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 **June 12, 2019 at 7:00 p.m. at City Hall, Council Chambers, 2nd 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 May 8, 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

(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 Lifetime Plaza
(2) Consider approval of a preliminary plat for Alpha Center
(3) Consider approval of a preliminary plat for Sienna Plantation Section 31

(4) Consider approval of a preliminary plat for Sienna Village of Destrehan Section 6B
(5) Consider approval of a final plat for Sienna Plantation Section 25
(6) Consider approval of a final plat for Avalon at Sienna Plantation Section 4
(7) Consider approval of a final plat for Parks Edge Lift Station
(8) Consider approval of a final plat for Parks Edge Section 12
(9) Consider approval of a final plat for Dry Creek Village Section Two
(10) Consider approval of a final plat for CityPark Logistics Center

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A SPECIFIC USE PERMIT

(1) To receive comments for or against a request by Jeremiah Asomugha seeking a SUP, Specific Use Permit for an approximate 14.984 acre tract of land zoned as LC-1 local retail restricted district and R-3 two-family residential district to allow for the development of a worship center, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

(2) Consideration of the approval of a final report to City Council on item 7A(1) above.

B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

(1) To receive comments for or against a request by Morgan Myers on behalf of the Tang City Community Village LLC, to amend the regulations and restrictions of PD, Planned Development District No. 34 pertaining to ordinance O-00-34 to allow for the development of office and warehouse and retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

(2) Consideration of the approval of a final report to City Council on item 7B(1) above.

8. ZONING TEXT AMENDMENTS

None

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

A. PARKLAND DEDICATION

(1) Reconsideration of a parkland dedication for Shipman's Cove.

(2) Consideration of the approval of a semi-annual report to the City Council on the land use assumptions and capital improvements plan for the Northeast Oyster Creek sub-watershed, Lake Olympia Parkway Extension and the Mustang Bayou Service Area.

(3) Consideration of the adoption of a recommendation to the City Council on a proposed amendment to the Sienna Joint Development Agreement.

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 June 12, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on June 7, 2019.

Egima Edwards
Planning Technician

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TEXAS
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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Lifetime Plaza
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:	PLAT1900138
PROPERTY ID:	0077-00-000-1120-907
LOCATION:	North of Oyster Creek Place Dr., south of Oyster Creek/Oyster Creek Village subdivision, west of Peninsula Dr. east of Hwy 6
ZONING DISTRICT DESIGNATION:	LC-3 retail district, LC-1 local retail restricted district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

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 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). **Please add the north arrow to the vicinity map, remove the Alvin/Sugarland boundary and the railroad track.**

   b. 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 add Place to read as Oyster Creek Place Dr. to the plat. Please provide R-O-W for Highway 6 along subject site and Oyster Creek <u>Place</u> Dr. depicted on plat.**

   c. 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). **Remove the Alvin/Sugarland boundary on vicinity map.**

   d. The **location, rights-of-way widths, and names** of all **existing** and **proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). **Please label levee.**

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

   a. Provide a letter of No Objection from the MUD related to the placement of access on Oyster Creek Place.

   b. Provide a letter of No Objection from TxDOT for the placement of accesses off of Hwy 6.

   c. Coordinates should be in Grid units.

   d. Contour lines with intervals of 1 foot shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage.

   e. A preliminary drainage plan with calculations should be provided prior to final plat submittal.

f. A preliminary utility plans with calculations should be provided prior to final plat submittal.

g. Letter from MUD 49 indicating Sewer and Water Capacity should be submitted prior to final plat.

h. Letter from Fort Bend Drainage District should be submitted prior to final plat.

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

NONE

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [X] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

1. **Name of plat:** LIFETIME PLAZA
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 Single Family Residential Specific Use Permit Other (Explain):
4. **Landowner's name** (If company or corporation, list chief officer): AMAS ENTERPRISES, INC. AMAR QURESHI, PRESIDENT
   Mailing Address: 6001 BISSONNET, HOUSTON, TEXAS 77081 MUJEEB QURESHI, SECRETARY
   Phone No.:(832)277-5880-
   Email: intstantcashinc@gmail.com
5. **Applicant's name** (Engineer, Planner, Architect, Etc.): MAXX DESIGNER/BOVAY ENGINEERS
   Mailing Address: 4150 BLUEBONNET DRIVE, STE. A102, STAFFORD, TEXAS 77477/ 11757 KATY FREEWAY, STE. 700A, HOUSTON 77079
   Phone No.:(832) 659 - 5651 / 713-777-8400
   Email: hira@maxxbuilders.com / m1pina@bovayengineers.com
6. **Is plat located inside the City limits or City's ETJ?** (Circle One): **CITY LIMITS** ETJ
7. **Land distribution** (in acres)
   Private Streets: 0 Public Streets: 0 Residential Lots: 0
   Lakes/Ponds (non-recreational): 0 Irrigation/Drainage Canals: 0 Recreational Uses: 0
   Utility Easements: 0.0760 Public Parkland: 0
   Other (explain): 0.0760 ACRES - AREA FOR 10' W.L.E. + 3.1283 ACRES = 3.2043 ACRES (acres):
   TOTAL ACREAGE: 3.2043 ACRES
8. **Estimated # of Sections:** 1 **Blocks:** 1 **Reserves:** 1
9. **Estimated # of residential lots/dwelling units:** 0
10. **Residential lot dimensions:** Average: 0 Smallest: 0
11. **Lot area:** 3.2043 **Non cul-de-sac:** Cul-de-sac:
12. **Front width** (At property line): 327.88' Non cul-de-sac: Cul-de-sac:
13. **Front width** (At building line): 327.88' Non cul-de-sac: Cul-de-sac:
14. **Depth:** 444.54' Non cul-de-sac: Cul-de-sac
15. **Block Length:** 347.48 Average: _____ Longest: _____ Shortest: _____
16. **Type of Streets** (Circle One): **Public** Private Combination Public/Private
17. **Type of Water System** (Circle One): **Public** Individual Water Wells Other (attach explanation)
18. **Type of Sanitary System** (Circle One): **Public** Individual Septic Tanks Other (attach explanation)
19. **Municipal Utility District:** MUD 49

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 0.99986700344.

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. 48157C 0295L EFFECTIVELY DATED APRIL 02, 2014. THIS PROPERTY LIES IN SHADED ZONE "X" AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.

4.) SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN VOLUME 937, PAGE 712 AND AMENDED BY VOLUME 1113, PAGES 506, 510, 514, 518, 522 AND 526 OF THE DEED 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, FORT BEND DRAINAGE, FORT BEND CO. LFRC, HCC MISSOURI CITY, FORT BEND MUD 49 AND FORT BEND ISD.

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 66.9 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.C(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.) **INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED "ADVANCE SURVEYING", UNLESS OTHERWISE NOTED.

16.) ACCESS AGREEMENT AS RECORDED IN VOLUME 946, PAGE 486 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. (BLANKET EASEMENT IN NATURE)

17.) WATER SUPPLY AND EASEMENT RELEASE AGREEMENT AS RECORDED IN VOLUME 1113, PAGE 490 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. (BLANKET EASEMENT IN NATURE)

18.) LEVEE EASEMENT TO FORT BEND MUD NO. 49 BY JUDGMENT AS RECORDED IN FILE NO. 2007122847 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (BLANKET EASEMENT IN NATURE)

19.) LEVEE EASEMENT TO FORT BEND MUD NO. 49 AS RECORDED IN FILE NO. 2013119455 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (BLANKET EASEMENT IN NATURE)

20.) RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN FILE NO. 2018143440 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (BLANKET EASEMENT IN NATURE)

21.) 10' WATER LINE EASEMENT AS SET FORTH PER PLAT RECORDED IN SLIDE NO. 664A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (PLOTTED AS SHOWN)

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 MAINTENACE 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 SPACE AND DRAINAGE FACILITIES; AND THE AMAS ENTERPRISES, INC 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-001 IS A 4-INCH BRASS DISK SET IN CONCRETE ON JUNE 30, 2009 AND BEING 11.3 FEET NORTH OF MISSOURI CITY DRIVE AND 23.4 FEET NORTHEAST OF MANHOLE AND 34 FEET SOUTHWEST FROM THE SOUTHWEST CORNER OF A CONCRETE SLAB FOR A TRAFFIC SIGNAL BOX ALONG TEXAS PARKWAY AND MISSOURI CITY DRIVE. (REFERENCED TO TSARP MONUMENT BM 11004) ELEV. 72.96 FEET NAVD 1988, 2001 ADJUSTED.

