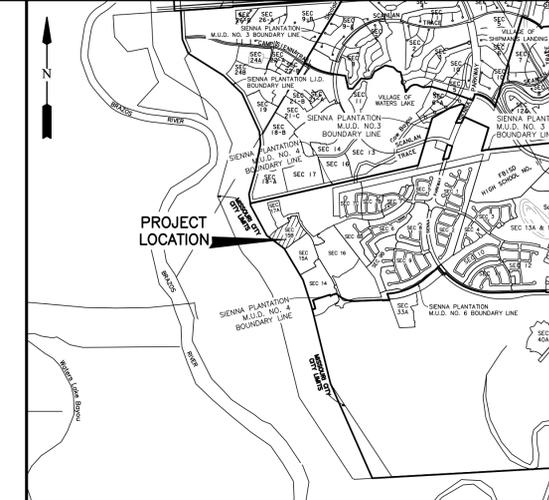


TOLL-GTIS PROPERTY OWNER LLC  
TRACT "B"  
CALLED 287.208 ACRES  
F.N. 2013153798  
F.B.C.O.P.R.

TOLL-GTIS PROPERTY OWNER LLC  
TRACT "B"  
CALLED 287.208 ACRES  
F.N. 2013153798  
F.B.C.O.P.R.

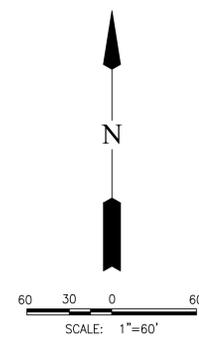
SIENNA PLANTATION SECTION 15A  
PLAT No. 20190011  
F.B.C.P.R.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT TRACTS  
CALL 68.11 ACRES  
F.N. 9741261  
F.B.C.O.P.R.



VICINITY MAP  
SCALE: 1"=2,000'  
KEY MAP NO. 650T

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
L1	N 58°19'09" E	0.55'	C1	420.00'	1°02'55"	7.69'	7.69'	N 58°50'37" E
L2	S 27°11'27" E	6.72'	C2	25.00'	9°26'29"	40.77'	36.40'	S 73°54'41" E
L3	N 62°48'33" E	50.00'	C3	25.00'	10°10'10"	44.13'	38.62'	N 23°22'38" E
L4	N 84°57'44" E	95.44'	C4	420.00'	11°01'01"	80.76'	80.63'	N 79°27'13" E
L5	S 55°30'35" W	59.41'	C5	25.00'	8°40'30"	36.72'	33.51'	S 52°57'31" E
L6	S 51°19'08" W	50.00'	C6	830.00'	32°04'44"	464.70'	458.66'	S 26°55'08" E
L7	N 30°56'47" W	20.16'	C7	2000.00'	7°11'50"	251.23'	251.07'	S 30°47'22" E
L8	S 57°59'36" W	32.72'	C8	50.00'	9°24'26"	80.90'	72.36'	N 11°57'56" E
L9	N 78°38'12" W	0.56'	C9	1200.00'	6°50'00"	143.12'	143.03'	S 54°54'09" W
L10	N 72°21'18" W	14.18'	C10	450.00'	6°30'27"	51.11'	51.08'	N 54°44'23" E
L11	N 30°56'47" W	45.82'	C11	450.00'	11°34'23"	90.89'	90.74'	S 52°31'58" W
L12	N 30°56'47" W	39.90'	C12	50.00'	9°43'34"	82.49'	73.45'	S 00°31'00" E
			C13	450.00'	15°46'24"	123.88'	123.49'	N 39°53'36" W
			C14	450.00'	6°40'29"	52.42'	52.39'	S 35°20'38" E
			C15	1975.00'	7°11'50"	248.09'	247.93'	S 30°47'22" E
			C16	25.00'	30°21'04"	13.24'	13.09'	S 49°33'50" E
			C17	50.00'	15°21'35"	132.84'	97.08'	S 11°22'26" W
			C18	25.00'	29°10'04"	12.73'	12.59'	S 72°54'11" W
			C19	1175.00'	6°50'00"	140.14'	140.05'	S 54°54'09" W
			C20	475.00'	4°10'28"	34.61'	34.60'	S 53°34'23" W
			C21	25.00'	9°42'29"	41.16'	36.67'	S 08°29'22" W
			C22	475.00'	6°40'29"	55.33'	55.30'	N 35°20'38" W
			C23	425.00'	15°56'58"	118.31'	117.93'	N 39°58'53" W
			C24	25.00'	28°04'05"	12.25'	12.12'	N 61°59'25" W
			C25	50.00'	15°10'14"	131.79'	96.82'	N 00°30'51" W
			C26	25.00'	28°23'25"	12.39'	12.28'	N 60°48'04" E
			C27	475.00'	11°42'48"	97.11'	96.94'	N 52°27'45" E
			C28	25.00'	86°13'21"	37.62'	34.17'	N 15°12'29" W
			C29	2025.00'	0°42'45"	25.18'	25.18'	N 27°32'49" W
			C30	25.00'	9°43'34"	41.24'	36.72'	N 00°31'00" W
			C31	425.00'	11°34'23"	85.84'	85.70'	N 52°31'58" E
			C32	25.00'	9°05'48"	39.70'	35.66'	S 76°11'27" E
			C33	2025.00'	3°41'15"	130.32'	130.30'	S 32°32'40" E
			C34	25.00'	9°24'26"	40.45'	36.18'	S 11°57'56" W
			C35	1225.00'	6°50'00"	146.10'	146.01'	S 54°54'09" W
			C36	425.00'	4°01'53"	29.90'	29.90'	S 53°30'06" W
			C37	25.00'	9°22'34"	40.35'	36.11'	N 78°14'41" W
			C38	475.00'	15°46'24"	130.76'	130.35'	N 39°53'36" W



**SIENNA PLANTATION SECTION 15B**

A SUBDIVISION OF 13.926 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25  
FORT BEND COUNTY, TEXAS.

52 LOTS 6 RESERVES (3.253 ACRES) 3 BLOCKS  
JANUARY 21, 2019 JOB NO. 1414-1515BP

OWNERS:  
**TOLL-GTIS PROPERTY OWNER, LLC**  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064  
PH. (281) 894-8655

**SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT**  
OF FORT BEND COUNTY, TEXAS  
KEN BECKMAN, PRESIDENT  
202 CENTURY SQUARE BLVD., SUGAR LAND, TEXAS 77478-3796  
PH. (281) 500-6050

SURVEYORS: **GBI PARTNERS, L.P.** ENGINEER: **LJA Engineering, Inc.**

LAND SURVEYING CONSULTANTS  
13840 S. GESSNER RD., MISSOURI CITY, TX 77489  
PHONE: 281-499-4839 • www.gbipartners.com  
TBPLS FIRM # 10130300

1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 13, 2019  
**AGENDA ITEM SUBJECT:** Final Plat of Broadstone Sienna  
**AGENDA ITEM NUMBER:** 6.A.(3)  
**PROJECT PLANNER:** Thomas K. White Jr., Planner II  
**APPROVAL:**  **Otis T. Spriggs, AICP, Director, Development Services**  
**Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director**

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**PERMIT NUMBER:** PLAT1900110  
**PROPERTY ID:** 0086-00-000-5000-907 / 0086-00-000-4900-907  
**LOCATION:** South of Fort Bend Parkway, west of Sienna Parkway

**ZONING DISTRICT DESIGNATION:** ETJ, Extraterritorial Jurisdiction

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject site is governed by the provisions of the 9<sup>th</sup> amendment to the Sienna Plantation Joint Development Agreement.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

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A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(8)(c).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid. **Please provide.**
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

**B. STANDARD PLAT NOTES:**

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division  
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None

-----END OF REPORT-----



STATE OF TEXAS  
COUNTY OF FORT BEND

We, SIENNA 325 LP, a Texas limited partnership, acting by and through acting by and through, its general partner, and through its member, owner (or owners) hereinafter referred to as owners (whether one or more) of the 14,349 acre tract described in the above foregoing plat of Broadstone Sienna, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or easements made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city.

We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or easements made herein.

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 easement or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a place 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. and A.E.) as indicated and depict thereon, whereby the aerial easements total twenty one feet, six inches (21'0") in width.

Further, owners have dedicated and by these presents do dedicate 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 place 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 easements total thirty three (30'0") in width.

Further, owners 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.

IN TESTIMONY WHEREOF, the SIENNA 325 LP, a Texas limited partnership, acting by and through its general partner, and through its member, owner (or owners) hereinafter referred to as owners (whether one or more) of the 14,349 acre tract described in the above foregoing plat, do hereby certify that the above and foregoing plat constitute all of the easements required by the utility companies contacted.

SIENNA 325 LP  
a Texas limited partnership

By: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
general partner member

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they 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 said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they 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 said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

I, Kevin Polasek, a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County and the City of Missouri City, to the best of my knowledge.

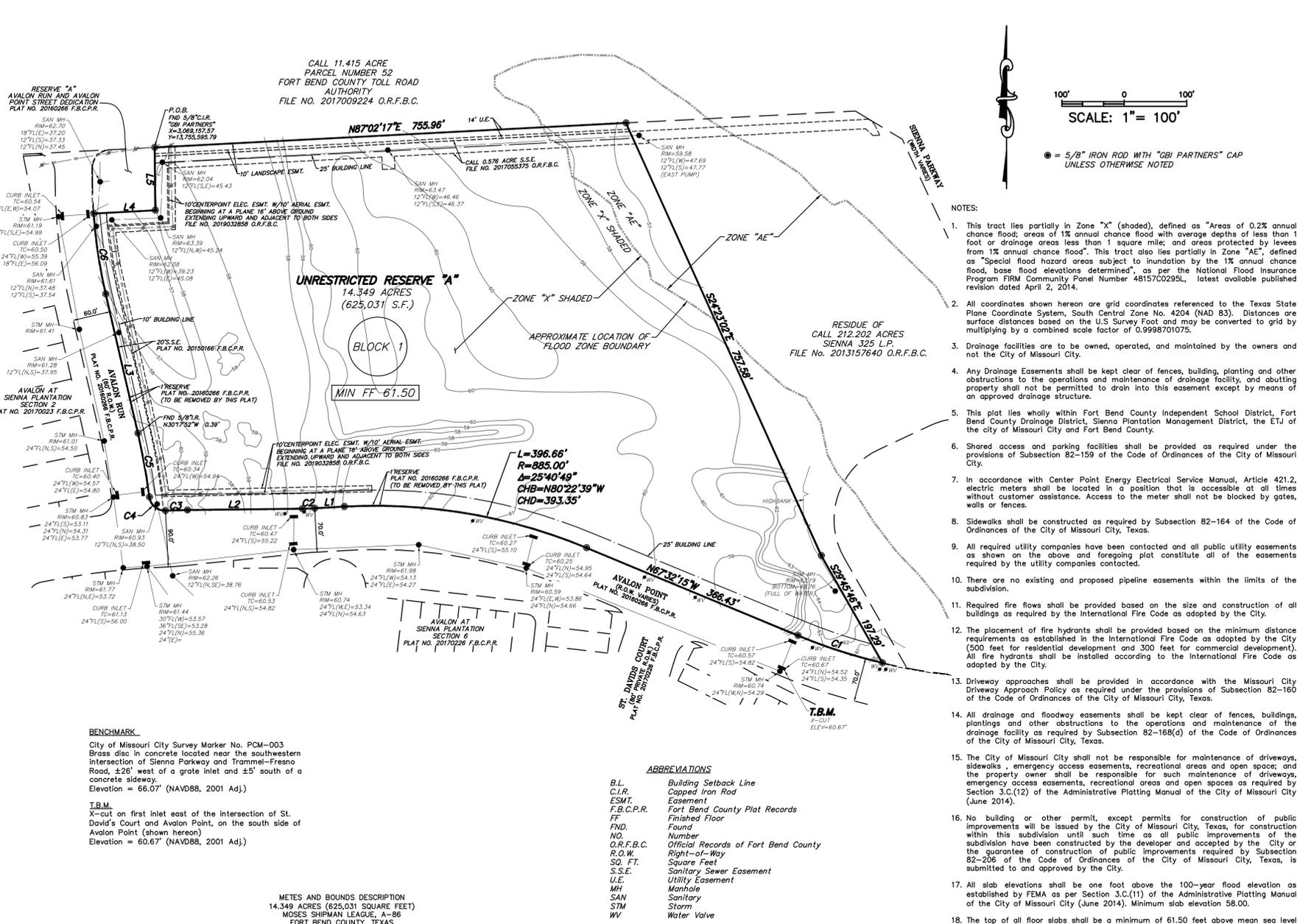
Kevin Polasek, P.E.  
Registered Professional Engineer  
Texas Registration No. 96632

I, Kyle A. Kacal, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.

Kyle A. Kacal  
Registered Professional Land Surveyor  
Texas Registration No. 6652

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Broadstone Sienna, in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Sonya Brown-Marshall Timothy R. Haney  
Chairman Vice Chairman



**BENCHMARK**  
City of Missouri City Survey Marker No. PCM-003  
Brass disc in concrete located near the southwestern intersection of Sienna Parkway and Trammel-Fresno Road, ±26' west of a gate inlet and ±5' south of a concrete sidewalk.  
Elevation = 66.07' (NAVD88, 2001 Adj.)

**T.B.M.**  
X-cut on first inlet east of the intersection of St. David's Court and Avalon Point, on the south side of Avalon Point (shown hereon).  
Elevation = 60.67' (NAVD88, 2001 Adj.)