ENCUMBRANCE CERTIFICATE

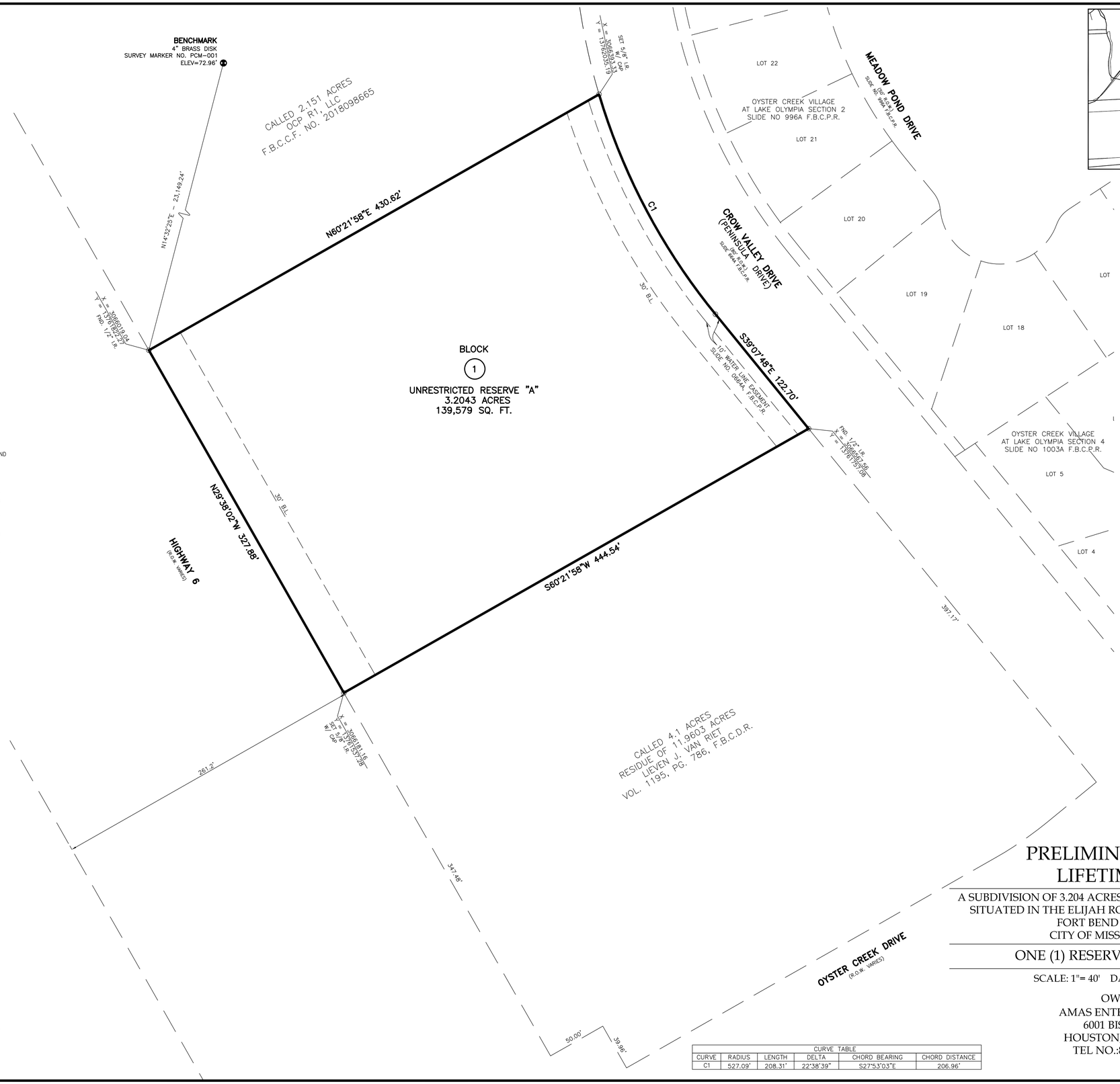
I, HENRY M. SANTOS, DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS BOTH PUBLIC AND PRIVATE, FEE STRIPS AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH THE (OWNER OR SUBDIVIDER) OWNS OR HAS A LEGAL INTEREST IN. (IN THOSE INSTANCES WHERE THE OWNER OR SUBDIVIDER OWNS OR HAS A LEGAL INTEREST IN ANY ADJACENT PROPERTY, THIS PARAGRAPH MUST BE MODIFIED TO REFLECT THE EXTENT OF SUCH OWNERSHIP AND A BOUNDARY DESCRIPTION OF THE LAND INVOLVED MUST BE PROVIDED.

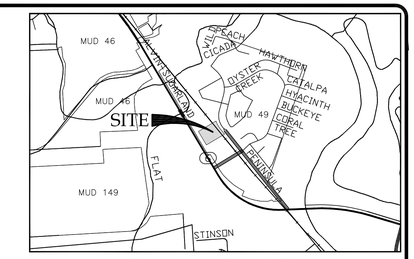
STATE OF TEXAS REGISTERED HENRY M. SANTOS 5450 PROFESSIONAL LAND SURVEYOR

HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450

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.advancesurveyingtx.com
FIRM NO. 10099200





VICINITY MAP SCALE: 1"=1500'

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

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	527.09'	208.31'	22°38'39"	S27°53'03"E	206.96'

PRELIMINARY PLAT OF LIFETIME PLAZA

A SUBDIVISION OF 3.204 ACRES OR 139,580 SQUARE FEET OF LAND
SITUATED IN THE ELIJAH ROARK SURVEY, ABSTRACT NO. 77,
FORT BEND COUNTY, TEXAS
CITY OF MISSOURI CITY, TEXAS

ONE (1) RESERVE ONE (1) BLOCK

SCALE: 1"= 40' DATE: MARCH 20, 2019

OWNERS:
AMAS ENTERPRISES, INC.
6001 BISSONNET
HOUSTON, TEXAS 77081
TEL NO.:832-277-5880

JOB NO. 029554-19-02

LEGEND

EXISTING	DESCRIPTION
B.L.	BUILDING LINE
B.M.	BENCHMARK
CM	CONTROLLING MONUMENT
DRNG.	DRAINAGE
ESMT.	EASEMENT
FL	FLOW LINE
FND.	FOUND
F.B.C.C.F.	FORT BEND COUNTY CLERK FILE
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
F.B.C.F.	FORT BEND COUNTY TEXAS
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
P.O.B	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
PG.	PAGE
R.O.T.	RIGHT-OF-WAY
SAN.	SANITARY
STM.	STORM
VOL.	VOLUME
W.L.	WATER LINE
-OE-	ELECTRIC OVERHEAD
-UT-	UNDERGROUND TELEPHONE
-x-	WROUGHT IRON FENCE
-//-	WOOD FENCE
	HIGH BANK

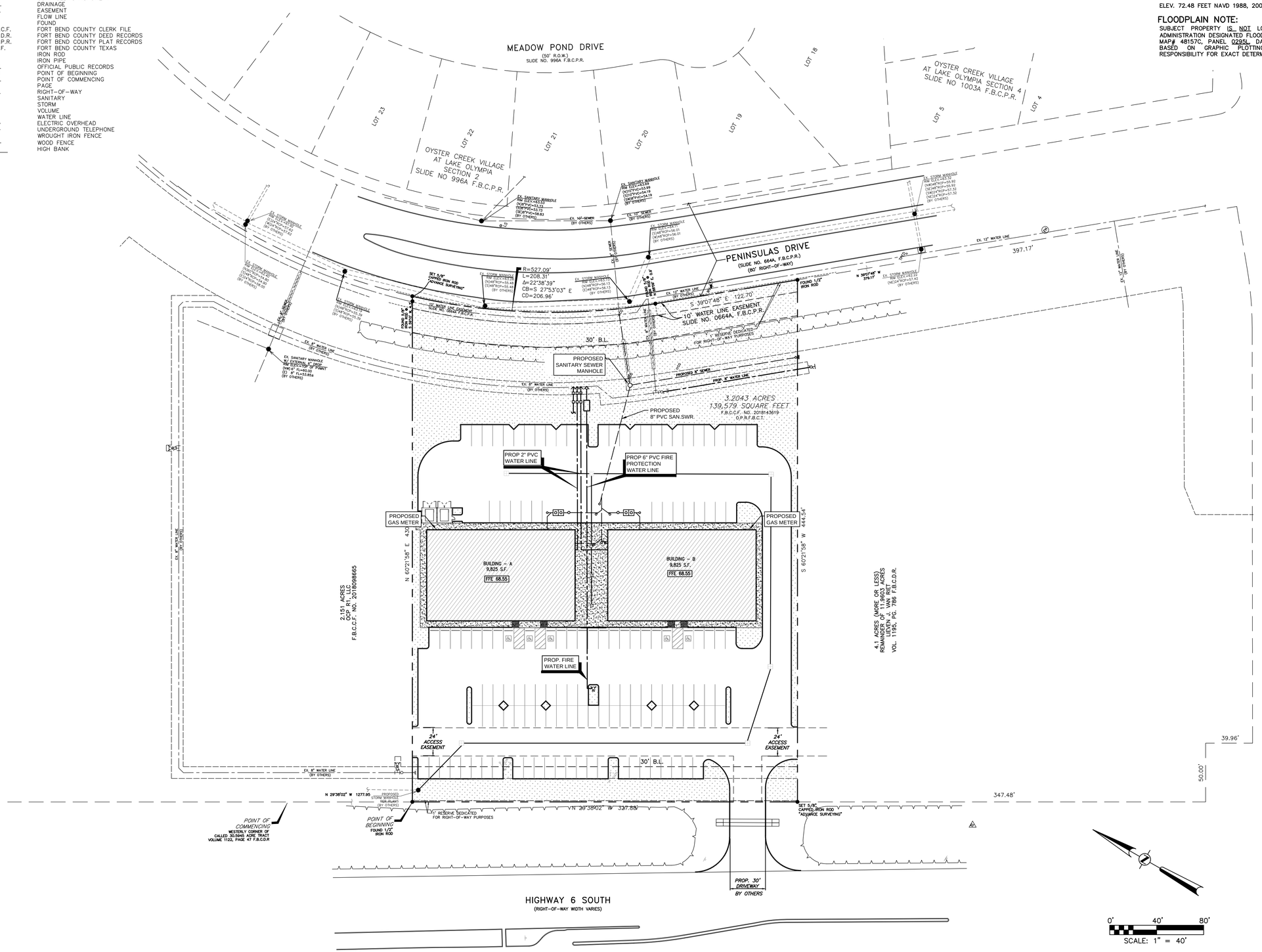
BENCHMARK:

CITY OF SUGARLAND GEODETIC CONTROL NUMBER SGR-RM 11 IS A BRASS DISK STAMPED RM 011 FROM FROM THE INTERSECTION OF HWY 59 AND WILLIAMS TRACE, TRAVEL NORTHEAST ALONG THE HWY 59 FEEDER APPROXIMATELY 0.53 MI. TO CENTRAL DRIVE, THEN GO APPROXIMATELY 310 FT. SOUTHEAST ALONG CENTRAL DRIVE TO THE STATION ON THE RIGHT. KEYMAP 568V IN THE OYSTER CREEK WATERSHED.

ELEV. 72.48 FEET NAVD 1988, 2001 ADJUSTED.

FLOODPLAIN NOTE:

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "X" MAP# 48157C, PANEL 0295L, DATED 04-02-14.THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



MAXX DESIGNERS
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BOVAY ENGINEERS, INC.
11757 Katy Freeway, Suite 700A
Houston, Texas 77079
ph. 713.777.8400
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Texas Registration No. F-2130

Seal and Sign

STATE OF TEXAS
HOASIH NANTHAKONGHANGSY
69284
LICENSED PROFESSIONAL ENGINEER
04/22/19

MISSOURI RETAIL CENTER

TEXAS STATE HWY. 6
NEAR OYSTER CREEK PLACE
MISSOURI CITY, TX 77459

Designed by:	RA
Checked by:	MI
Approved by:	
Date:	

Revision History

	Date	Description
1	-	-
2		
3		
4		
5		

Project No:

Date Began: 03/18/2019

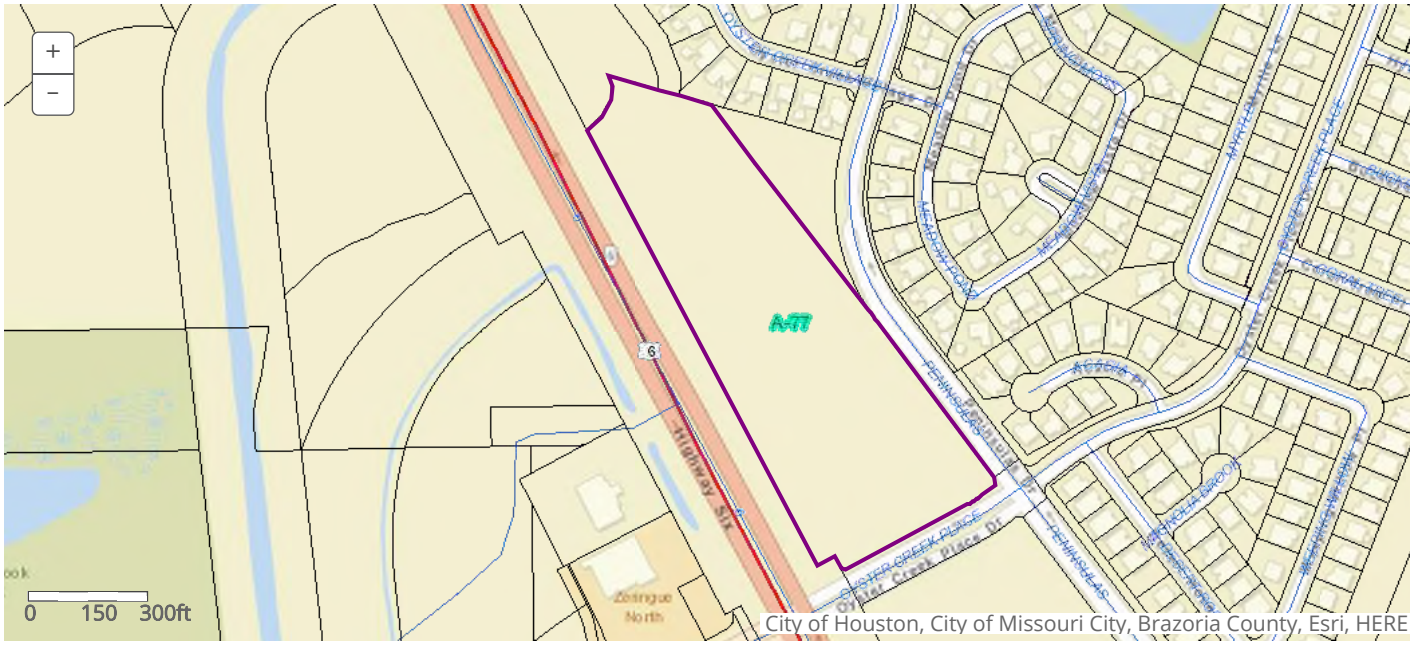
Scale:

Drawing Title: OVERALL SITE PLAN

Sheet No: C3.0

Revision No: Rev. 00

H:\MAXXD1804-100 10ACRES SH 6 & OYSTER CREEK, MISSOURI CITY, TX\40-DRAWINGS\02 -CONSTRUCTION DRAWINGS\C3.0-OVERALL SITE PLAN-RETAIL MISSOURI.DWG
4/22/2019 10:31 AM



DISCLAIMER

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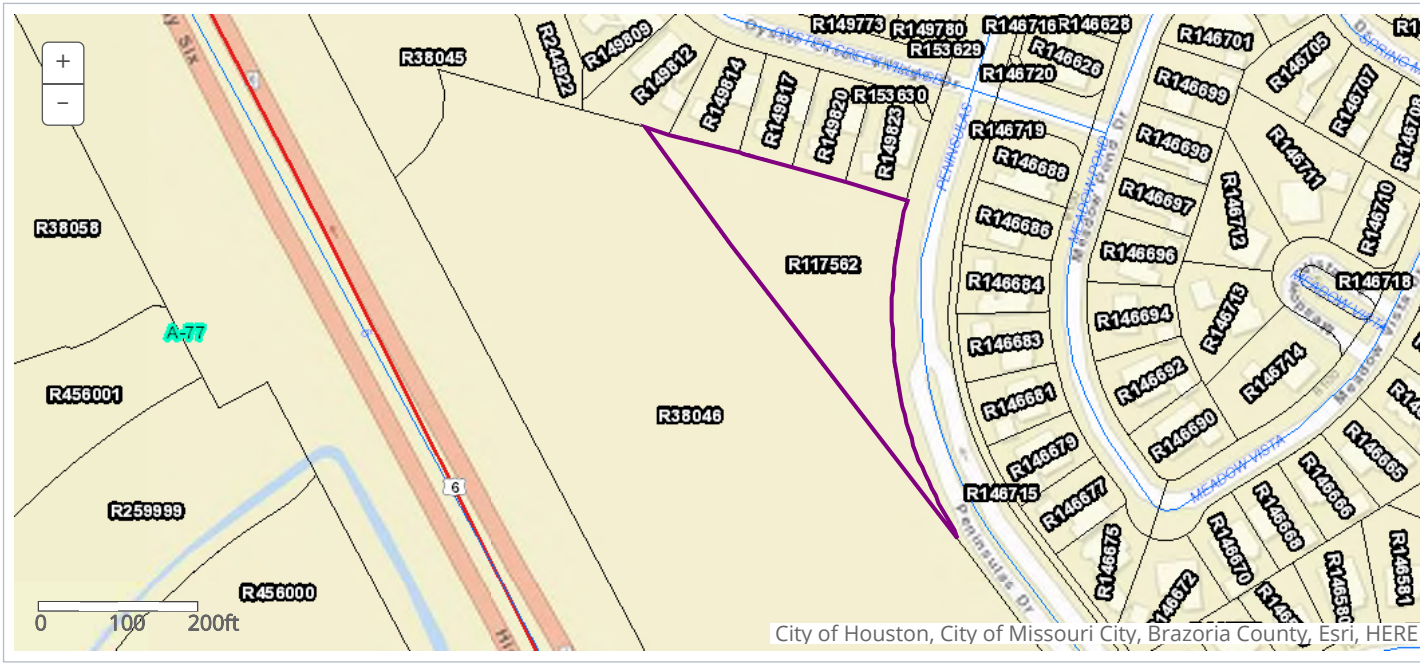

DISCLAIMER

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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Alpha Center
AGENDA ITEM NUMBER:	6.A.(2)
PROJECT PLANNER:	**Gretchen M. Pyle,** Interim Planning Specialist
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:	Plat 1900143
PROPERTY ID:	0064-00-000-2800-907
LOCATION:	2-acre tract of land located near the intersection of Fifth Street & Independence Boulevard
ZONING DISTRICT DESIGNATION:	SUP No. 205 (Ordinance O-18-36); LC-2, local restricted retail district / LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None.

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. South of Sienna Parkway and Plantation River Parkway, west of Waters Lake Boulevard

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

    a. The scale must be indicated numerically and graphically. Both the numerical and graphical displays of the scale must be located adjacent to each other. The minimum scale acceptable shall be one inch equals 100 feet in accordance with Section 2.D(8).

    b. 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). **Remove N.T.S. (Not to scale).**

    c. 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 city limits.**

    d. The **location, rights-of-way widths, and names** of all **existing** and **proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12).

    e. Building lines shall be labeled in accordance with Section 2.D(17).

    f. An acknowledgement that notice of the subdivision was provided to all utility companies, whether public or private, shall be provided in accordance with Section 2.C. Mustang Bayou – request capacity.