**METES AND BOUNDS DESCRIPTION**  
14,349 ACRES (625,031 SQUARE FEET)  
MOSES SHIPMAN LEAGUE, A-86  
FORT BEND COUNTY, TEXAS

Being a tract containing 14,349 acres of land located in the Moses Shipman League, Abstract 86, in Fort Bend County, Texas; Said 14,349 acre tract being a portion of a call 212,202 acre tract recorded in the name of Sienna 325 LP in File Number 2013157640 of the Official Records of Fort Bend County (O.R.F.B.C.); Said 14,349 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS Observations):

BEGINNING at a 5/8 inch iron rod with "GBI Partners" cap found at the northeast corner of Reserve "A", Avalon Run and Avalon Point Street Dedication as recorded in Plat Number 20160266 of the Fort Bend County Plat Records (F.B.C.P.R.) and being on the south line of a call 11,415 acre tract, styled as Parcel Number 52, and recorded in the name of Fort Bend County Toll Road Authority in File No. 2017009224 of the O.R.F.B.C.;

THENCE, with said south line, North 87 degrees 02 minutes 17 seconds East, a distance of 755.96 feet to a 5/8 inch iron rod with "GBI Partners" cap set;

THENCE, through and across said 212,202 acre tract, the following two (2) courses:

- 1. South 24 degrees 23 minutes 02 seconds East, a distance of 757.58 feet to a 5/8 inch iron rod with "GBI Partners" cap set;
- 2. South 29 degrees 45 minutes 46 seconds East, a distance of 197.29 feet to a 5/8 inch iron rod with "GBI Partners" cap set on the north right-of-way (R.O.W.) line of Avalon Point (width varies) as dedicated in Plat Number 20160266 of the F.B.C.P.R. and being at the beginning of a non-tangent curve to the right;

THENCE, with said north R.O.W. line, the following eight (8) courses:

- 1. 142.20 feet along the arc of said curve, having a radius of 885.00 feet, a central angle of 09 degrees 12 minutes 22 seconds, and a chord which bears North 72 degrees 08 minutes 26 seconds West, a distance of 142.05 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of tangency;
- 2. North 67 degrees 32 minutes 15 seconds West, a distance of 366.43 feet to a 5/8 inch iron rod with "GBI Partners" cap set at point of curvature to the left;
- 3. 396.66 feet along the arc of said curve, having a radius of 885.00 feet, a central angle of 25 degrees 40 minutes 49 seconds, and a chord which bears North 80 degrees 22 minutes 39 seconds West, a distance of 393.35 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of tangency;
- 4. South 86 degrees 46 minutes 57 seconds West, a distance of 47.72 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of curvature to the right;

5. 20.10 feet along the arc of said curve, having a radius of 450.00 feet, a central angle of 02 degrees 33 minutes 31 seconds, and a chord which bears South 88 degrees 03 minutes 42 seconds West, a distance of 20.09 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of tangency;

6. South 89 degrees 20 minutes 28 seconds West, a distance of 183.92 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of curvature to the left;

7. 35.16 feet along the arc of said curve, having a radius of 1,345.00 feet, a central angle of 01 degrees 29 minutes 51 seconds, and a chord which bears North 08 degrees 31 minutes 26 seconds West, a distance of 129.86 feet to a point of tangency from which a 5/8 inch iron rod (disturbed) found bears North 30 degrees 17 minutes 52 seconds West, a distance of 0.39 feet;

8. 37.02 feet along the arc of said curve, having a radius of 25.00 feet, a central angle of 84 degrees 50 minutes 26 seconds, and a chord which bears North 49 degrees 44 minutes 10 seconds West, a distance of 33.73 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of reverse curvature at the northeast intersection of said Avalon Point and Avalon Run (60-foot width) as dedicated in Plat Number 20160266 of the F.B.C.P.R.;

THENCE, with the east R.O.W. line of said Avalon Run, the following three (3) courses:

- 1. 103.36 feet along the arc of said curve, having a radius of 1,030.00 feet, a central angle of 05 degrees 44 minutes 59 seconds, and a chord which bears North 10 degrees 11 minutes 27 seconds West, a distance of 103.32 feet to a point of tangency from which a 5/8 inch iron rod (disturbed) found bears North 30 degrees 17 minutes 52 seconds West, a distance of 0.39 feet;
- 2. North 13 degrees 03 minutes 56 seconds West, a distance of 227.87 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of curvature to the right;
- 3. 130.00 feet along the arc of said curve, having a radius of 820.00 feet, a central angle of 09 degrees 05 minutes 01 second, and a chord which bears North 08 degree 31 minutes 26 seconds West, a distance of 129.86 feet to a 5/8 inch iron rod with "GBI Partners" cap set at the southwest corner of aforesaid Reserve "A";

THENCE, with the south line of said Reserve "A", North 87 degrees 02 minutes 24 seconds East, a distance of 98.59 feet to a 5/8 inch iron rod with "GBI Partners" cap found at the southeast corner of said Reserve "A";

THENCE, with the east line of said Reserve "A", North 00 degrees 30 minutes 50 seconds West, a distance of 100.25 feet to the POINT OF BEGINNING and containing 14,349 acres of land.

**ABBREVIATIONS**  
B.L. Building Setback Line  
C.I.R. Capped Iron Rod  
ESMT. Easement  
F.B.C.P.R. Fort Bend County Plat Records  
FF. Finished Floor  
FND. Found  
NO. Number  
O.R.F.B.C. Official Records of Fort Bend County  
R.O.W. Right-of-Way  
SQ. FT. Square Feet  
S.S.E. Sanitary Sewer Easement  
U.E. Utility Easement  
MH. Manhole  
SAN. Sanitary  
STM. Storm  
WV. Water Valve

Line Table

No.	Bearing	Length
L1	S86°46'57"W	47.72'
L2	S89°20'28"W	183.92'
L3	N1°03'56"W	227.87'
L4	N87°02'24"E	98.59'
L5	N00°30'50"W	100.25'

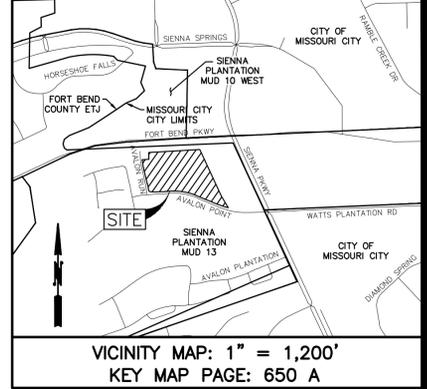
Curve Table

NO.	Length	Radius	Delta	Chord	Chord Length
C1	142.20'	885.00'	09°12'22"	N72°08'26"W	142.05'
C2	20.10'	450.00'	02°33'31"	S88°03'42"W	20.09'
C3	35.16'	1,345.00'	01°29'51"	S88°35'32"W	35.15'
C4	37.02'	25.00'	84°50'26"	N49°44'10"W	33.73'
C5	103.36'	1,030.00'	05°44'59"	N10°11'27"W	103.32'
C6	130.00'	820.00'	09°05'01"	N08°31'26"W	129.86'

Reserve Table

Reserve	Acres	Sq. Ft.	Type
A	14,349	625,031	Unrestricted

- NOTES:
- This tract lies partially in Zone "X" (shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood". This tract also lies partially in Zone "AE", defined as "Special flood hazard areas subject to inundation by the 1% annual chance flood, base flood elevations determined", as per the National Flood Insurance Program FIRM Community Panel Number 481570029SL, latest available published revision dated April 2, 2014.
  - All coordinates shown hereon are grid coordinates referenced to the Texas State Plane Coordinate System, South Central Zone No. 4204 (NAD 83). Distances are surface distances based on the U.S. Survey Foot and may be converted to grid by multiplying by a combined scale factor of 0.9998701075.
  - Drainage facilities are to be owned, operated, and maintained by the owners and not the City of Missouri City.
  - Any Drainage Easements shall be kept clear of fences, building, planting and other obstructions to the operations and maintenance of drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.
  - This plat lies wholly within Fort Bend County Independent School District, Fort Bend County Drainage District, Sienna Plantation Management District, the ETJ of the City of Missouri City and Fort Bend County.
  - Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
  - In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
  - Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
  - All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
  - There are no existing and proposed pipeline easements within the limits of the subdivision.
  - Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
  - The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
  - Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
  - All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
  - The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open spaces; and the property owner shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.0.C(12) of the Administrative Platting Manual of the City of Missouri City (June 2014).
  - No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
  - All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.0.C(11) of the Administrative Platting Manual of the City of Missouri City (June 2014). Minimum slab elevation 58.00.
  - The top of all floor slabs shall be a minimum of 61.50 feet above mean sea level (NAVD 88, 2001 adjustment). 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.
  - This plat lies within Lighting Zone 2.
  - Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with A.D.A. requirements.
  - 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.
  - The contours shown hereon are based on lidar files received from Fort Bend County.



I, Richard W. Stolleis, Fort Bend County Engineer, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as parent stream or on any other area or subdivision within watershed.

Richard W. Stolleis, P.E.  
Fort Bend County Engineer

Approved by the Commissioners' Court of Fort Bend County, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Vincent M. Morales, Jr., Commissioner, Precinct 1  
Grady Prestage, Commissioner, Precinct 2  
Robert E. Hebert, County Judge  
James Patterson, Commissioner, Precinct 4  
W.A. "Andy" Meyers, Commissioner, Precinct 3

I, Laura Richard, Clerk of the Commissioners' Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded on \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and in Volume \_\_\_\_\_ page \_\_\_\_\_ of the Map Records of Fort Bend County for said county.

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

Laura Richard  
County Clerk of Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

# BROADSTONE SIENNA FINAL PLAT

A SUBDIVISION OF 14,349 ACRES OF LAND  
SITUATED IN  
THE MOSES SHIPMAN LEAGUE SURVEY, ABSTRACT NO. 86  
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

**OWNER:**  
SIENNA 325 LP  
A TEXAS LIMITED PARTNERSHIP  
800 GESSNER, SUITE 100  
HOUSTON, TX 77024  
(713) 800-1784

**ENGINEER:**  
KEVIN POLASEK, P.E.  
TERRA ASSOCIATES, INC.  
1445 NORTH LOOP WEST, SUITE 450  
HOUSTON, TEXAS 77008  
(713) 993-0333

**SURVEYOR:**  
KYLE A. KACAL, R.P.L.S.  
GBI PARTNERS, L.P.  
13340 S. GESSNER ROAD  
MISSOURI CITY, TEXAS 77489  
(281) 499-4539



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 13, 2019  
**AGENDA ITEM SUBJECT:** Final Plat of Liberty Ridge Section 2  
**AGENDA ITEM NUMBER:** 6.A.(4)  
**PROJECT PLANNER:** **Mason A. Garcia**, Planner I  
**APPROVAL:**  **Otis T. Spriggs, AICP**, Director, Development Services  
**Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

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**PERMIT NUMBER:** PLAT1900109  
**PROPERTY ID:** 0064-00-000-0301-907 / 0064-00-000-0250-907  
**LOCATION:** Staffordshire Road  
**ZONING DISTRICT DESIGNATION:** PD, Planned Development District #98 (Ordinance O-15-25)  
**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted

in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. A parkland dedication was approved by the City Council on October 2, 2017. The dedication requires a payment of \$1,400.00 per half of the total dwelling units to be platted. Thus a payment of \$23,100 is required before the subject plat is released for recordation; in addition, the type of designation listed on the reserve table should be updated to reflect that Reserve "E" is also being dedicated as private parkland.
  - b. The name of the owner provided in the title block, the owner's acknowledgement and the plat application does not match the owner listed in the City Planning Letter (title report) dated January 18, 2019. Please provide an updated report or revise the plat accordingly.
  - c. Please provide the recorded copy of the Declaration of Covenants, Conditions, and Restrictions for Liberty Ridge Home Owners Association, Inc. for Section 1. The submitted restrictions for Section 2 must be recorded and a copy provided to the city with the final recorded documents.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
**None.**

**B. STANDARD PLAT NOTES:**

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division  
**None.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
**None.**

-----END OF REPORT-----



## APPLICATION FOR PLAT APPROVAL

**Check One:**       **AMENDING**       **FINAL (including Replat)**  
     **LARGE ACREAGE TRACT**

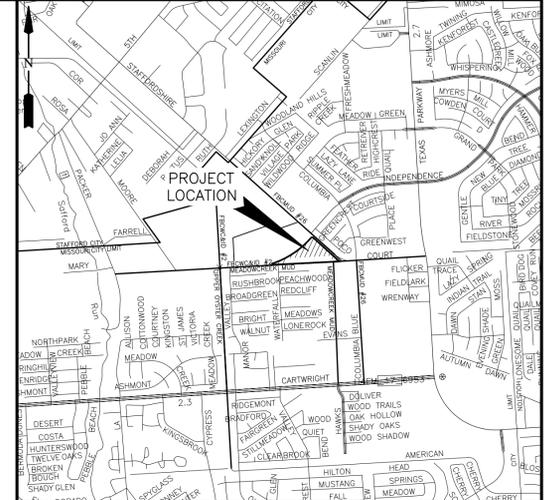
**Date of Application:** January 22, 2019

1.	Name of plat: Liberty Ridge Section 2		
2.	Name of preliminary plat that encompasses this plat (if applicable): <div style="text-align: right;">Liberty Ridge Sections 1 And 2</div>		
3.	Type of plat (Circle one or more):    Multifamily Residential    Commercial    Industrial    Planned Development <div style="text-align: center;"><input checked="" type="checkbox"/> <b>Single Family Residential</b>      Specific Use Permit</div> Other (Explain):		
4.	Landowner's name (If company or corporation, list chief officer): Century Land Holdings of Texas		
	Mailing Address: 4700 West Sam Houston Parkway, Suite 130, Houston Texas, 77041		
	Phone No.:(281) 742 - 8946      Fax No.:(    ) -		
	Email:		
5.	Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering Inc- Adaris Socarras		
	Mailing Address: 2929 Briarpark Dr. Suite 600, Houston Texas 77042		
	Phone No.:(713) 358 - 9947      Fax No.:(    ) -		
	Email: asocarras@lja.com		
6.	Is plat located inside the City limits? (Circle One): <input checked="" type="checkbox"/> <b>YES</b> <input type="checkbox"/> <b>NO</b>		
7.	Is plat located inside the City's ETJ? (Circle One): <input type="checkbox"/> <b>YES</b> <input checked="" type="checkbox"/> <b>NO</b>		
8.	Total acreage: <div style="text-align: center;">10.050</div>		
9.	Number of sections: <u>1</u> Blocks: <u>1</u> Reserves: <u>6</u>		
10.	Number of residential lots/dwelling units: <div style="text-align: center;">33</div>		
11.	Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i> Private Streets: _____      Public Streets: <u>3.39</u> Residential Lots: <u>5.10</u> Lakes/Ponds (non-recreational): _____      Irrigation/Drainage Canals: _____      Recreational Uses: _____ Utility Easements: _____      Public Parkland: _____ Other (explain): <u>Reserves</u> (acres): <u>1.56</u>		
12.	Average lot area: <u>6,729 SQ. FT.</u>		
13.	Typical lot area: <u>5,610 SQ. FT.</u>		
14.	Block Length:      Average: <u>522.30'</u> Longest: <u>522.67'</u> Shortest: <u>161.79'</u>		
15.	Type of Streets (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Private      Combination Public/Private		
16.	Type of Water System (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Individual Water Wells      Other (attach explanation)		
17.	Type of Sanitary System (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Individual Septic Tanks      Other (attach explanation)		
18.	Municipal Utility District:		

NOTES:

- MISSOURI CITY SURVEY MARKER PCM-009: A BRASS DISK AT THE SOUTHWEST CORNER OF CARTWRIGHT ROAD AND OYSTER CREEK IN FRONT OF THE MISSOURI CITY TRAIL SYSTEM WOODEN SIGN. THE POINT IS LOCATED +/- 856 EAST OF THE INTERSECTION OF COLONIAL LAKES DRIVE AND CARTWRIGHT RD.
- TBM-A: A CHISELED BOX IN CONCRETE ON TOP OF TYPE C-CURB INLET LOCATED AT THE NORTHSIDE OF THE INTERSECTION OF PECO DRIVE AND INDEPENDENCE BLVD. THE POINT IS LOCATED NEAR THE EAST SIDE OF THE 40 ACRE LIBERTY RIDGE TRACT +/- 200 FEET NORTHEAST OF STAFFORDSHIRE ROAD. ELEVATION = 69.54 FEET NAVD88 2001 ADJ.
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999872536486.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2019-0101, DATED JUNE 1, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN THE CITY OF MISSOURI CITY, FORT BEND COUNTY.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LIA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF LOTS OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED JANUARY 3, 1997 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-97 (11) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- A SIX FOOT TRAIL TO BE CONSTRUCTED WITHIN THE INDEPENDENCE BLVD RIGHT-OF-WAY, PER THE REQUIREMENTS OF CITY ORDINANCE 0-15-25.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES, AND THE LIBERTY RIDGE HOME OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACE AS REQUIRED BY SECTION 3.C(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY. (JUNE 2014)
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.

- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-208 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- NO BUILDINGS OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS {THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (C)} OR {THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISION OF SUBSECTION (E)} OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
- OWNERS DO HEREBY DEDICATE TO FORT BEND COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 2 (WCID2) FOR PUBLIC WATER AND SANITARY UTILITY PURPOSES THE WATERLINE AND SANITARY SEWER EASEMENTS AS DEPICTED ON THIS PLAT (EASEMENTS). WCID2 MAY LAY, CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RELOCATE, REPLACE, REMOVE, MODIFY AND OPERATE THE PUBLIC WATER UTILITIES ACROSS, ALONG, UNDER, OVER, UPON AND THROUGH THE EASEMENT, AND MAY ENTER UPON THE EASEMENT TO ENGAGE IN ALL ACTIVITIES AS MAY BE NECESSARY, REQUISITE, CONVENIENT, OR APPROPRIATE TO EFFECTUATE THE PROPOSES FOR WHICH THE EASEMENT IS GRANTED. WCID2 WILL, AT TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE EASEMENT, RESTORE THE SURFACE OF THE EASEMENT TRACT AS NEARLY AS REASONABLY PRACTICABLE TO SUBSTANTIALLY THE CONDITIONS PRIOR TO THE UNDERTAKING OF SUCH WORK; PROVIDED, HOWEVER, GRANTEE SHALL NOT BE OBLIGATED TO REPLACE OR RESTORE ANY TREES, GROWTH, SHRUBBERY, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS REMOVED FROM WITHIN THE EASEMENT IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE, RELOCATION, REPLACEMENT, REMOVAL, UPGRADE, CHANGE IN THE SIZE OF, OPERATION, PLACEMENT, INSPECTION, PROTECTION, OR ALTERATION OF THE PUBLIC WATER FACILITIES.
- THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE FEET FOR INTERIOR LOTS AND NOT LESS THAN TEN FEET FOR THE STREET SIDE OF CORNER LOTS; PROVIDED, HOWEVER, THE COMBINED SIDE YARDS BETWEEN A BUILDING ON THE LOT IN QUESTION AND A BUILDING ON AN ADJACENT LOT SHALL BE NOT LESS THAN TEN FEET. THERE SHALL BE A SIDE YARD OF NOT LESS THAN THREE FEET FOR ACCESSORY BUILDINGS OR GARAGES ON INTERIOR LOTS; HOWEVER, MAIN BUILDING SIDE YARDS SHALL BE APPLICABLE TO ACCESSORY BUILDINGS ADJACENT TO STREETS. GARAGES FACING A SIDE STREET MUST HAVE A SETBACK OF NOT LESS THAN 20 FEET. WHERE A CORNER LOT HAS A MAJOR THOROUGHFARE AS A SIDE STREET THERE SHALL BE NO LESS THAN A 20-FOOT SIDE YARD SETBACK AND NO DRIVEWAY ACCESS ONTO THE MAJOR THOROUGHFARE.



VICINITY MAP  
SCALE: 1"= 2,000'  
KEY MAP NO. 610A

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT AND MARC TINDALL, VICE PRESIDENT OF LAND, BEING AN OFFICER OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, OWNERS OF THE 10.050 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF LIBERTY RIDGE SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, 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 AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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 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 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.

IN TESTIMONY WHEREOF, THE CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS CHEW, ITS DIVISION PRESIDENT, ATTESTED BY ITS VICE PRESIDENT OF LAND, MARC TINDALL, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CENTURY LAND HOLDINGS OF TEXAS, LLC,  
A COLORADO LIMITED LIABILITY COMPANY,  
D/B/A GRAND VIEW BUILDERS

BY: \_\_\_\_\_  
CHRIS CHEW, DIVISION PRESIDENT

ATTEST: \_\_\_\_\_  
MARC TINDALL, VICE PRESIDENT OF LAND

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, 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 SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC TINDALL, VICE PRESIDENT OF LAND, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, 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 SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, AARON G. FERGUSON, 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.

\_\_\_\_\_  
AARON G. FERGUSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6601

I, JAMES R. BOWLES, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
JAMES R. BOWLES, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 95604

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF LIBERTY RIDGE SECTION 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
SONYA BROWN-MARSHALL, CHAIRMAN

\_\_\_\_\_  
TIMOTHY R. HANEY, VICE CHAIRMAN

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 \_\_\_\_\_, 2019 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.

\_\_\_\_\_  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## LIBERTY RIDGE SECTION 2

A SUBDIVISION OF 10.050 ACRES OF LAND SITUATED IN THE  
WILLIAM NEEL STEEL, ABSTRACT 64, CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS.

33 LOTS 6 RESERVES (1.555 ACRES) 1 BLOCK  
JANUARY 22, 2019 JOB NO. 2457-0012.310

OWNERS:  
**CENTURY LAND HOLDINGS OF TEXAS, LLC**  
A COLORADO LIMITED LIABILITY COMPANY  
D/B/A GRAND VIEW BUILDERS  
CHRIS CHEW, DIVISION PRESIDENT  
4700 WEST SAM HOUSTON PARKWAY NORTH, SUITE 130, HOUSTON, TEXAS 77041  
PH: (281) 741-8946

SURVEYOR: **LJA Surveying, Inc.** ENGINEER: **LJA Engineering, Inc.**  
2929 Briarpark Drive Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382 Houston, Texas 77042  
FRN - F-1386

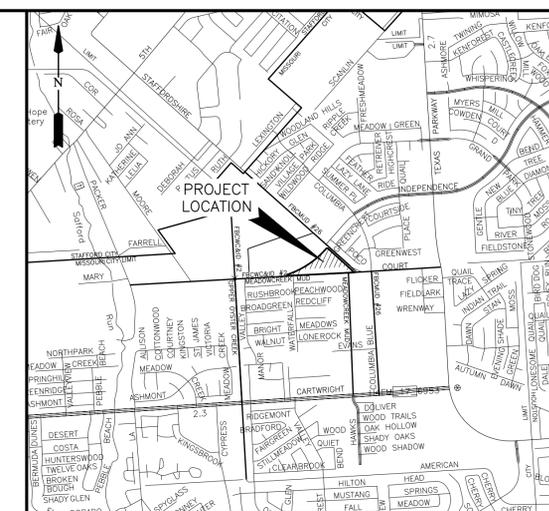
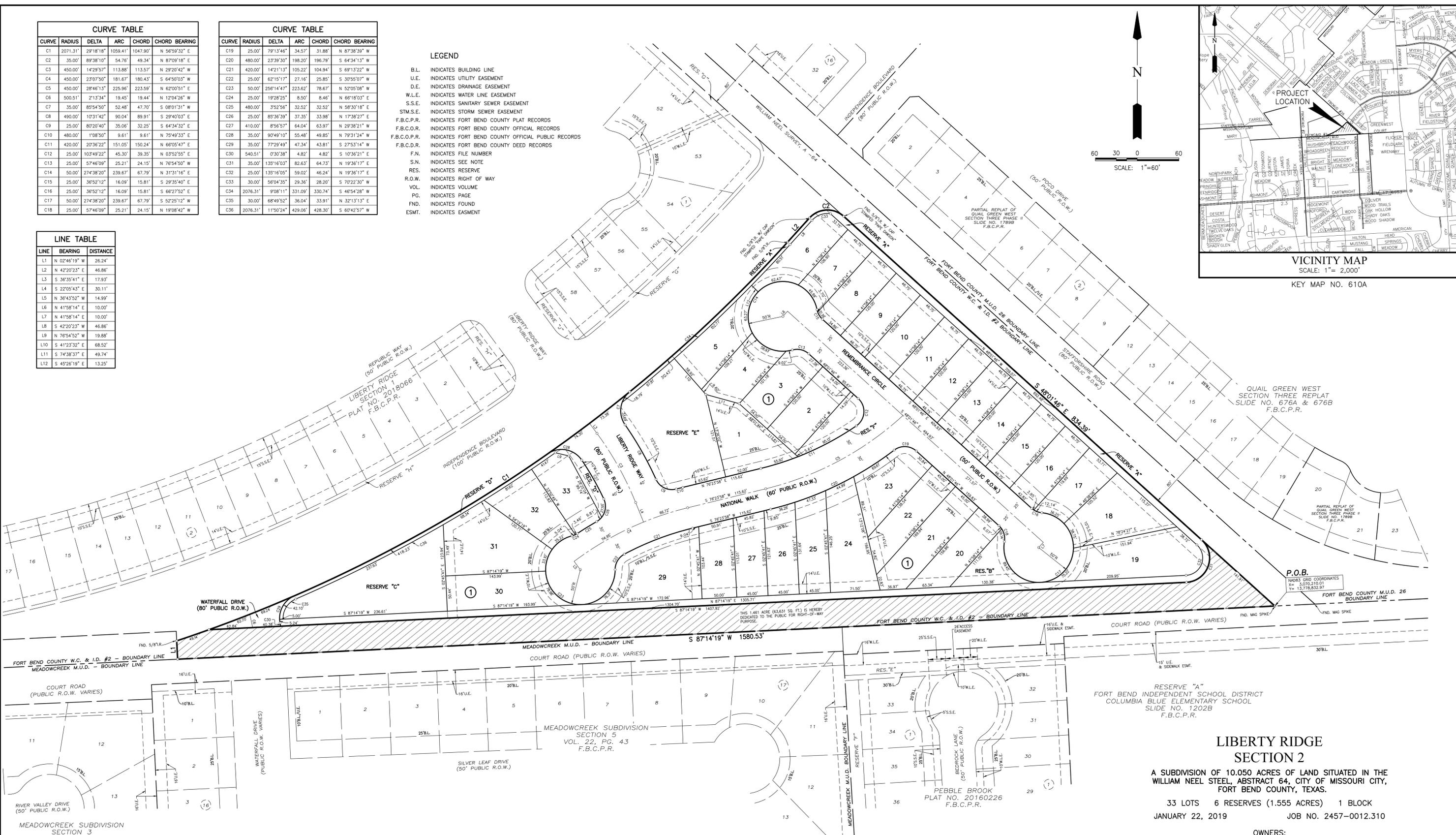
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2071.31'	29°18'18"	1059.41'	1047.90'	N 56°59'32" E
C2	35.00'	89°38'10"	54.76'	49.34'	N 87°09'18" E
C3	450.00'	142°9'57"	113.88'	113.57'	N 29°20'42" W
C4	450.00'	23°07'50"	181.67'	180.43'	S 64°50'03" W
C5	450.00'	28°46'13"	225.96'	223.59'	N 62°00'51" E
C6	500.51'	21°33'34"	19.45'	19.44'	N 12°04'26" W
C7	35.00'	89°54'50"	52.48'	47.70'	S 08°01'31" W
C8	490.00'	103°14'27"	90.04'	89.91'	S 29°40'03" E
C9	25.00'	80°20'40"	35.06'	32.25'	S 64°34'32" E
C10	480.00'	1°08'50"	9.61'	9.61'	N 75°49'33" E
C11	420.00'	20°36'22"	151.05'	150.24'	N 66°05'47" E
C12	25.00'	103°49'22"	45.30'	39.35'	N 03°52'55" E
C13	25.00'	57°46'09"	25.21'	24.15'	N 76°54'50" W
C14	50.00'	27°43'20"	239.67'	67.79'	N 31°31'16" E
C15	25.00'	36°52'12"	16.09'	15.81'	S 29°35'40" E
C16	25.00'	36°52'12"	16.09'	15.81'	S 62°27'52" E
C17	50.00'	27°43'20"	239.67'	67.79'	S 52°25'12" W
C18	25.00'	57°46'09"	25.21'	24.15'	N 19°08'42" W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C19	25.00'	79°13'46"	34.57'	31.88'	N 87°38'39" W
C20	480.00'	23°39'30"	198.20'	196.79'	S 64°34'13" W
C21	420.00'	142°11'37"	105.22'	104.94'	S 69°13'22" W
C22	25.00'	62°15'17"	27.16'	25.85'	S 30°55'07" W
C23	50.00'	25°14'47"	223.62'	78.67'	N 52°05'08" W
C24	25.00'	19°28'25"	8.50'	8.48'	N 66°18'03" E
C25	480.00'	352°56"	32.52'	32.52'	N 58°30'18" E
C26	25.00'	85°36'39"	37.35'	33.98'	N 17°38'27" E
C27	410.00'	8°56'57"	64.04'	63.97'	N 29°38'21" W
C28	35.00'	90°49'10"	55.48'	49.85'	N 79°31'24" W
C29	35.00'	77°29'49"	47.34'	43.81'	S 27°53'14" W
C30	540.51'	0°30'38"	4.82'	4.82'	S 10°36'21" E
C31	35.00'	135°16'03"	82.63'	64.73'	N 19°36'17" E
C32	25.00'	135°16'05"	59.02'	46.24'	N 19°36'17" E
C33	30.00'	56°04'35"	29.36'	28.20'	S 70°22'30" W
C34	2076.31'	9°08'11"	331.09'	330.74'	S 46°54'28" W
C35	30.00'	68°49'52"	36.04'	33.91'	N 32°13'13" E
C36	2076.31'	11°50'24"	429.06'	428.30'	S 60°47'52" W