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

    a. A preliminary drainage plan with calculations must be provided in accordance with Section 2.D(18).

    b. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19).

    c. 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).

d. Please provide cross access to adjacent properties. Such must be shown on the plat.

e. The minimum spacing between driveways does not appear to be met. The spacing and location will be discussed at the time of permit plan review.

f. Please provide a letter from Quail Valley Utility District indicating that sewer and water capacity should be submitted prior to the final plat approval.

g. Prior to final plat approval, 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 preliminary plat:

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

   a. 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.

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

   a. Plat note #3 indicates that surface coordinates have been used however the plat shows grid. Please verify that the plat is in grid coordinates and update plat note #3 accordingly.

   b. 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.

   c. 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**----------

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [✔] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

1. **Name of plat:** ALPHA CENTER
2. **Name of conceptual plan that encompasses this plat** (if applicable): NONE
3. **Type of use** (Circle one or more): Multifamily Residential (Commercial) Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. **Landowner's name** (If company or corporation, list chief officer): Alpha Ministries Int'l, Inc. / Osas Michael Okpamen, President
   Mailing Address: P.O. BOX 710307, HOUSTON, TEXAS 77271
   Phone No.:(832) 643 - 9512
   Email: ojokpamen@yahoo.com
5. **Applicant's name** (Engineer, (Planner,) Architect, Etc.): Century Engineering, Inc. / Dan Massiatte, survey manager
   Mailing Address: 3030 South Gessner Road, Suite 100, Houston, Texas 77063
   Phone No.:(713) 781 - 8871 x2237
   Email: dmassiatte@centuryengineering.com
6. **Is plat located inside the City limits or City's ETJ?** (Circle One): (CITY LIMITS) ETJ
7. **Land distribution** (in acres)
   Private Streets: n/a Public Streets: n/a Residential Lots: n/a
   Lakes/Ponds (non-recreational): n/a Irrigation/Drainage Canals: n/a Recreational Uses: n/a
   Utility Easements: n/a Public Parkland: n/a
   Other (explain): Restricted Reserve "A" (Commercial) (acres): 2.0006
   TOTAL ACREAGE: 2.0006
8. **Estimated # of Sections:** n/a **Blocks:** 1 **Reserves:** 1
9. **Estimated # of residential lots/dwelling units:** n/a
10. **Residential lot dimensions:** Average: n/a Smallest: n/a
11. **Lot area:** n/a Non cul-de-sac: n/a Cul-de-sac: n/a
12. **Front width** (At property line): n/a Non cul-de-sac: n/a Cul-de-sac: n/a
13. **Front width** (At building line): n/a Non cul-de-sac: n/a Cul-de-sac: n/a
14. **Depth:** n/a Non cul-de-sac: n/a Cul-de-sac n/a
15. **Block Length:** 231' Average: 231' Longest: 231' Shortest: 231'
16. **Type of Streets** (Circle One): n/a Public Private Combination Public/Private
17. **Type of Water System** (Circle One): (Public) Individual Water Wells Other (attach explanation)
18. **Type of Sanitary System** (Circle One): (Public) Individual Septic Tanks Other (attach explanation)
19. **Municipal Utility District:** Quail Valley Utility District

STATE OF TEXAS

COUNTY OF FORT BEND

WE, ALPHA MINISTRIES INT'L., INC., A TEXAS CORPORATION, ACTING BY AND THROUGH OSAS MICHAEL OKPAMEN, PRESIDENT, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 2.0006 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF ALPHA CENTER, 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.

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 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 DESIGNED 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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 COMFORT 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.

IN TESTIMONY WHEREOF, THE ALPHA MINISTRIES INT'L., INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY OSAS MICHAEL OKPAMEN, IT'S PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY CHRISTY OKPAMEN, IT'S VICE PRESIDENT, AND IT'S COMMON SEAL HEREUNTO AFFIXED THIS ____ DAY OF _____ 2019.

ALPHA MINISTRIES INT'L., A TEXAS CORPORATION

BY: _____
OSAS MICHAEL OKPAMEN
PRESIDENT

ATTEST:

BY: _____ CORPORATE SEAL
CHRISTY OKPAMAN
VICE PRESIDENT

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OSAS MICHEAL OKPAMEN, PRESIDENT AND CHRISTY OHPAMEN, VICE PRESIDENT 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 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

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ALPHA CENTER 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

STATE OF TEXAS

COUNTY OF FORT BEND

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 DULY RECORDED ON _____, 2019 AT ____O' CLOCK __M, AND IN VOLUME NO. _____, 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, CLERK OF THE COMMISSIONERS' COURT
FORT BEND COUNTY, TEXAS

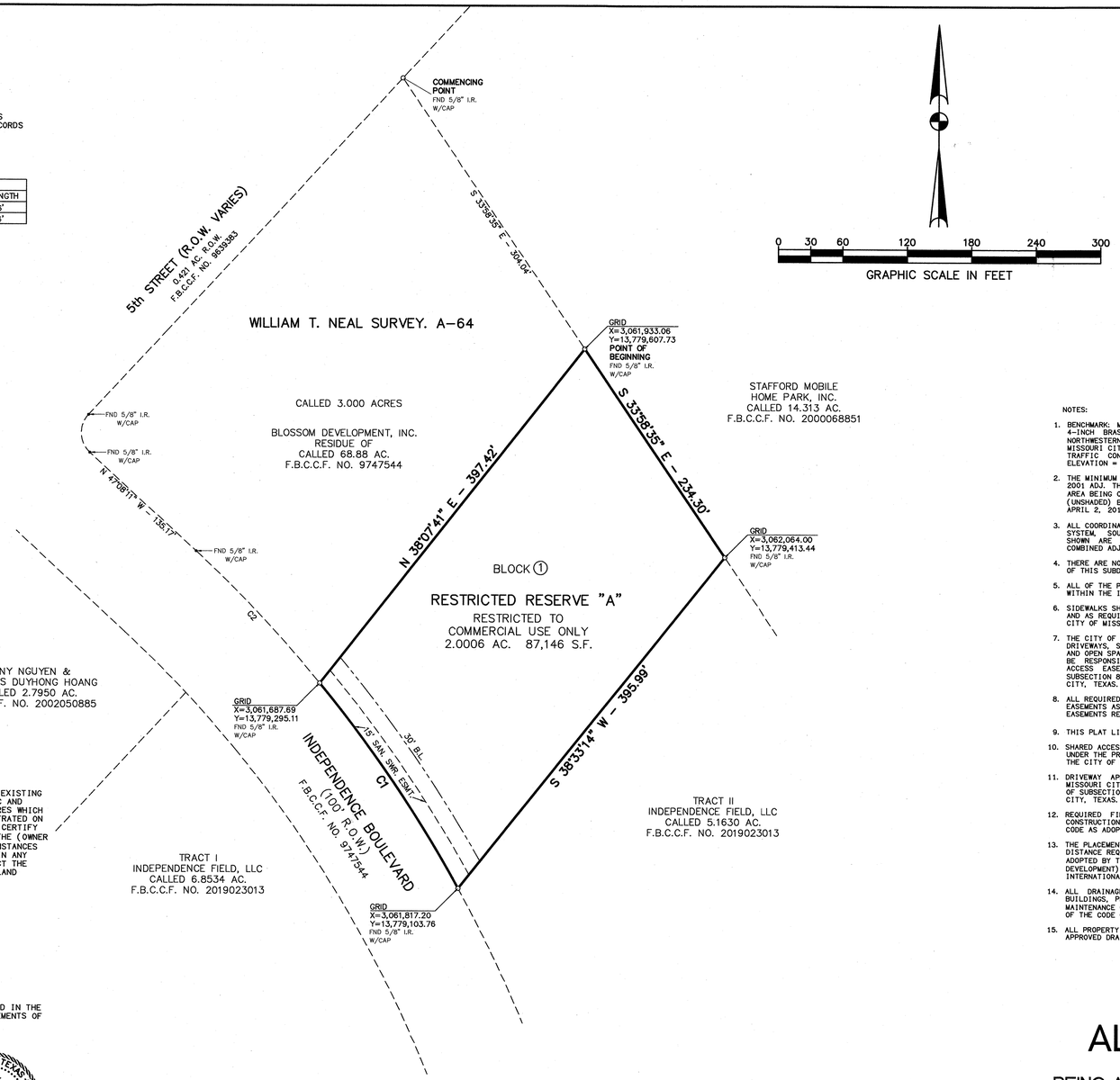
BY: _____
DEPUTY

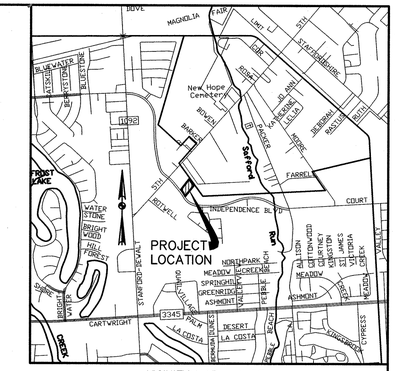
LEGEND:

1. B. L. -INDICATES BUILDING LINE.
2. U. E. -INDICATES UTILITY EASEMENT.
3. W. L. E. -INDICATES WATER LINE EASEMENT.
4. STM. SWR. ESMT. -INDICATES STORM SEWER EASEMENT.
5. A. E. -INDICATES AERIAL EASEMENT.
6. SAN. SWR. ESMT. -INDICATES SANITARY SEWER EASEMENT.
7. F. B. C. P. R. -INDICATES FORT BEND COUNTY PLAT RECORDS
8. F. B. C. O. R. -INDICATED FORT BEND COUNTY OFFICIAL RECORDS
9. T. B. M. -INDICATES TEMPORARY BENCHMARK

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	1,250.00'	231.39'	10°36'22"	N 34°05'31" W	231.06'
C2	1,250.00'	168.89'	07°44'29"	N 43°15'57" W	168.74'





NOTES:

1. BENCHMARK: MISSOURI CITY SURVEY CONTROL MONUMENT NO. PCM-001 IS A 4-INCH BRASS DISK SET IN CONCRETE STAMPED PCM-001 LOCATED AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF TEXAS PARKWAY (FM 2234) AND MISSOURI CITY DR., 23.4 FEET EAST OF MANHOLE, 34.0 FEET WEST OF SWC TRAFFIC CONTROL BOX AND 11.3 FEET NORTH OF THE EDGE OF PAVEMENT. ELEVATION = 72.96 FEET NAVD1988 2001 ADJUSTMENT

2. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 74.5 FEET NAVD88 DATUM, 2001 ADJ. THE 100-YEAR BASE FLOOD ELEVATION IS UNDETERMINED WITH THE AREA BEING OUTSIDE THE LIMIT OF DETAILED STUDY AND IS DESIGNATED ZONE "X" (UNSHADED) BEING PROTECTED FROM THE 100-YEAR FLOOD BY LEVEE DATED APRIL 2, 2014 PANEL NO. 48157C0285 L.

3. ALL COORDINATES (SURFACE) ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.99987439.

4. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

5. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

6. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY THE CITY OF MISSOURI CITY AND AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES FOR THE CITY OF MISSOURI CITY.

7. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE OWNER, EAGLE JOINT VENTURES OR ASSIGNS SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AS REQUIRED BY SUBSECTION 82-164(12) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

8. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES.

9. THIS PLAT LIES WITHIN QUAIL VALLEY UTILITY DISTRICT.

10. 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, TEXAS.

11. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF 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.

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 ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL 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 DRAINAGE & 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.

15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

I, BERNERD F. JOHNSON, R.P.L.S., DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS BOTH PUBLIC AND PRIVATE, FEE STRIPS AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH THE (OWNER OR SUBDIVIDER) OWNS OR HAS A LEGAL INTEREST IN. (IN THOSE INSTANCES WHERE THE OWNER OR SUBDIVIDER OWNS OR HAS A LEGAL INTEREST IN ANY ADJACENT PROPERTY, THIS PARAGRAPH MUST BE MODIFIED TO REFLECT THE EXTENT OF SUCH OWNERSHIP AND A BOUNDARY DESCRIPTION OF THE LAND INVOLVED MUST BE PROVIDED.)

_____
BERNERD F. JOHNSON, R.P.L.S.

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

_____
BERNERD F. JOHNSON, P.E.
TEXAS REGISTERED PROFESSIONAL ENGINEER
NO. 26430

STATE OF TEXAS
BERNERD F. JOHNSON
26430
REGISTERED PROFESSIONAL ENGINEER

I, BERNERD F. JOHNSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYOR 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 PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTS (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 1983/1993, SOUTH CENTRAL ZONE.

_____
BERNERD F. JOHNSON R.P.L.S.
TEXAS REGISTRATION NO. 4314

STATE OF TEXAS
BERNERD F. JOHNSON
4314
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES CONTINUED:

16. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL 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. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL 281-561-2999.

17. 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 IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE 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.

18. 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).

PLAT OF

ALPHA CENTER

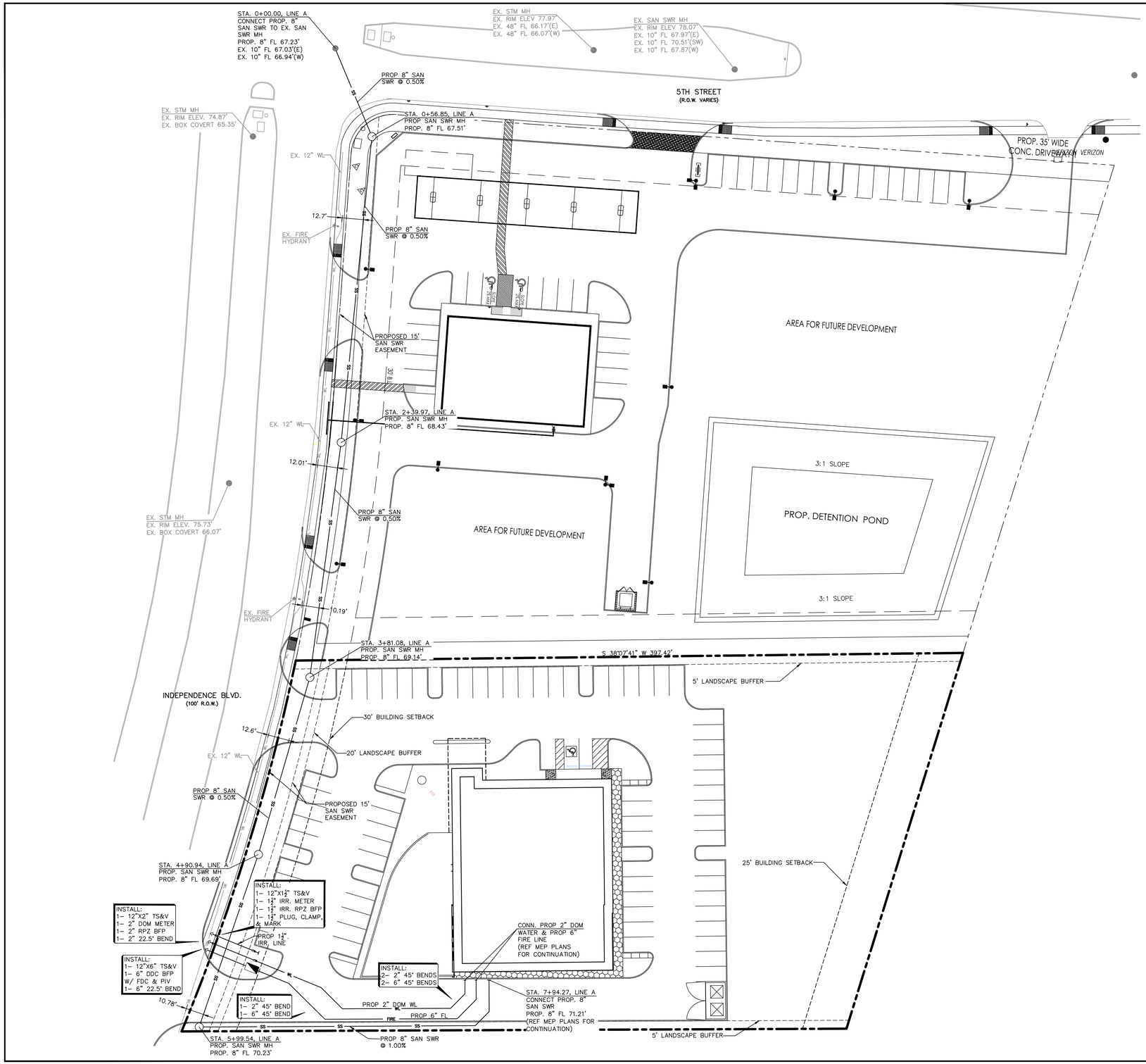
BEING A SUBDIVISION OF 2.0006 ACRES
LOCATED IN THE WILLIAM T. NEAL SURVEY,
A-64, FORT BEND COUNTY, TEXAS.

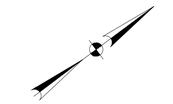
0 LOTS 1 BLOCK 1 RESERVE

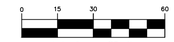
DATE: MAY, 2019 SCALE: 1" = 60'

OWNER:
ALPHA MINISTERIES INT'L., INC.
A TEXAS CORPORATION
P.O. BOX 710307, HOUSTON, TEXAS 77271

SURVEYOR:
CENTURY ENGINEERING, INC.
3030 S. GESSNER ROAD, SUITE 100, HOUSTON, TX 77063
(713) 780-8871 FAX: (713) 780-7662
Email: dmassiatte@centuryengineering.com
T.B.P.E. REGISTRATION NO. F-380 T.B.P.L.S. REGISTRATION NO. F-100965-0







GRAPHIC SCALE

LEGEND

SS (W/ CLEAN OUT)	PROPOSED SANITARY SEWER
WL	PROPOSED WATER LINE
FIRE	PROPOSED FIRE LINE
	EX. STORM SEWER
WL	EX. WATER LINE
SS	EX. SANITARY SEWER LINE
100	EX. CONTOUR

NO.	REVISIONS	DATE

ALJLindsey
Civil Engineers
5629 FM 1960 W., Suite 314
Houston, TX 77069
281.301.5955
FRN F-11526

STATE OF TEXAS
JORGE GUERRA JR.
132152
REGISTERED PROFESSIONAL ENGINEER

15 FEBRUARY 2019

ALJ PROJECT NO. 306.19.CV.002
DATE: FEB 2019
SCALE: 1:30
DRAWN BY: AK
CHECKED BY: JG

UTILITY PLAN EXHIBIT

PROJECT ADDRESS PROJECT LOCATION

SHEET
UTL-EX

missouri CITY
TEXAS
the show me city.