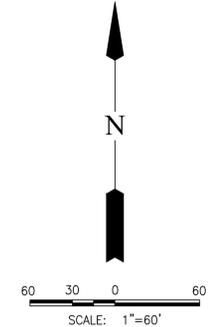
LINE	BEARING	DISTANCE
L1	N 02°46'19" W	26.24'
L2	N 42°20'23" E	46.86'
L3	S 36°35'41" E	17.93'
L4	S 22°05'43" E	30.11'
L5	N 36°43'52" W	14.99'
L6	N 41°58'14" E	10.00'
L7	N 41°58'14" E	10.00'
L8	S 42°20'23" W	46.86'
L9	N 76°54'52" W	19.88'
L10	S 41°23'32" E	68.52'
L11	S 74°38'37" E	49.74'
L12	S 45°26'19" E	13.25'

**LEGEND**

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.D. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- R.S. INDICATES RESERVE
- R.O.W. INDICATES RIGHT OF WAY
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- FND. INDICATES FOUND
- ESMT. INDICATES EASEMENT



**VICINITY MAP**  
SCALE: 1" = 2,000'  
KEY MAP NO. 610A



**LIBERTY RIDGE SECTION 2**  
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SURVEYOR: **LJA Surveying, Inc.**  
2929 Briarpark Drive, Suite 175, Houston, Texas 77042  
Phone 713.953.5200, Fax 713.953.5026, T.B.P.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**  
2929 Briarpark Drive, Suite 600, Houston, Texas 77042  
Phone 713.953.5200, Fax 713.953.5026, FRN - F-1386

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.525	22,855	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
B	0.088	3,816	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
C	0.375	16,327	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
D	0.089	3,857	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
E	0.404	17,582	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
F	0.074	3,218	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
TOTAL	1.555	67,655		

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**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 13, 2019  
**AGENDA ITEM SUBJECT:** Final Plat of MAA Development  
**AGENDA ITEM NUMBER:** 6.A.(5)  
**PROJECT PLANNER:** **Mason A. Garcia**, Planner I  
**APPROVAL:**  **Otis T. Spriggs, AICP**, Director, Development Services  
**Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

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**PERMIT NUMBER:** PLAT1900116  
**PROPERTY ID:** 0480-840-10-0009  
**LOCATION:** North of Beltway 8, west of McLain Boulevard  
**ZONING DISTRICT DESIGNATION:** I, Industrial  
**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the

City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f).
  - b. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). **A table should be used to list the identifying letter, use, and acreage of all reserves.**
  - c. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners within the subdivision, together with the conditions or limitations of each reservation shall be identified in accordance with Section 2.D(16). **Please include table for uses and associated type.**
  - d. The Certificate for Planning and Zoning Commission must be made a part of the final plat in accordance with Section 3.C(8)(f). **Only the Chair and Vice Chair need signature blocks. Please remove all other names.**
  - e. An encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h). **The encumbrance certificate that was added to the revised preliminary plat must be placed on this final plat. Please revise.**
  - f. The application incorrectly indicates that the property is not located within a municipal utility district. As plat note #5 indicates, the property is located within the boundaries of Harris County WCID Fondren Road.
  - g. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(b). **Please provide an attest for each owner representative.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None.

**B. STANDARD PLAT NOTES:**

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

None.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- a. Please revise plat note #11 to read "shall be" instead of "shall not be".

-----**END OF REPORT**-----



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, MAA HOSPITALITY, INC. ACTING BY AND THROUGH DIPAKKUMAR PATEL, PRESIDENT AND SECRETARY OF MAA HOSPITALITY, INC. AND GRANITI VICENTA REALTY, LLC, ACTING BY AND THROUGH SRINIVASA RAO KATRAKAGADA, MEMBER OF GRANITI VICENTA REALTY, LLC, OWNERS HEREAFTER REFERRED TO AS OWNERS OF 9.7060 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF MAA HOSPITALITY DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, 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 TO THE LAND SO DEDICATED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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 11 FEET, SIX INCHES FOR TEN FEET PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES FOR 14 FEET PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES FOR 16 FEET PERIMETER GROUND EASEMENTS, FROM A PLANE 16 FEET ABOVE 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 THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 21 FEET, SIX INCHES 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 TEN FEET FOR TEN FEET BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET FOR 14 FEET BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET FOR 16 FEET BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE 16 FEET ABOVE 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 THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 30 FEET IN WIDTH.

IN TESTIMONY WHEREOF, THE MAA HOSPITALITY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY DIPAKKUMAR PATEL, ITS PRESIDENT AND SECRETARY, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MAA HOSPITALITY, INC.

DIPAKKUMAR PATEL, PRESIDENT AND SECRETARY

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIPAKKUMAR PATEL, PRESIDENT AND SECRETARY OF MAA HOSPITALITY, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

IN TESTIMONY WHEREOF, THE GRANITI VICENTA REALTY, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SRINIVASA RAO KATRAKAGADA, MEMBER, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

GRANITI VICENTA REALTY, LLC

SRINIVASA RAO KATRAKAGADA, MEMBER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SRINIVASA RAO KATRAKAGADA, MEMBER OF GRANITI VICENTA REALTY, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARINA ESQUEVEL DAMAN

MY COMMISSION EXPIRES: \_\_\_\_\_

WE, ALLEGIANCE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MAA DEVELOPMENT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN FILE NO. RP-2017-399173 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS OF THE MORTGAGE RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

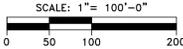
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARINA ESQUEVEL DAMAN

MY COMMISSION EXPIRES: \_\_\_\_\_

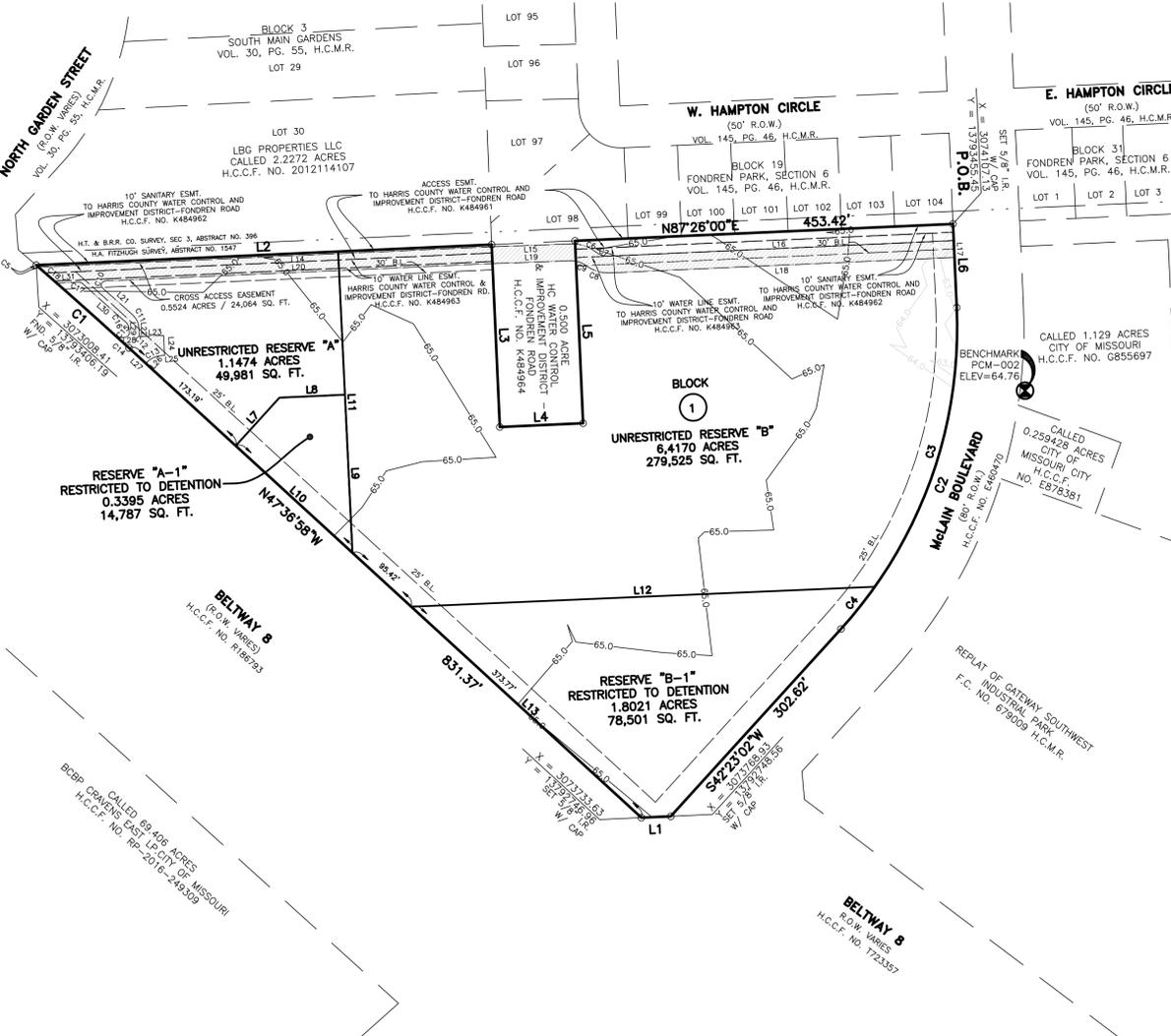
I, HENRY M. SANTOS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY 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.

HENRY M. SANTOS  
TEXAS REGISTRATION NO. 5450

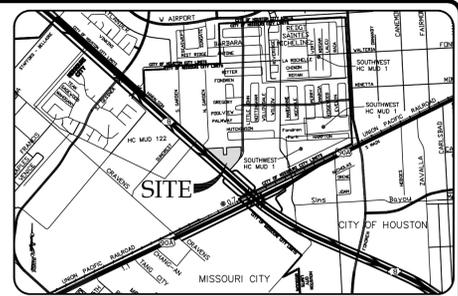


- GENERAL NOTES:
1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING SCALE FACTOR OF 0.999973326.
2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN WAS RESEARCH AND PROVIDED BY OTHERS.
3.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48201C 0845L EFFECTIVELY DATED JUNE 18, 2007, THIS PROPERTY LIES IN SHADED ZONE "X" AREAS OF 0.2 % ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
4.) SUBJECT TO RESTRICTIVE COVENANTS RECORDED UNDER CLERK'S FILE NO. RP-2017-399173 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
5.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, HOUSTON ISD, HOUSTON COMMUNITY COLLEGE, HC WOOD FONDREN ROAD, HARRIS COUNTY, TEXAS.
6.) IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS, OR FENCES.
7.) SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
8.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI, TEXAS.
9.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS (IF ANY) WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
10.) THE MINIMUM SLAB ELEVATION (TOP OF FINISHED FLOOR) FOR RESTRICTED RESERVE "A" AND "B" SHALL BE A MINIMUM OF 69.5 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.
11.) ALL SLAB ELEVATIONS SHALL NOT BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.0(11) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
12.) REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
13.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
14.) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES IN ACCORDANCE WITH SECTION 82-96.
15.) IT IS THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS OR ASSIGNS TO COMPLETE AND MAINTAIN THE PORTION OF THE SHARED DRIVEWAY SOUTH OF THE SITE AND WITHIN THE SITE'S BOUNDARY.
16.) \*\*INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED "ADVANCE SURVEYING", UNLESS OTHERWISE NOTED.
17.) SUBJECT TO A 15' EASEMENT FOR INSTALLATION OF WATER, SEWER, DRAINAGE, ELECTRIC AND GAS UTILITY LINES AS SET FORTH UNDER HARRIS COUNTY CLERK'S FILE NO.S 0903092 AND 6903095.
18.) SUBJECT TO ACCESS EASEMENT TO HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT-FONDREN ROAD AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. K484961.
19.) SUBJECT TO A SANITARY SEWER EASEMENT TO HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT-FONDREN ROAD AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. K484962.
20.) SUBJECT TO A WATER LINE EASEMENT TO HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT-FONDREN ROAD AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. K484963.
21.) SUBJECT TO AN AGREEMENT REGARDING USE RESTRICTIONS AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2017-399173.
22.) THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
23.) DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRES UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
24.) ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI, TEXAS.
25.) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AND DRAINAGE FACILITIES; AND THE MAA DEVELOPMENT, INC. AND GRANITI VICENTA REALTY, LLC SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C. (12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
26.) MISSOURI CITY SURVEY CONTROL MONUMENT NO. PCM-002 IS A 4-INCH BRASS DISK SET IN CONCRETE ON JUNE 30, 2009 AND BEING 3.9 FEET WEST OF A LIGHT POLE AND 5.1 FEET EAST OF A SIGN POST BOTH FOUND AT MC LAIN BOULEVARD AND FONDREN PARK FIRE STATION. (REFERENCED TO TSARP MONUMENT BM 11004) ELEV. 64.76 FEET NAVD 1988, 2001 ADJUSTED.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L31 with their respective bearings and lengths.



- LEGEND:
AC. - ACRES
B.L. - BUILDING LINE
ESMT. - EASEMENT
FC - FILM CODE
H.C.C.F. - HARRIS COUNTY CLERKS FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
HL&P - HOUSTON LIGHTING & POWER
I.R. - IRON ROD
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET



VICINITY MAP SCALE: 1"=1/2 MILE  
KEY MAP NO. 570L

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MAA DEVELOPMENT IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

- BY: SONYA BROWN-MARSHALL, CHAIR
BY: TIMOTHY HANEY, VICE-CHAIR
BY: REGINALD PEARSON, POS #1
BY: DOUGLAS PARKER, POS #6
BY: COURTNEY JOHNSON ROSE, POS #2
BY: HUGH BRIGHTWELL, POS #7
BY: SONYA BROWN-MARSHALL, POS #3
BY: RAMESH ANAND, POS #8
BY: LEN GOFF JR., POS #4
BY: TIMOTHY R. HANEY, POS #9
BY: JOHN T. O'MALLEY, POS #5
VICE-CHAIRMAN

STATE OF TEXAS  
COUNTY OF HARRIS  
I, LAURA RICHARD, CLERK OF THE COMMISSIONER'S COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_ 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ AND IN SUBS. NO. \_\_\_\_\_ OF THE MAP RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD DEPUTY  
CLERK OF THE COMMISSIONER'S COURT  
FORT BEND COUNTY, TEXAS

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD DISTANCE. Lists curves C1 through C18 with their geometric data.

# FINAL PLAT OF MAA DEVELOPMENT

A SUBDIVISION OF 9.7060 ACRES OR 422,794 SQUARE FEET OF LAND  
SITUATED IN THE H.A. FITZHUGH SURVEY, ABSTRACT NO. 1547,  
HARRIS COUNTY, TEXAS

## FOUR (4) RESERVES ONE (1) BLOCK

SCALE: 1"= 100' DATE: JANUARY 25, 2019

OWNERS:  
MAA HOSPITALITY, INC.  
4343 SOUTH LOOP EAST,  
HOUSTON, TEXAS 77051  
TEL NO.: 281-214-0510

GRANITI VICENTA REALTY, LLC  
1075 W SAM HOUSTON PARKWAY N, STE. NO. 214  
HOUSTON, TEXAS 77043  
TEL NO. 713-869-0800



PREPARED BY:  
ADVANCE SURVEYING, INC.  
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099  
PHONE: 281 530-2939 FAX: 281 530-5464 EMAIL: advance\_survey@asi23.com  
www.advance\_surveying.com  
FIRM NO. 10099200



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 13, 2019

**AGENDA ITEM SUBJECT:** Concept Plan of Sienna Plantation 2E  
(Sections 17C, 18, 19, 28, 29A/B, 30, 31, 32 A/B,  
Heritage Parkway A/B, Sienna Oaks Drive A)

**AGENDA ITEM NUMBER:** 6.B.

**PROJECT PLANNER:** Thomas K. White Jr., Planner II

**APPROVAL:**  **Otis T. Spriggs, AICP, Director, Development Services**  
 **Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director**

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**PERMIT NUMBER:** PLAT1900111

**PROPERTY ID:** Various, application tied to 0025-00-000-1945-907

**LOCATION:** South of Scanlan Trace, east of the Brazos River,  
west of Sienna Parkway

**ZONING DISTRICT DESIGNATION:** ETJ, Extraterritorial Jurisdiction

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject site is located within Tract B which is governed by the provisions of the 8<sup>th</sup> amendment to the Sienna Plantation Joint Development Agreement.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Concept Plan** conditioned on addressing the following deficiencies.

A conceptual plan application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014, and in accordance with Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative

Platting Manual are referenced in the comments below, except where indicated otherwise.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The name of the registered professional engineer and/or registered professional surveyor responsible for the survey and the design shall be indicated in accordance with Section 1(3).
  
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The vicinity map is difficult to read. Please revise the map and label roadways accordingly. Additionally, please crosshatch the subject area rather than black it out.
  
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

None

-----END OF REPORT-----

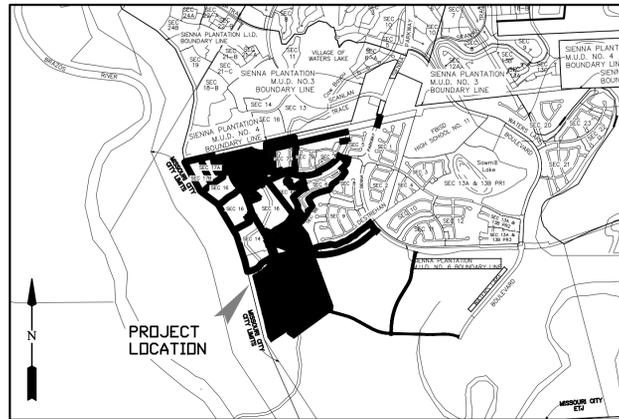


## APPLICATION FOR PLAT APPROVAL

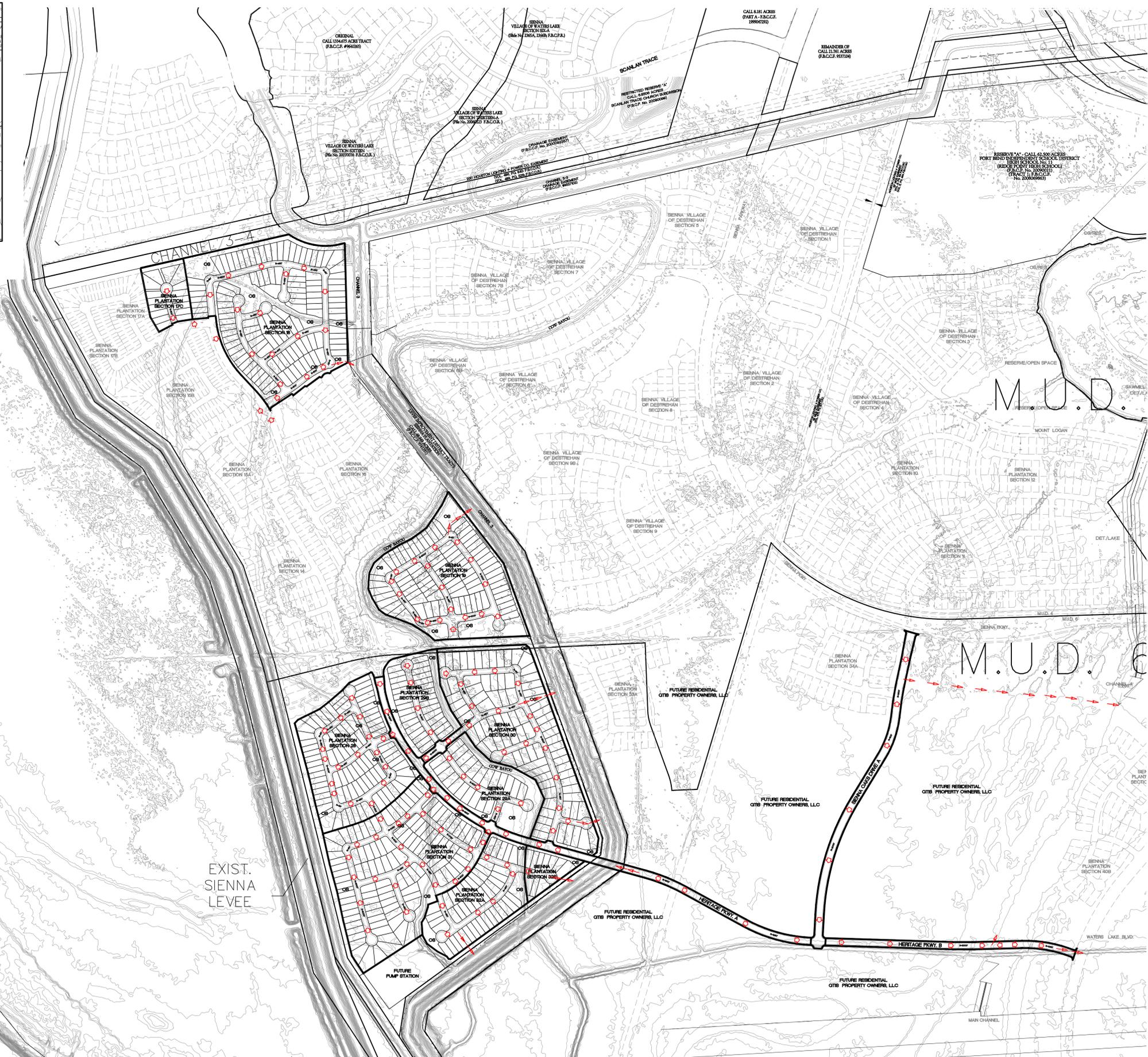
**Check One:**  **CONCEPTUAL PLAN**  **PRELIMINARY**  
 **REVISED CONCEPTUAL PLAN**  **REVISED PRELIMINARY**

**Date of Application:** 1/25/2019

1. Name of plat: Sienna Plantation 2E		
2. Name of conceptual plan that encompasses this plat (if applicable):		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development		
<input checked="" type="radio"/> Single Family Residential <input type="radio"/> Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): Toll-GTIS Property Owners LLC.		
Mailing Address: 10110 W. Sam Houston Pkwy. Suite 210		
Phone No.: (281) 985 - 5076		
Email: jjjenkins@tollbrothers.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.): TBG Partners, c/o Jake Burgus		
Mailing Address: 3050 Post Oak Blvd. Suite 1100		
Phone No.: (713) 439 - 0027		
Email: jacob.burgus@tbgppartners.com		
6. Is plat located inside the City limits or City's ETJ? (Circle One):		CITY LIMITS <input type="radio"/> ETJ <input checked="" type="radio"/>
7. Is plat located inside the City's ETJ? (Circle One):		YES <input checked="" type="radio"/> NO <input type="radio"/>
8. Total acreage: 171.09		
9. Estimated # of Sections: <u>13</u>		Blocks: <u>37</u> Reserves: <u>23</u>
10. Estimated # of residential lots/dwelling units: 598		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:		
Private Streets: _____	Public Streets: <u>43.06</u>	Residential Lots: <u>105.56</u>
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): <u>Reserve</u>		(acres): <u>22.47</u>
12. Residential lot dimensions:		Average: <u>50' x 130'</u> Smallest: <u>45' x 130'</u>
13. Lot area:		Non cul-de-sac: _____ Cul-de-sac: _____
14. Front width (At property line):		Non cul-de-sac: _____ Cul-de-sac: _____
15. Front width (At building line):		Non cul-de-sac: _____ Cul-de-sac: _____
16. Depth:		Non cul-de-sac: _____ Cul-de-sac: _____
17. Block Length: _____		Average: _____ Longest: _____ Shortest: _____
18. Type of Streets (Circle One):		<input checked="" type="radio"/> Public <input type="radio"/> Private <input type="radio"/> Combination Public/Private
19. Type of Water System (Circle One):		<input checked="" type="radio"/> Public <input type="radio"/> Individual Water Wells <input type="radio"/> Other (attach explanation)
20. Type of Sanitary System (Circle One):		<input checked="" type="radio"/> Public <input type="radio"/> Individual Septic Tanks <input type="radio"/> Other (attach explanation)
21. Municipal Utility District:		



VICINITY MAP  
SCALE: 1"=1/2 MILE  
KEY MAP NO. 650-T



RESIDENTIAL LAND USE:  
TYPICAL LOT SIZE:

LOT DIMENSIONS	SQ. FT.
28'X125'	3,500
35'X125'	4,375
45'X130'	5,850
50'X120'	6,000
55'X130' (PATIO)	7,150
60'X130' (PATIO)	7,800
60'X130'	7,800
65'X130'	8,450
75'X130'	9,750
85'X140'	11,900
100'X140'	14,000

TOTAL LOTS = 600

LEGEND

- LP LOW POINT
- LS LIFT STATION
- OS OPEN SPACE
- CD CONCEPTUAL DRAINAGE FLOW
- DET. DETENTION
- RES. RESERVE



TBG

CONCEPT PLAN  
SIENNA  
PLANTATION  
2E  
SIENNA  
PLANTATION  
SECTIONS 17C,  
18, 19, 28, 29A/B, 30,  
31, 32A/B, Heritage  
Parkway A/B, Sienna  
Oaks Drive A

A CONCEPT PLAN OF  
171.09 ACRES OUT OF  
THE DAVID FITZGERALD  
SURVEY, ABSTRACT 25,  
FORT BEND COUNTY,  
TEXAS

- 598 LOTS
- 45'X130' = 385 UNITS
- 50'X130' = 107 UNITS
- 60'X130' = 106 UNITS
- 37 BLOCKS
- 13 TOTAL SECTIONS

OWNER:  
TOLL GTIS PROPERTY  
OWNER, LLC

ENGINEER:  
LJA ENGINEERING, INC.

Job Number:  
H19000

Drawn:  
JB

Rev. Date:  
1-24-2019

File Number:  
TBG 14010



NORTH



TBG Partners  
3050 Post Oak Blvd., Suite 1100  
Houston, Texas 77056



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 13, 2019

**AGENDA ITEM SUBJECT:** Revised Concept Plan for Hagerson Road Tract

**AGENDA ITEM NUMBER:** 6.C.(1)

**PROJECT PLANNER:** Thomas K. White, Jr., Planner II

**APPROVAL:**  **Otis T. Spriggs, AICP**, Director, Development Services  
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

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**PERMIT NUMBER:** PLAT1900118

**PROPERTY ID:** 0054-00-000-4200-907 / 0054-00-000-4204-907 / 0054-00-000-4203-907 / 0054-00-000-4202-907

**LOCATION:** North of Hagerson Road and the Brazos River, west of LJ Parkway

**ZONING DISTRICT DESIGNATION:** ETJ, Extraterritorial Jurisdiction

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject site has been annexed into the boundaries of Fort Bend County Municipal Utility District #149. The City has a Strategic Partnership Agreement with MUD #149.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Concept Plan** conditioned on addressing the following deficiencies.