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Sienna Plantation Section 31
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

---

PERMIT NUMBER:	PLAT 1900144
PROPERTY ID:	0031-00-000-3036-907
LOCATION:	South of Plantation River Parkway, east of the Brazos River and west of Heritage Park Drive

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 8th amendment to the Sienna Plantation Joint Development Agreement.

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. In the case that a plat outside the city limits is governed by a strategic partnership agreement or development agreement, the plat must comply with all applicable requirements.

   b. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves. **Please clarify lot count listed at 133 vs. 107 on the plat.**

   c. 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 2.D(5). **Please add the name of registered professional engineer and/or registered professional surveyor responsible for the survey.**

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

   a. Note 3 indicates Surface Coordinates. Plat should be in Grid.

   b. A letter from Sienna Plantation MUD 6 indicating sewer and water capacity should be submitted prior to final plat.

   c. A letter from Fort Bend County Drainage District indicating No Objection should be submitted prior to final plat.

   d. A letter from LID indicating No Objection should be submitted prior to final plat.

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

NONE

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [X] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application:

1. Name of plat:	Sienna Plantation Section 31
2. Name of conceptual plan that encompasses this plat (if applicable):	Sienna Plantation 2E
3. Type of use (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development **Single Family Residential** Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	Toll GTIS Property Owner, LLC (Jimmie Jenkins)
Mailing Address:	10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064
Phone No.:	(281) 894-8655
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. (Laurie Chapa)
Mailing Address:	1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449
Phone No.:	(713) 953-5173
Email:	lchapa@lja.com
6. Is plat located inside the City limits or City's ETJ? (Circle One):	CITY LIMITS **ETJ**
7. Is plat located inside the City's ETJ? (Circle One):	**YES** NO
8. Total acreage:	32.243
9. Estimated # of Sections: 1	Blocks: 5 Reserves: 7
10. Estimated # of residential lots/dwelling units:	133
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: ____ Public Streets: 6.684 Residential Lots: 20.046 Lakes/Ponds (non-recreational): ____ Irrigation/Drainage Canals: ____ Recreational Uses: ____ Utility Easements: ____ Public Parkland: ____ Other (explain): Reserves (acres): 5.513
12. Residential lot dimensions:	Average: 155'x49' Smallest: 130'x49'
13. Lot area:	Non cul-de-sac: 7,200sqft. Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: 49' Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: Cul-de-sac:
16. Depth:	Non cul-de-sac: 155' Cul-de-sac
17. Block Length: ____	Average: 600' Longest: 861' Shortest: 375'
18. Type of Streets (Circle One):	**Public** Private 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:	Sienna Plantation Municipal Utility District No. 6

NOTES:

1. 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)

2. T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS"
ELEV. = ---.--- 2001 ADJUSTMENT

3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999867651

4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____, DATED _____, 2019 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.

7. BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP), ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD". "NOTE 1" READS AS FOLLOWS: "THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM. OVERTOPPING OR FAILURES OF ANY LEVEE SYSTEM IS POSSIBLE." AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0435L, MAP REVISED APRIL 2, 2014. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS".

8. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION.

9. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

10. 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 AS PER SECTION 42 – ARTICLE III OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ 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. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).

11. 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.

12. 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.

13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.

15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.

17. SIDEWALK 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.

18. SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

19. 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.

20. DRIVEWAY LOCATION – FOR THE LOTS 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.

21. 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.

22. 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.

23. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

24. 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.

25. 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.

26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.

27. 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.

28. 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.

29. 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.

30. 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 HOMEOWNERS ASSOCIATION (HOA).

31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. _____. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. _____.

32. 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.

33. THE TEMPORARY DRAINAGE EASEMENT AND RIGHT-OF-WAY SHALL EXPIRE AND TERMINATE AT SUCH TIME AS OTHER DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN PERMANENT EASEMENTS OR RIGHT-OF-WAY IN SUCH MANNER AS TO PROVIDE AN ALTERNATE ROUTE OF DRAINAGE OF STORM WATER FLOWING FROM PORTIONS OF SIENNA PLANTATION. AT SUCH TIME AS SUCH ALTERNATE DRAINAGE ROUTE IS PROVIDED AND CONSTRUCTED, THE TEMPORARY EASEMENT AND RIGHT-OF-WAY SHALL AUTOMATICALLY CEASE, AND TERMINATE AS PER DEED RECORDED IN VOLUME 2077, PAGES 216-232, FORT BEND COUNTY DEED RECORDS. THE ABOVE REFERENCED EASEMENT WILL DISSOLVE ONCE THE PLAT IS RECORDED.

34. THIS PLAT IS SUBORDINATED BY:
ALYSSA PRATKA, VICE PRESIDENT, 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.

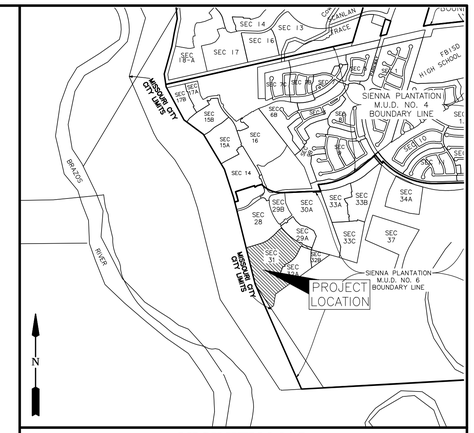
35. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

36. THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259, F.B.C.O.R.

37. 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.

38. 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.

39. 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.



VICINITY MAP
SCALE: 1"= 2000'

KEY MAP NO. 650-R,V

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

_____
J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE 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

PRELIMINARY PLAT OF

SIENNA PLANTATION SECTION 31

A SUBDIVISION OF 32.243 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

133 LOTS 7 RESERVES (5.513 ACRES) 5 BLOCKS
MAY 14, 2019 JOB NO. 1416-1531

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

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.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

SIENNA PLANTATION SECTION 31
LJA JOB No. 1416-1531

LAST SAVE: 5/16/2019 4:44 PM BY: LAURIE CHAPA – PLOT DATE: 5/16/2019 4:50 PM BY: LAURIE CHAPA
PATH\NAME: I:\PROJDSK1\PLATTING\1416\PLATS\SIENNA PLANTATION SECTION 31.DWG
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

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.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.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
V.A.M.	INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
U.V.E	INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
(A)	INDICATES RESTRICTED RESERVE "A"
(B)	INDICATES RESTRICTED RESERVE "B"
(C)	INDICATES RESTRICTED RESERVE "C"
(D)	INDICATES RESTRICTED RESERVE "D"
(E)	INDICATES RESTRICTED RESERVE "E"
(F)	INDICATES RESTRICTED RESERVE "F"
(G)	INDICATES RESTRICTED RESERVE "G"

PRELIMINARY PLAT OF

SIENNA PLANTATION SECTION 31

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133 LOTS 7 RESERVES (5.513 ACRES) 5 BLOCKS

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PHONE: 281-499-4539. www.gbisurvey.com

TBPLS FIRM # 10130300

ENGINEER:

LJA Engineering, Inc.

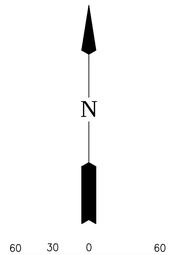
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 2 OF 3

SIENNA PLANTATION SECTION 31
LJA JOB No. 1416-1531

LAST SAVE: 5/16/2019 4:44 PM BY: LAURIE CHAPA – PLOT DATE: 5/16/2019 4:50 PM BY: LAURIE CHAPA
PATH\NAME: I:\PROJDSK1\PLATTING\1416\PLATS\SIENNA PLANTATION SECTION 31.DWG
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____



LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
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C	INDICATES RESTRICTED RESERVE "C"
D	INDICATES RESTRICTED RESERVE "D"
E	INDICATES RESTRICTED RESERVE "E"
F	INDICATES RESTRICTED RESERVE "F"
G	INDICATES RESTRICTED RESERVE "G"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 70°39'54" E	96.86'
L2	N 26°56'23" W	4.15'
L3	N 47°08'44" E	98.71'
L4	N 52°06'00" E	110.35'
L5	S 64°26'40" E	50.00'
L6	S 25°33'20" W	1.86'
L7	S 24°45'52" W	60.00'
L8	S 24°31'10" W	50.00'
L9	S 71°59'23" W	50.00'
L10	S 18°00'37" E	25.00'
L11	S 69°52'08" W	82.72'
L12	S 07°37'27" W	20.99'
L13	S 17°52'31" W	93.34'
L14	S 32°03'27" W	42.87'
L15	S 04°13'06" E	99.65'
L16	S 26°56'23" E	99.10'
L17	S 18°00'37" E	91.72'
L18	S 72°52'19" W	59.18'
L19	S 12°54'25" E	76.03'
L20	N 73°26'35" E	9.67'
L21	S 49°05'20" W	3.93'
L22	S 26°56'23" E	99.06'
L23	N 18°00'37" W	91.72'
L24	S 12°54'25" E	76.03'
L25	N 12°54'25" W	76.03'
L26	N 72°52'19" E	54.98'
L27	N 26°56'23" W	99.14'
L28	N 72°52'19" E	59.18'
L29	S 52°32'02" E	46.31'
L30	N 17°26'09" W	14.63'
L31	S 88°59'38" W	14.20'
L32	S 31°51'56" E	20.00'
L33	S 12°54'39" E	65.08'
L34	N 30°32'56" W	72.71'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1570.00'	23°37'32"	647.38'	S 49°42'46" E	642.81'
C2	25.00'	92°55'08"	40.54'	N 72°00'54" E	36.24'
C3	25.00'	90°47'27"	39.61'	S 19°50'24" E	35.60'
C4	1630.00'	0°03'09"	1.50'	N 65°12'33" W	1.50'
C5	25.00'	89°15'42"	38.95'	S 70°11'11" W	35.13'
C6	25.00'	91°02'09"	39.72'	S 19°57'45" E	35.67'
C7	1775.00'	0°04'56"	2.55'	N 65°26'22" W	2.55'
C8	25.00'	86°14'49"	37.63'	S 71°28'42" W	34.18'
C9	625.00'	35°58'37"	392.45'	S 46°20'36" W	386.03'
C10	25.00'	82°20'32"	35.93'	S 23°09'39" W	32.92'
C11	1600.00'	27°20'08"	763.35'	S 51°34'04" E	756.13'
C12	1750.00'	22°29'08"	686.78'	S 54°14'16" E	682.38'
C13	600.00'	25°35'40"	268.02'	S 39°44'13" E	265.80'
C14	450.00'	34°31'26"	271.15'	S 35°16'20" E	267.07'
C15	1050.00'	28°44'22"	526.68'	S 58°30'08" W	521.18'
C16	50.00'	88°08'42"	76.92'	S 28°47'58" W	69.56'
C17	3000.00'	2°21'58"	123.89'	S 14°05'24" E	123.88'
C18	3000.00'	3°39'00"	191.11'	S 14°43'55" E	191.08'
C19	450.00'	33°59'24"	266.96'	S 55°52'37" W	263.06'
C20	450.00'	21°50'51"	171.59'	S 29°59'15" E	170.55'
C21	600.00'	42°56'08"	449.62'	S 47°01'23" W	439.17'
C22	575.00'	0°48'09"	8.05'	S 27°20'27" E	8.05'
C23	25.00'	96°19'54"	42.03'	S 75°54'29" E	37.25'
C24	1025.00'	11°47'38"	210.99'	N 50°01'46" E	210.61'
C25	25.00'	85°51'07"	37.46'	N 01°12'24" E	34.05'
C26	1630.00'	3°49'10"	108.66'	N 39°48'35" W	108.64'
C27	425.00'	33°14'29"	246.57'	N 34°37'51" W	243.13'
C28	25.00'	84°14'58"	36.76'	S 86°37'25" W	33.54'
C29	475.00'	18°23'22"	152.46'	S 53°41'37" W	151.80'
C30	25.00'	81°57'08"	35.76'	S 21°54'45" W	32.79'
C31	425.00'	14°50'07"	110.04'	S 26°28'53" E	109.74'
C32	25.00'	47°38'13"	20.79'	S 57°43'03" E	20.19'
C33	50.00'	276°22'32"	241.18'	S 56°39'07" W	66.67'
C34	25.00'	48°37'42"	21.22'	N 09°28'28" W	20.59'
C35	475.00'	14°43'30"	122.08'	N 26°25'34" W	121.74'
C36	25.00'	88°03'52"	38.43'	N 63°05'45" W	34.75'
C37	25.00'	85°55'10"	37.49'	S 29°54'44" W	34.07'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C38	3025.00'	0°08'26"	7.42'	S 12°58'38" E	7.42'
C39	2975.00'	3°39'00"	189.52'	S 14°43'55" E	189.49'
C40	25.00'	57°28'12"	25.08'	S 45°17'31" E	24.04'
C41	50.00'	274°45'32"	239.77'	S 63°21'09" W	67.71'
C42	25.00'	37°17'20"	16.27'	N 02°05'15" E	15.98'
C43	3025.00'	3°39'00"	192.70'	N 14°43'55" W	192.67'
C44	2975.00'	2°21'58"	122.85'	N 14°05'24" W	122.84'
C45	25.00'	31°18'39"	13.66'	N 30°55'42" W	13.49'
C46	50.00'	150°46'01"	131.57'	N 28°47'58" E	96.76'
C47	25.00'	31°18'39"	13.66'	N 88°31'39" E	13.49'
C48	1025.00'	11°12'18"	200.45'	N 67°16'10" E	200.13'
C49	25.00'	89°56'32"	39.24'	N 16°41'46" E	35.34'
C50	625.00'	1°20'08"	14.57'	N 27°36'27" W	14.57'
C51	25.00'	90°40'57"	39.57'	N 89°28'26" E	35.57'
C52	1630.00'	16°32'06"	470.40'	S 53°27'09" E	468.77'
C53	25.00'	87°16'31"	38.08'	S 18°04'56" E	34.50'
C54	25.00'	92°20'07"	40.29'	S 71°43'23" W	36.07'
C55	1725.00'	17°30'46"	527.25'	N 53°21'11" W	525.20'
C56	25.00'	88°43'45"	38.72'	N 00°13'56" W	34.96'
C57	25.00'	90°36'43"	39.54'	S 89°58'17" E	35.54'
C58	1775.00'	17°32'48"	543.59'	S 53°26'19" E	541.46'
C59	25.00'	90°57'35"	39.69'	S 16°43'56" E	35.65'
C60	575.00'	34°11'24"	343.12'	S 45°50'34" W	338.05'
C61	25.00'	97°58'58"	42.75'	N 68°04'14" W	37.73'
C62	475.00'	33°27'17"	277.35'	N 35°48'24" W	273.43'
C63	575.00'	14°21'30"	144.09'	N 45°21'18" W	143.72'
C64	25.00'	94°12'12"	41.10'	N 08°55'33" E	36.63'
C65	1075.00'	11°18'19"	212.11'	N 50°22'30" E	211.77'
C66	25.00'	88°08'42"	38.46'	N 28°47'58" E	34.78'
C67	1075.00'	11°36'09"	217.69'	N 67°04'15" E	217.32'
C68	25.00'	81°36'30"	35.61'	S 77°55'34" E	32.67'
C69	625.00'	15°24'43"	168.12'	S 44°49'41" E	167.61'
C70	25.00'	98°47'21"	43.10'	S 03°08'22" E	37.96'
C71	425.00'	26°37'00"	197.43'	S 59°33'49" W	195.66'
C72	25.00'	92°11'56"	40.23'	N 61°01'43" W	36.03'
C73	3025.00'	0°20'38"	18.16'	N 15°06'04" W	18.16'

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.031	1,372	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
B	0.043	1,860	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
C	0.226	9,839	RESTRICTED TO UTILITIES/DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT 6
D	2.408	104,892	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
E	8.637	376,206	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
F	0.071	3,113	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
G	0.480	2,078	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
TOTAL	11.464	499,360		

PRELIMINARY PLAT OF

SIENNA PLANTATION SECTION 31

A SUBDIVISION OF 32.243 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

133 LOTS 7 RESERVES (5.513 ACRES) 5 BLOCKS

MAY 14, 2019 JOB NO. 1416-1531

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

SURVEYORS:

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13503 S. GESSNER RD., MISSOURI CITY, TX 77489
PHONE 281-499-4539 www.gbisurvey.com
TBPLS FIRM # 10130500

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

SIENNA PLANTATION SECTION 31
LJA JOB No. 1416-1531

LAST SAVE: 5/16/2019 4:44 PM BY: LAURIE CHAPA — PLOT DATE: 5/16/2019 4:51 PM BY: LAURIE CHAPA
PATH\NAME: I:\PROJDSK1\PLATTING\1416\PLATS\SIENNA PLANTATION SECTION 31.DWG

MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Sienna Village of Destrehan Section 6B
AGENDA ITEM NUMBER:	**6.A.4**
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:	PLAT 1900147
PROPERTY ID:	0025-00-000-1945-907
LOCATION:	South and west of the intersection of Sienna Parkway and Scanlan Trace, East of the Brazos River

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 8th amendment to the Sienna Plantation Joint Development Agreement.

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. South and west of the intersection of Sienna Parkway and Scanlan Trace, East of the Brazos River

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. In the case that a plat outside the city limits is governed by a strategic partnership agreement or development agreement, the plat must comply with all applicable requirements.

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

   a. A letter from Sienna Plantation MUD 4 indicating sewer and water capacity should be submitted prior to final plat.

   b. A letter from Fort Bend County Drainage District indicating No Objection should be submitted prior to final plat.

   c. A letter from LID indicating No Objection should be submitted prior to final plat.