A conceptual plan application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014, and in accordance with Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. Please indicate that this is a “Revised” conceptual plan in the title block.
  - b. Please revise to show the land dedicated as public parkland per the dedication approved on February 5, 2017.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All conditions placed on the approval of the previously revised conceptual plan must be approved or requested information provided as requested.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

None

-----**END OF REPORT**-----

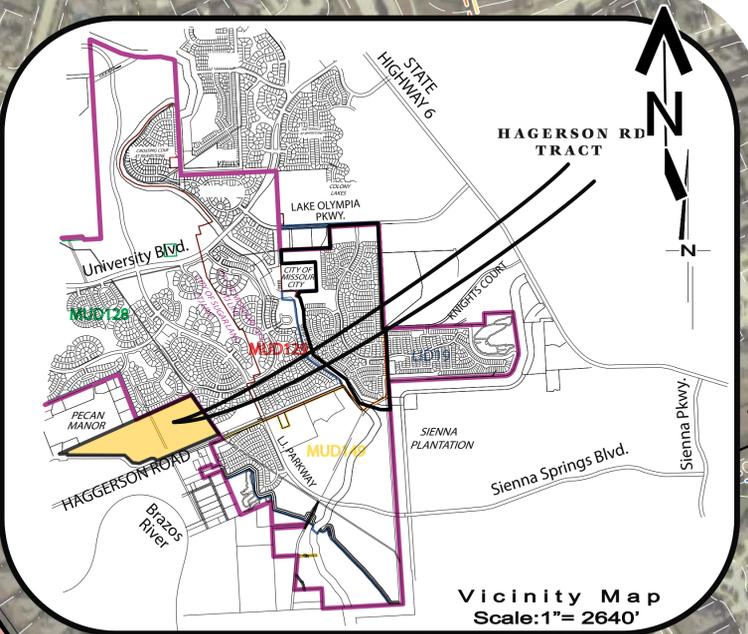
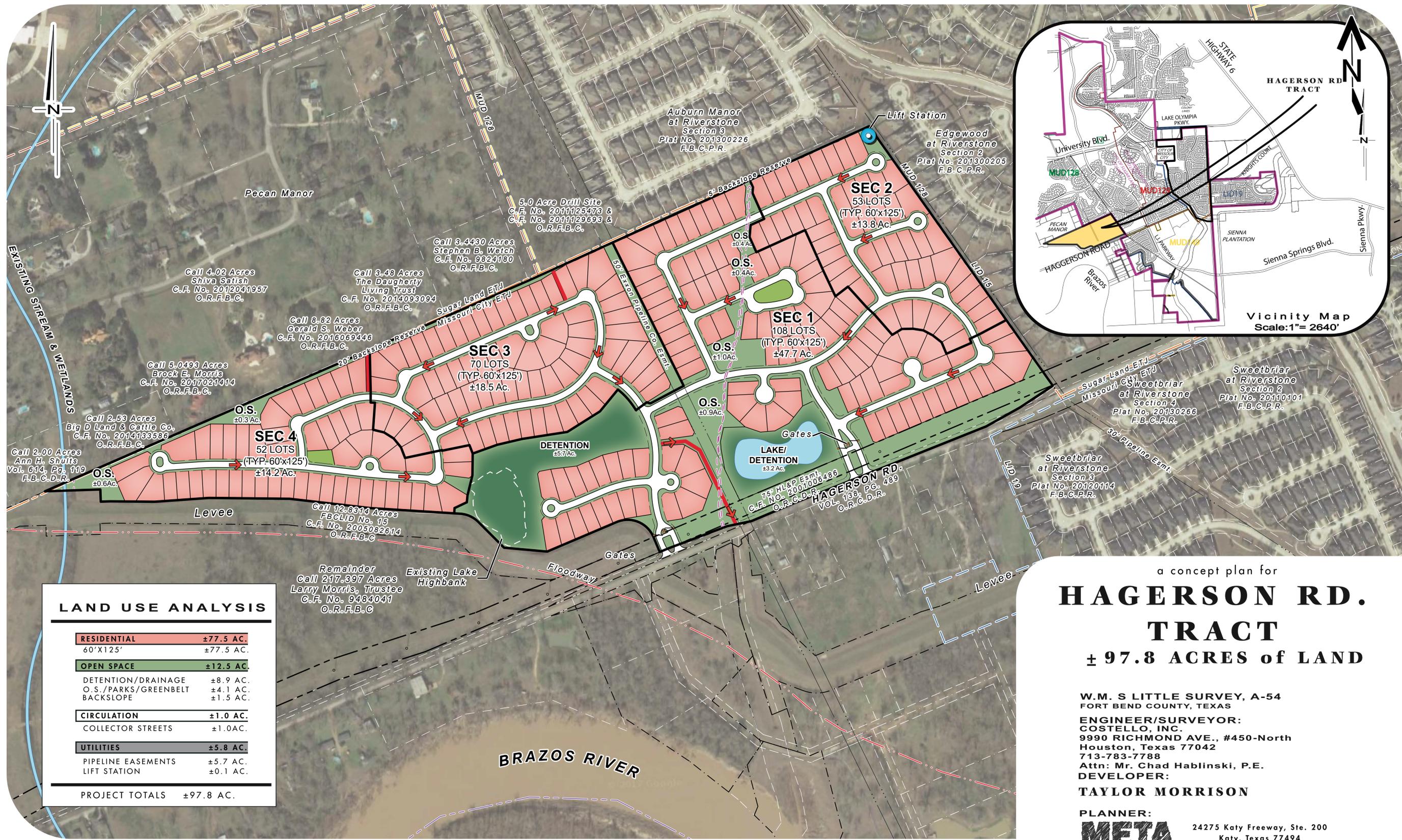


## APPLICATION FOR PLAT APPROVAL

Check One:  **CONCEPTUAL PLAN**  **PRELIMINARY**  
 **REVISED CONCEPTUAL PLAN**  **REVISED PRELIMINARY**

**Date of Application:**

1. Name of plat: Hagerson Rd Tract		
2. Name of conceptual plan that encompasses this plat (if applicable):		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development		
<input checked="" type="checkbox"/> <b>Single Family Residential</b> Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): Taylor Morrison		
Mailing Address: 5353 W. Sam Houston Pkwy N, Suite 190 Houston, TX 77041		
Phone No.:( 281) 208 - 7510 Fax No.:( ) -		
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.): META Planning + Design		
Mailing Address: 24275 Katy Freeway Ste.200 Katy, TX 77494		
Phone No.:(281) 749 - 1803 Fax No.:( ) -		
Email: kparker@metaplanningdesign.com		
6. Is plat located inside the City limits? (Circle One): YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
7. Is plat located inside the City's ETJ? (Circle One): YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
8. Total acreage: 97.8		
9. Estimated # of Sections: +/- 4 Blocks: _____ Reserves: _____		
10. Estimated # of residential lots/dwelling units: +/- 283 lots		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i>		
Private Streets: 17.6 Public Streets: _____ Residential Lots: 61.4		
Lakes/Ponds (non-recreational): 8.9 Irrigation/Drainage Canals: _____ Recreational Uses: _____		
Utility Easements: 5.8 Public Parkland: _____		
Other (explain): landscape/open space (acres): 4.1		
12. Residential lot dimensions: Average: 60' x 125' Smallest: _____		
13. Lot area: Non cul-de-sac: _____ Cul-de-sac: _____		
14. Front width (At property line): Non cul-de-sac: _____ Cul-de-sac: _____		
15. Front width (At building line): Non cul-de-sac: _____ Cul-de-sac: _____		
16. Depth: Non cul-de-sac: _____ Cul-de-sac: _____		
17. Block Length: _____ Average: _____ Longest: _____ Shortest: _____		
18. Type of Streets (Circle One): Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Combination Public/Private		
19. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District: FORT BEND COUNTY MUD 149		



**LAND USE ANALYSIS**

<b>RESIDENTIAL</b>	<b>±77.5 AC.</b>
60'x125'	±77.5 AC.
<b>OPEN SPACE</b>	<b>±12.5 AC.</b>
DETENTION/DRAINAGE	±8.9 AC.
O.S./PARKS/GREENBELT	±4.1 AC.
BACKSLOPE	±1.5 AC.
<b>CIRCULATION</b>	<b>±1.0 AC.</b>
COLLECTOR STREETS	±1.0 AC.
<b>UTILITIES</b>	<b>±5.8 AC.</b>
PIPELINE EASEMENTS	±5.7 AC.
LIFT STATION	±0.1 AC.
<b>PROJECT TOTALS</b>	<b>±97.8 AC.</b>

a concept plan for  
**HAGERSTON RD. TRACT**  
 ± 97.8 ACRES of LAND

W.M. S LITTLE SURVEY, A-54  
 FORT BEND COUNTY, TEXAS  
**ENGINEER/SURVEYOR:**  
 COSTELLO, INC.  
 9990 RICHMOND AVE., #450-North  
 Houston, Texas 77042  
 713-783-7788  
 Attn: Mr. Chad Hablinski, P.E.  
**DEVELOPER:**  
 TAYLOR MORRISON

**PLANNER:**  
**META**  
 PLANNING + DESIGN  
 24275 Katy Freeway, Ste. 200  
 Katy, Texas 77494  
 Tel: 281-810-1422  
 SCALE  
 0 100 200 400  
 MTA-9836A  
 FEBRUARY 13, 2019

**LEGEND**

- STORM SEWER ESMT
- PROPOSED DRAINAGE ROUTE

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MISSOURI CITY SUBDIVISION AND ZONING ORDINANCES IN EFFECT AT THE TIME THIS GENERAL PLAN WAS PREPARED ALONG WITH ANY VARIANCE(S) TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MISSOURI CITY PLANNING COMMISSION AND/OR THE CITY COUNCIL. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY OR CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 13, 2019

**AGENDA ITEM SUBJECT:** Final Plat of Hagerson Road Tract Section 1

**AGENDA ITEM NUMBER:** 6.C.(2)

**PROJECT PLANNER:** **Thomas K. White, Jr.**, Planner II

**APPROVAL:**  **Otis T. Spriggs, AICP**, Director, Development Services  
**Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

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**PERMIT NUMBER:** PLAT1900112

**PROPERTY ID:** 0054-00-000-4204-907 / 0054-00-000-4200-907 /  
0054-00-000-4203-907 / 0054-00-000-4202-907

**LOCATION:** North of Hagerson Road, west of LJ Parkway

**ZONING DISTRICT DESIGNATION:** ETJ, Exterritorial Jurisdiction

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject site has been annexed into the boundaries of Fort Bend County Municipal Utility District #149. The City has a Strategic Partnership Agreement with MUD #149.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.
  - b. A Parkland Dedication was approved on February 5, 2018. The dedication is to include an approximate 10 acre tract of land to be dedicated as public parkland. The land is considered to be encumbered and thus would amount to a dedication of 3.33 acres for a total 304 residential lots for the entire development. The proposed public parkland is located outside of the boundaries of the subject plat. The applicant should discuss with city staff the provision of a letter of credit or other security instrument guaranteeing the dedication of the amount of land required within three years after the date of the letter of credit or other security instrument.
  - c. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9).
  - d. A final draft of restrictive covenants (if any) ready for filing must be provided in accordance with Section 3.C(7). **Please provide an annexation document indicating that this section of the Hagerson Road Tract is subject to the Riverstone Covenants, Conditions and Restrictions as provided or provide a draft of restrictive covenants for the subdivision.**
  - e. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f).
  - f. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **A scale must be provided.**
  - g. The **location, rights-of-way widths, and names** of all **existing and proposed public and private streets** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Proposed street names are under review. Additional comments may be forthcoming.**

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- a. All conditions placed on the approval of the Conceptual Plan and Preliminary Plat must be approved or information provided as requested.
- b. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

None

**B. STANDARD PLAT NOTES:**

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

None

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- a. Please provide the minimum slab elevation in plat note #2.
- b. All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).

-----**END OF REPORT**-----



**APPLICATION FOR PLAT APPROVAL**

Check One:      AMENDING      FINAL (including Replat)  
                    LARGE ACREAGE TRACT

Date of Application: JANUARY 25, 2019

1. Name of plat:	<u>HAGERSON ROAD TRACT SECTION 1</u>		
2. Name of preliminary plat that encompasses this plat (if applicable):	<u>SAME PLAT NAME</u>		
3. Type of plat (Circle one or more):	<input type="checkbox"/> Multifamily Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input checked="" type="checkbox"/> Single Family Residential	<input type="checkbox"/> Specific Use Permit	<input type="checkbox"/> Planned Development
	Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer):	<u>TAYLOR MORRISON OF TEXAS, INC.</u>		
Mailing Address:	<u>2929 BRIAR PARK DR. #400 HOUSTON, TX. 77042</u>		
Phone No.:	<u>(281) 598-3035</u>	Fax No.:	<u>( ) -</u>
Email:			
5. Applicant's name (Engineer, Planner, Architect, Etc.):	<u>COSTELLO INC. / CHAD HABLINSKI, P.E.</u>		
Mailing Address:	<u>2107 CITYWEST BLVD 3RD FLOOR, HOUSTON, TX. 77042</u>		
Phone No.:	<u>(713) 783-7788</u>	Fax No.:	<u>(713) 783-3580</u>
Email:	<u>BSKINNER@TAYLORMORRISON.COM</u>		
6. Is plat located inside the City limits? (Circle One):	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
7. Is plat located inside the City's ETJ? (Circle One):	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
8. Total acreage:	<u>47.17 AC.</u>		
9. Number of sections:	<u>1</u>	Blocks:	<u>0</u>
		Reserves:	<u>11</u>
10. Number of residential lots/dwelling units:	<u>108</u>		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:			
Private Streets:	<u>8.07</u>	Public Streets:	<u>8.16 AC.</u>
Lakes/Ponds (non-recreational):	<u>8.07</u>	Irrigation/Drainage Canals:	<u>22.43 AC.</u>
Utility Easements:	<u>LANDSCAPE/OPEN SPACE</u>	Public Parkland:	<u>7.71</u>
Other (explain):	<u>(acres): 7.71</u>		
12. Average lot area:	<u>9,047 SQ. FT.</u>		
13. Typical lot area:	<u>9,000 SQ. FT.</u>		
14. Block Length:	Average: <u>546'</u>	Longest: <u>1227'</u>	Shortest: <u>70'</u>
15. Type of Streets (Circle One):	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	<input type="checkbox"/> Combination Public/Private
16. Type of Water System (Circle One):	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Individual Water Wells	<input type="checkbox"/> Other (attach explanation)
17. Type of Sanitary System (Circle One):	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Individual Septic Tanks	<input type="checkbox"/> Other (attach explanation)
18. Municipal Utility District:	<u>F.B.C. M.U.D. #149</u>		

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT-LAND, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, HEREINAFTER REFERRED TO AS THE OWNER OF THE 47.17 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE HAGERSON ROAD TRACT SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, 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 TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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 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 EASEMENTS TOTAL 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 (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 EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF HAGERSON ROAD TRACT SECTION 1, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS OF REGULATION FOR THE REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS" AND DO HEREBY AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY, WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

TAYLOR MORRISON OF TEXAS, INC. A TEXAS CORPORATION

BY: \_\_\_\_\_  
ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT AND, OF TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, 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 CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS THE HAGERSON ROAD TRACT SECTION 1, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBERS) 2018041934, 2018041935 AND 2018041936, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

APPEARED \_\_\_\_\_ 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 SAID NATIONAL ASSOCIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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

I, MARK D. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

MARK D. ARMSTRONG, R.P.L.S.  
TEXAS REGISTRATION NO. 5363

I, CHAD E. HABLINSKI, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF MISSOURI CITY EXCEPT FOR APPROVED VARIANCES.

CHAD E. HABLINSKI  
TEXAS LICENSE NO. 85466

CITY PLANNING AND ZONING COMMISSION  
CITY OF MISSOURI CITY, TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HAGERSON ROAD TRACT SECTION 1, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

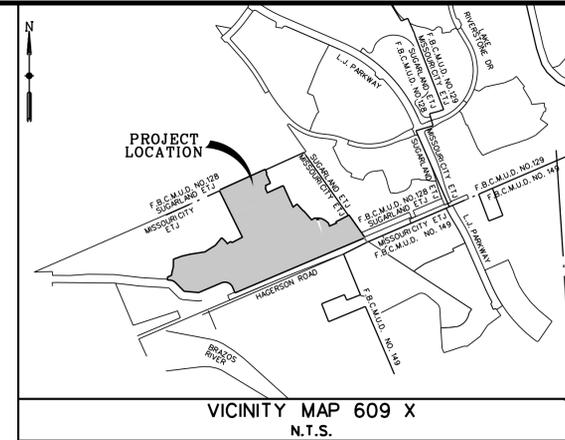
BY: \_\_\_\_\_  
SONYA BROWN MARSHALL, CHAIRMAN

BY: \_\_\_\_\_  
TIMOTHY R. HANEY, VICE CHAIRMAN

GENERAL NOTES:

- CONTROL BENCHMARK: U.S.C. & G.S. MONUMENT STAMPED "SUGARLAND 1942-1" ELEVATION 71.82, NGVD 1929, 1973 ADJUSTMENT.  
CITY OF MISSOURI CITY SURVEY MARKER # PCM-008; BRASS DISK IN CONCRETE LOCATED APPROXIMATELY 215 FEET WEST OF THE CENTERLINE OF EAST CREEK CLUB, 18 FEET SOUTH OF THE CURB OF GLEN LAKES LANE, AND 21.5 FEET WEST OF THE WEST EDGE OF A DRIVE TO A LIFT STATION. ELEV. 66.09 NAVD 88, 2001 ADJ.  
THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM \_\_\_\_\_ FEET ABOVE 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.
- THIS PROPERTY LIES WITHIN THE LIMITS OF SHADED ZONE "X" AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAP NUMBER 48157C0290L DATED APRIL 2, 2014.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY, FORT BEND I.S.D., THE CITY OF MISSOURI CITY ETI, FORT BEND COUNTY L.L.D. NO. 15 AND FORT BEND COUNTY M.U.D. NO. 149.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND SIDEWALKS. THE MAINTENANCE RESPONSIBILITY WILL BE BY RIVERSTONE HOMEOWNER'S ASSOCIATION.
- THERE ARE NO PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- SIDEWALKS AND TRAILS SHALL REFER TO SECTION 82-164 OF THE SUBDIVISION ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS.
  - IN GENERAL, PAVEMENT MARKINGS, SEPARATORS, SIGNAGE, FENCING AND LANDSCAPING MAY ALSO BE REQUIRED WHERE NECESSARY TO PROMOTE CIRCULATION, SCREENING, BUFFERING AND SAFETY
  - SIDEWALKS, SIDEWALKS SHALL BE INSTALLED ALONG ALL STREETS IN EACH SUBDIVISION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.
  - TRAILS, TRAILS MAY BE INSTALLED IN A VARIETY OF AREAS INCLUDING FEE STRIPS AS WELL AS ON ADJACENT LEVEES, WITHIN DRAINAGE EASEMENTS AND PIPELINE EASEMENTS, ALONG ROAD RIGHT-OF-WAY AND IN ANY OTHER LOCATION AND MANNER CONSISTENT WITH THE CITY PARK AND RECREATION MASTER PLAN AND CITY TRAIL PLAN.
- THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES AT THIS TIME:  
VERIZON, CENTERPOINT ENERGY, FORT BEND COUNTY C.A.D., TIME WARNER CABLE CO., FBC DRAINAGE DISTRICT, CENTERPOINT GAS, SIENERGY, L.P.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OR PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- B.L. INDICATES BUILDING SETBACK LINE, STM.S.E. INDICATES STORM SEWER EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E INDICATES WATER LINE EASEMENT, U.E. INDICATES UTILITY EASEMENT, AE INDICATES AERIAL EASEMENT, L.L.D. INDICATES LEVEE IMPROVEMENT DISTRICT, M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT AND D.E. INDICATES DRAINAGE EASEMENT.
- ALL BEARINGS ARE REFERENCED TO THE CITY OF MISSOURI CITY G.P.S. MONUMENTATION PROGRAM, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), USING CITY SURVEY MARKER NO. 7096 AND 7076.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICAL 421.2 ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL SIENERGY, L.P., GAS PIPELINES TO BE BURIED WITH A COVER OF AT LEAST 36-INCHES FROM THE TOP OF PIPE TO THE SURFACE OF THE GROUND.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PREPARED BY STEWART TITLE COMPANY, FILE NUMBER 345362, ISSUED JANUARY 24, 2019, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON THE NORTH SIDE ONLY OF THE DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- A ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- FORT BEND COUNTY FLOODPLAIN REGULATIONS, ARTICLE 5, SEC. B REQUIRES ALL STRUCTURES TO BE ELEVATED A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE IMPACTING 100-YEAR WATER SURFACE ELEVATION.
- 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.
- ALL EASEMENT, OPEN SPACES, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS ASSOCIATION, MUNICIPAL UTILITY DISTRICT, OR OTHER PERPETUAL ENTITY. FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT No.15 WILL HAVE OWNERSHIP AND MAINTENANCE AND RESPONSIBILITY OF RESERVE "E" AND "K".



RICHARD W. STOLLEIS, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

RICHARD MORRISON  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

W.A. >ANDYN MEYERS  
COMMISSIONER, PRECINCT 3

KEN R. DeMERCHANT  
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 \_\_\_\_\_, 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ 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.

LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

# HAGERSON ROAD TRACT SECTION 1

BEING A SUBDIVISION OF 47.17 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54,  
MISSOURI CITY,  
FORT BEND COUNTY, TEXAS

108 LOTS      6 BLOCKS      11 RESERVES

DATE: JANUARY, 2019

OWNER:  
TAYLOR MORRISON OF TEXAS INC.  
ROBERT L. SKINNER, AUTHORIZED AGENT  
2929 BRIARPARK DRIVE SUITE #400  
HOUSTON, TEXAS 77042  
PHONE: 281-598-3035

**META**  
PLANNING + DESIGN  
- Land Planning Consultants -  
598 P.O. BOX  
Katy, Texas 77492  
Tel: 281-810-1422

PREPARED BY:  
**Costello**

ENGINEER/SURVEYOR:  
2107 CITYWEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486



MARK D. ARMSTRONG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER - 5363

CHAD HABLINSKI  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NUMBER - 85466





**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 13, 2019

**AGENDA ITEM SUBJECT:** Final Plat of Mustang Trails Section 3

**AGENDA ITEM NUMBER:** 6.D.

**PROJECT PLANNER:** **Mason A. Garcia**, Planner I

**APPROVAL:** *OT* **Otis T. Spriggs**, AICP, Director, Development Services  
*SK* **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

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**PERMIT NUMBER:** PLAT1800101

**PROPERTY ID:** Various application tied to 5726-01-000-0100

**LOCATION:** Cartwright Road

**ZONING DISTRICT DESIGNATION:** R-4, Patio cluster residential

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the

City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

- a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.
- b. A parkland dedication was approved for the proposed subdivision on March 6, 2017. The dedication included both private parkland and a cash payment in lieu of parkland in two Phases of development. Phase I was split into two sections, 1A and 1B. A private parkland dedication was recorded with Section 1B. The subject plat for Section 3 would follow the approved dedication for Phase 2.

The approved dedication has been revised based upon the total number of lots approved for the final plats of Sections 1A and 1B plus this proposed Section 3. A total cash payment of \$161,000.00 is due for the subject section.

- c. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9). **Please provide an updated title policy.**
- d. The **boundaries of political subdivisions** and **school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please show the boundaries of the all municipal utility districts within 200 feet of the subject plat.**

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

None

**B. STANDARD PLAT NOTES:**

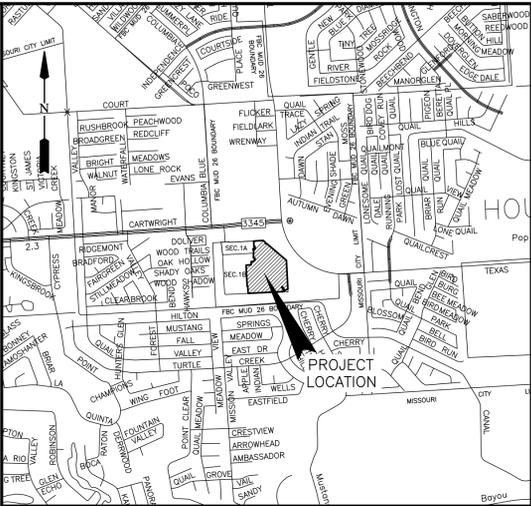
The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

- a. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
- a. Please add a note as follows: "The issuance of building permits will be put on hold pending the completion and initial acceptance of public infrastructure improvements including a signal light at Cartwright Road and Columbia Blue.

-----END OF REPORT-----





**VICINITY MAP**

SCALE: 1"= 2000'

KEY MAP NO. 610B&F

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH LINDY OLIVA, DIVISION PRESIDENT AND TIM EARLY, VICE PRESIDENT OF LAND DEVELOPMENT, BEING OFFICERS OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP AND TERRA PRIMA NO. 2, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHN D. SANTASIERO, PRESIDENT, BEING AN OFFICER OF RPDC, INC., A TEXAS CORPORATION, GENERAL PARTNER OF TERRA PRIMA NO. 2, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 21.247 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MUSTANG TRAILS SECTION 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, 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.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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 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 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 HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LINDY OLIVA, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT OF LAND DEVELOPMENT, TIM EARLY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

PULTE HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP

By: \_\_\_\_\_  
LINDY OLIVA, DIVISION PRESIDENT

ATTEST: \_\_\_\_\_  
TIM EARLY, VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDY OLIVA, DIVISION PRESIDENT OF PULTE HOMES OF TEXAS, 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 SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM EARLY, VICE PRESIDENT OF LAND DEVELOPMENT OF PULTE HOMES OF TEXAS, 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 STATED, AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, TERRA PRIMA NO. 2, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RPDC, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN D. SANTASIERO, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

TERRA PRIMA NO. 2, LTD.  
A TEXAS LIMITED PARTNERSHIP

By: RPDC, INC., A TEXAS CORPORATION,  
ITS GENERAL PARTNER

By: \_\_\_\_\_  
JOHN D. SANTASIERO, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN D. SANTASIERO, PRESIDENT OF RPDC, INC., A TEXAS CORPORATION, GENERAL PARTNER OF TERRA PRIMA NO. 2, LTD., 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, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, CHRISTOPHER B. WELLS, 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.

\_\_\_\_\_  
CHRISTOPHER B. WELLS, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6615

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MUSTANG TRAILS SECTION 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
SONYA BROWN-MARSHALL, CHAIR

\_\_\_\_\_  
TIMOTHY R. HANEY, VICE CHAIR

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 \_\_\_\_\_, 2019, 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.