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

   NONE

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [X] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application:

1. Name of plat: Sienna Village of Destrehan Section 6B	
2. Name of conceptual plan that encompasses this plat (if applicable): Sienna Village of Destrehan	
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):	
4. Landowner's name (If company or corporation, list chief officer): Toll GTIS Property Owner, LLC (Jimmie Jenkins)	
Mailing Address: 10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064	
Phone No.:(281) 894-8655	
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. (Marie Escue)	
Mailing Address: 1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449	
Phone No.:(713) 953-5173	
Email: lchapa@lja.com	
6. Is plat located inside the City limits or City's ETJ? (Circle One): CITY LIMITS ETJ	
7. Is plat located inside the City's ETJ? (Circle One): YES NO	
8. Total acreage: 18.901	
9. Estimated # of Sections: 1 Blocks: 1 Reserves: 4	
10. Estimated # of residential lots/dwelling units: 77	
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*: Private Streets: _____ Public Streets: 0.946 Residential Lots: 7.080 Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): Landscape/Open/Drainage (acres): 10.875	
12. Residential lot dimensions:	Average: 150'x100' Smallest: 135'x75'
13. Lot area:	Non cul-de-sac: 15,693 Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: 90' Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: 90' Cul-de-sac:
16. Depth:	Non cul-de-sac: 150' Cul-de-sac
17. Block Length: _____	Average: 200' Longest: 299' Shortest: 196'
18. Type of Streets (Circle One):	Public Private 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: Sienna Plantation Municipal Utility District No. 4	

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 18.901 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA VILLAGE OF DESTREHAN SECTION 6B, 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 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, DRAWS 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 VILLAGE OF DESTREHAN SECTION 6B 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 VILLAGE OF DESTREHAN SECTION 6B 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

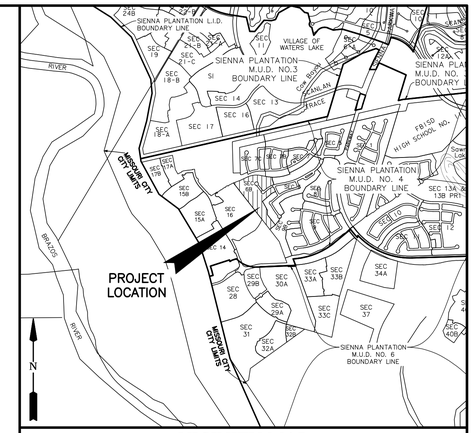
THIS _____ DAY OF _____, 2019.

_____
SONYA BROWN-MARSHALL, CHAIRMAN

_____
TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

1. 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)
2. T.B.M. INDICATES TEMPORARY BENCHMARK
   FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING"
   ELEV. = 65.30 (ON LEVEE) 2001 ADJUSTMENT
3. 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.
4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 369395, DATED FEBRUARY 21, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. 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.
7. 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.
8. THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. 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.
10. 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 AS PER SECTION 42 – ARTICLE III OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 55.50 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. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
11. 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.
12. 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.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACES; THE HOMEOWNERS ASSOCIATION 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).
17. SIDEWALKS SHALL BE BUILD 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.
18. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
19. 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.
20. 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.
21. 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.
22. 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.
23. THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY AND ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
24. 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.
25. 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.
26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. 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.
33. 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.
34. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
35. 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.
36. 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 RIGH-OF-WAY.
37. 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.
38. THE MINIMUM DISTANCE OF THIRTY-FIVE (35) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF THE SIDEWALK.



VICINITY MAP
SCALE: 1"=2,000'

KEY MAP NO. 650T

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

_____
J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE 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 FORECOING 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 VILLAGE OF DESTREHAN SECTION 6B

A SUBDIVISION OF 18.901 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25 FORT BEND COUNTY, TEXAS.

15 LOTS 4 RESERVES (10.875 ACRES) 1 BLOCK

MAY 14, 2019 JOB NO. 1414-1506BP

OWNERS:

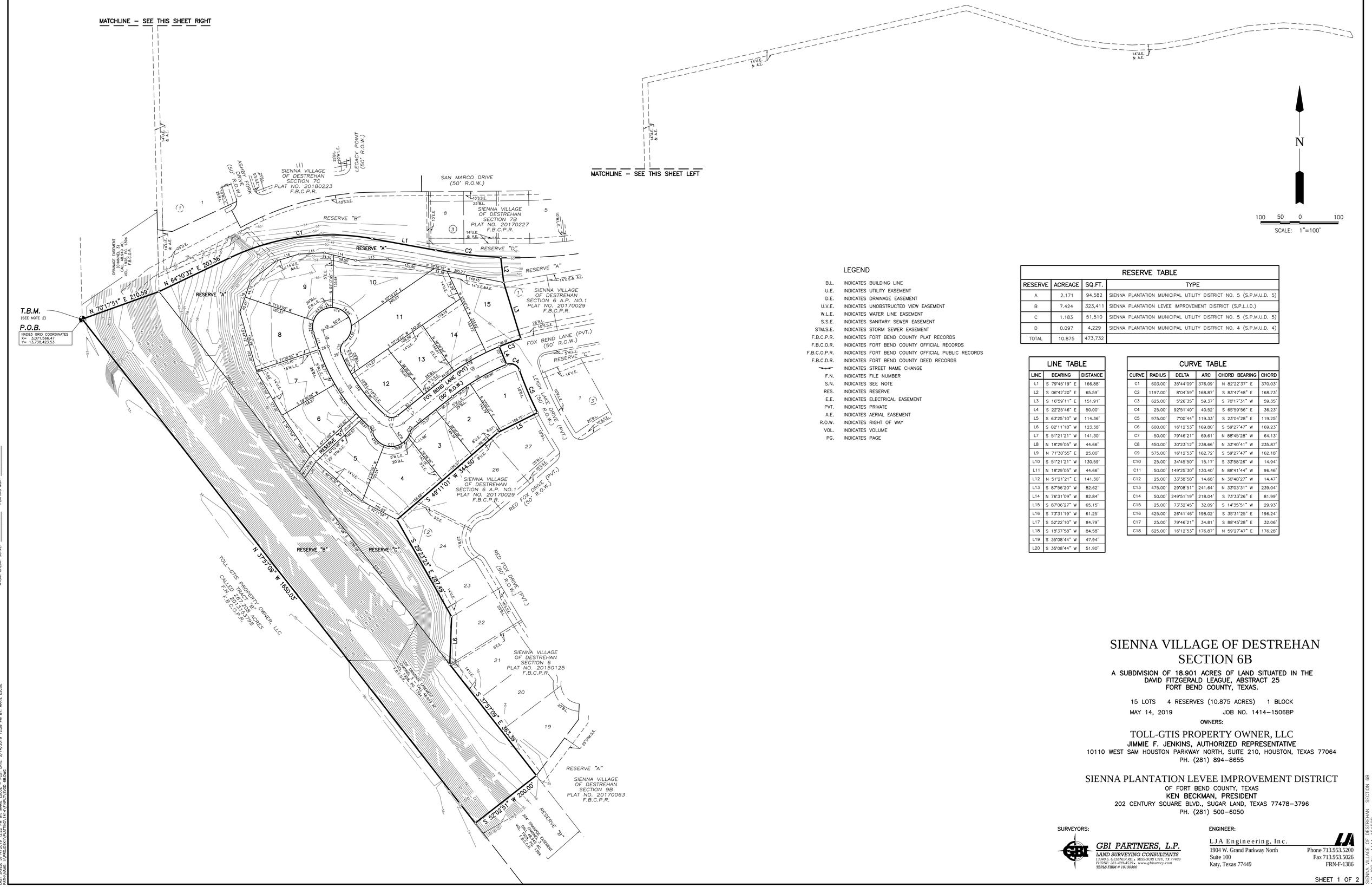
TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

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.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.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

MYLAR CHECK: SURVEY _____ PLATTING MGR. _____
LAST SAVED: 5/14/2019 12:22 PM BY: MARIE ESCUE – PLOT DATE: 5/14/2019 12:28 PM BY: MARIE ESCUE
PATH\NAME: L:\PROJDSK1\PLATTING\1414\PNPLT\SVOD 6B.DWG
SIENNA VILLAGE OF DESTREHAN SECTION 6B
LJA JOB No. 1414-1513BP



LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
U.V.E.	INDICATES UNOBSTRUCTED VIEW 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.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.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
S.N.	INDICATES SEE NOTE
RES.	INDICATES RESERVE
E.E.	INDICATES ELECTRICAL EASEMENT
PVT.	INDICATES PRIVATE
A.E.	INDICATES AERIAL EASEMENT
R.O.W.	INDICATES RIGHT OF WAY
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.171	94,582	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. 5)
B	7.424	323,411	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)
C	1.183	51,510	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. 5)
D	0.097	4,229	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4 (S.P.M.U.D. 4)
TOTAL	10.875	473,732	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 79°45'19" E	166.88'
L2	S 06°42'20" E	65.59'
L3	S 16°59'11" E	151.91'
L4	S 22°25'46" E	50.00'
L5	S 63°25'10" W	114.36'
L6	S 02°11'18" W	123.38'
L7	S 51°21'21" W	141.30'
L8	N 18°29'05" W	44.66'
L9	N 71°30'55" E	25.00'
L10	S 51°21'21" W	130.59'
L11	N 18°29'05" W	44.66'
L12	N 51°21'21" E	141.30'
L13	S 87°56'20" W	82.62'
L14	N 76°31'09" W	82.84'
L15	S 87°06'27" W	65.15'
L16	S 73°31'19" W	61.25'
L17	S 52°22'10" W	84.79'
L18	S 18°37'58" W	84.58'
L19	S 35°08'44" W	47.94'
L20	S 35°08'44" W	51.90'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	603.00'	35°44'09"	376.09'	N 82°22'37" E	370.03'
C2	1197.00'	8°04'59"	168.87'	S 83°47'48" E	168.73'
C3	625.00'	5°26'35"	59.37'	S 70°17'31" W	59.35'
C4	25.00'	92°51'40"	