\_\_\_\_\_  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

**MUSTANG TRAILS  
SECTION 3**

A SUBDIVISION OF 21.247 ACRES OF LAND SITUATED IN THE DAVID BRIGHT LEAGUE, ABSTRACT 13, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF RESERVE "D", MUSTANG TRAILS SECTION 1B, A SUBDIVISION RECORDED IN PLAT NO.20180287, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 115 LOTS AND 1 RESERVE IN 5 BLOCKS

115 LOTS 1 RESERVE (0.710 ACRE) 5 BLOCKS  
DECEMBER 13, 2018 JOB NO. 1680-5520P.401

OWNERS:

**PULTE HOMES OF TEXAS, L.P.**

A TEXAS LIMITED PARTNERSHIP  
LINDY OLIVA, DIVISION PRESIDENT  
16670 PARK ROW BLVD., SUITE 100, HOUSTON, TEXAS 77084  
PH. (281) 749-8000

**TERRA PRIMA NO. 2, LTD.**

A TEXAS LIMITED PARTNERSHIP  
JOHN D. SANTASIERO, PRESIDENT  
1027 YALE STREET, HOUSTON, TEXAS 77008

ENGINEER:

SURVEYOR:

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449

Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

**LJA Surveying, Inc.**  
2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042

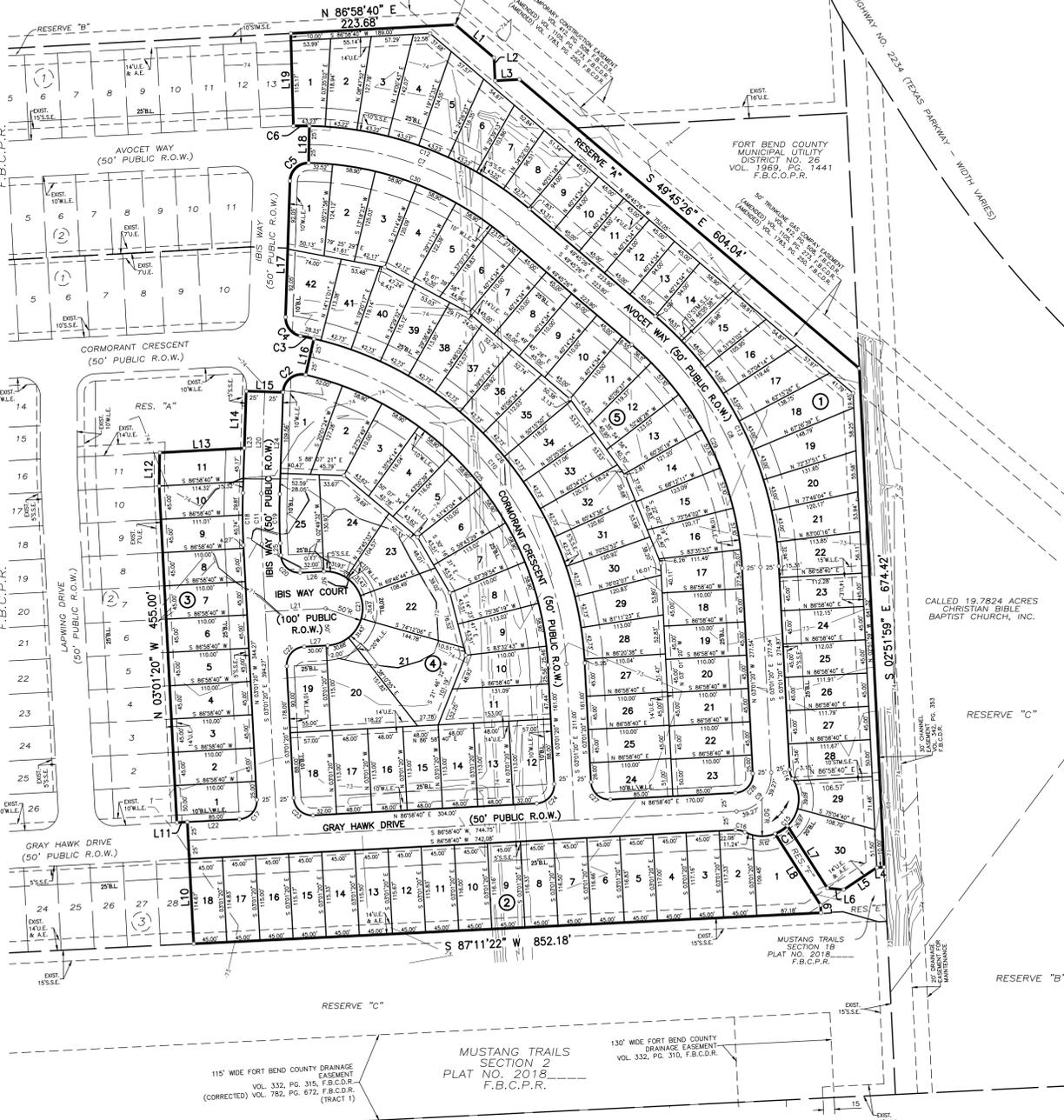
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

RESERVE "F"  
PARTIAL REPLAT NO. 4  
OF RANDALL'S CENTER - QUAIL VALLEY  
F.N. 20090069  
F.B.C.O.P.R.

P.O.B.  
TEXAS STATE PLANE  
NAD83 GRID COORDINATES  
X= 3,071,894.88  
Y= 13,775,642.98

MUSTANG TRAILS  
SECTION 1A  
PLAT NO. 20180286  
F.B.C.P.R.

MUSTANG TRAILS  
SECTION 1B  
PLAT NO. 20180287  
F.B.C.P.R.



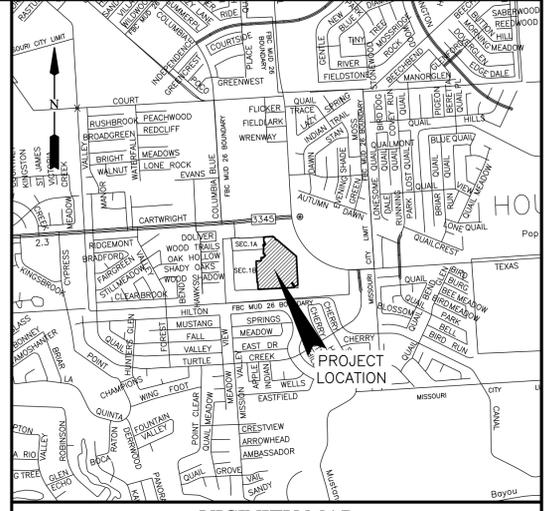
LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.M.E. INDICATES FORCE MAIN EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- NO. INDICATES NUMBER
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE

NOTES:

1. BENCHMARK: FND, 3.5 INCH BRASS DISC SET IN CONCRETE AT THE SOUTHWESTERN CORNER OF CARTWRIGHT ROAD AND OYSTER CREEK IN FRONT OF MISSOURI CITY TRAIL SYSTEM WOODEN SIGN, SURVEY MARKER NO. PCM-009  
ELEV.=69.54 2001 ADJUSTMENT
2. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.9998773725.
3. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2018-0418, DATED NOVEMBER 21, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 26, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, AND THE CITY LIMITS OF THE CITY OF MISSOURI CITY.
6. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
7. BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF THIRTY FEET (30') FROM ANY PIPELINE OR FIFTEEN (15') FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.
8. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
9. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 76.73 FEET ABOVE MEAN SEA LEVEL. IN ADDITION TO THE MINIMUM, NO FLOOR SLAB SHALL BE LESS THAN 18 INCHES ABOVE NATURAL GROUND.
11. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
12. THE HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE RESERVES, OPEN SPACES AND DRAINAGE RESERVES.
13. SIDEWALK SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
14. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
15. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.

16. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
17. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
18. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
19. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
20. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
21. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
22. NO DEVELOPMENT OR STRUCTURE IS PERMITTED WITHIN THE FLOODWAY-ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
23. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION (E) OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE CITY.
24. DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
25. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SET BACK.
26. DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.



VICINITY MAP  
SCALE: 1"= 2000'  
KEY MAP NO. 610B&F

MUSTANG TRAILS  
SECTION 3

A SUBDIVISION OF 21.247 ACRES OF LAND SITUATED IN THE DAVID BRIGHT LEAGUE, ABSTRACT 13, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF RESERVE "D", MUSTANG TRAILS SECTION 1B, A SUBDIVISION RECORDED IN PLAT NO.20180287, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 115 LOTS AND 1 RESERVE IN 5 BLOCKS  
115 LOTS 1 RESERVE (0.710 ACRE) 5 BLOCKS  
DECEMBER 13, 2018 JOB NO. 1680-5520P.401

OWNERS:

**PULTE HOMES OF TEXAS, L.P.**  
A TEXAS LIMITED PARTNERSHIP  
LINDY OLVA, DIVISION PRESIDENT  
16670 PARK ROW BLVD., SUITE 100, HOUSTON, TEXAS 77084  
PH. (281) 749-8000

**TERRA PRIMA NO. 2, LTD.**  
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JOHN D. SANTASIERO, PRESIDENT  
1027 YALE STREET, HOUSTON, TEXAS 77008

ENGINEER:

SURVEYOR:

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449

**LJA Surveying, Inc.**  
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Fax 713.953.5026  
FRN-F-1386

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.710	30,930	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
TOTAL	0.710	30,930		

LINE	BEARING	DISTANCE
L1	S 49°38'57" E	68.80'
L2	S 02°52'41" E	31.23'
L3	N 86°47'19" E	33.02'
L4	S 87°08'01" W	10.00'
L5	S 56°18'14" W	54.04'
L6	N 84°36'33" W	22.20'
L7	N 32°38'10" E	100.15'
L8	S 32°38'10" E	114.52'
L9	S 02°48'38" E	10.37'
L10	N 03°01'20" W	164.67'
L11	S 86°58'40" W	14.25'
L12	N 00°55'14" E	45.11'
L13	N 86°58'40" E	115.08'
L14	N 01°52'39" E	77.12'
L15	S 88°07'21" E	50.00'
L16	N 13°00'48" E	50.00'
L17	N 01°52'39" E	184.10'
L18	N 00°58'56" E	50.00'
L19	N 01°37'48" W	125.18'
L20	S 01°52'39" W	137.61'
L21	N 86°58'40" E	82.00'
L22	N 86°58'40" E	70.75'
L23	N 01°52'39" E	137.61'
L24	S 01°52'39" W	137.61'
L25	S 03°01'20" E	16.27'
L26	N 86°58'40" E	32.00'
L27	S 86°58'40" W	32.00'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	23°04'26"	20.14'	20.00'	S 57°21'50" W
C2	25.00'	101°08'09"	44.13'	38.62'	N 52°26'44" E
C3	475.00'	2°14'51"	18.63'	18.63'	N 78°06'37" W
C4	25.00'	81°08'42"	35.39'	32.51'	N 38°40'42" W
C5	25.00'	89°06'17"	38.88'	35.08'	N 46°25'48" E
C6	475.00'	2°36'44"	21.66'	21.65'	S 89°40'34" W
C7	450.00'	39°15'38"	308.35'	302.35'	S 69°23'15" E
C8	450.00'	46°44'06"	367.06'	356.96'	S 26°23'23" E
C9	50.00'	90°00'00"	78.54'	70.71'	S 41°58'40" W
C10	450.00'	73°57'52"	580.91'	541.41'	S 40°00'16" E
C11	800.00'	4°53'59"	68.41'	68.39'	S 00°34'20" E
C12	475.00'	39°15'38"	325.48'	319.15'	S 69°23'15" E
C13	475.00'	46°44'06"	387.45'	376.80'	S 26°23'23" E
C14	25.00'	30°27'58"	13.29'	13.14'	S 18°15'19" E
C15	50.00'	150°55'56"	131.71'	96.80'	S 41°58'40" W
C16	25.00'	30°27'58"	13.29'	13.14'	N 77°47'21" W
C17	25.00'	90°00'00"	39.27'	35.36'	N 41°58'40" E
C18	825.00'	4°53'59"	70.55'	70.53'	N 00°34'20" W
C19	775.00'	4°53'59"	66.28'	66.26'	S 00°34'20" E
C20	25.00'	90°00'00"	39.27'	35.36'	S 48°01'20" E
C21	50.00'	180°00'00"	157.08'	100.00'	S 03°01'20" E
C22	25.00'	90°00'00"	39.27'	35.36'	S 41°58'40" W
C23	25.00'	90°00'00"	39.27'	35.36'	S 48°01'20" E
C24	25.00'	90°00'00"	39.27'	35.36'	N 41°58'40" E
C25	425.00'	73°57'52"	548.64'	511.33'	N 40°00'16" W
C26	475.00'	73°57'52"	613.19'	571.49'	S 40°00'16" E
C27	25.00'	90°00'00"	39.27'	35.36'	S 48°01'20" E
C28	25.00'	90°00'00"	39.27'	35.36'	N 41°58'40" E
C29	425.00'	46°44'06"	346.66'	337.13'	N 26°23'23" W
C30	425.00'	39°15'38"	291.22'	285.56'	N 69°23'15" W



**DEVELOPMENT SERVICES - PLANNING DIVISION**

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1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

**NOTICE OF PUBLIC HEARING  
TO PROPERTY OWNERS  
WITHIN THE ORIGINAL SUBDIVISION AND  
WITHIN 200 FEET OF THE PROPERTY SUBJECT TO REPLAT**

**January 25, 2019**

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, February 13, 2019, at the City Council Chambers – 2<sup>nd</sup> Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

**PURPOSE:** To receive comments for or against a replat of Reserve “D”, Mustang Trails Section 1B being the final plat of Mustang Trails Section 3.

**SITE LOCATION:** The proposed Mustang Trails subdivision is located south and west of the intersection of Texas Parkway and Cartwright Road, north of the Thunderbird North residential subdivision and east of The Woods residential subdivision.

**SITE LEGAL DESCRIPTION:** The subject site is described as being Reserve “D”, as shown on Mustang Trails Section 1B, a subdivision of record under instrument number 20180287 of the Fort Bend County Official Public Records.

**TEXAS LOCAL GOVERNMENT CODE:** § 212.015.(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

**FOR MORE INFORMATION:** Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at [planning@missouricitytx.gov](mailto:planning@missouricitytx.gov) for further information.





**DEVELOPMENT SERVICES – PLANNING DIVISION**

**1522 TEXAS PARKWAY**

**MISSOURI CITY, TEXAS 77489**

January 25, 2019

CITY OF MISSOURI CITY, TEXAS  
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:  
Wednesday, February 13, 2019  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall Building  
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a replat of Reserve "D", Mustang Trails Section 1B being the final plat of Mustang Trails Section 3. Mustang Trails Section 1B is described as being a subdivision of record under instrument number 20180287 of the Fort Bend County Official Public Records.

This letter is being sent to property owners within the original subdivision and within 200 feet of the property subject to replat as required by law. It is also sent to others on request.

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Dear City Representatives:

\_\_\_ I/We protest this proposed partial replat because

\_\_\_ I/We support this proposed partial replat because

Sincerely,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Subdivision

\_\_\_\_\_  
Phone Number

Return to: Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489  
FAX (281) 208-5551

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*The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.*

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature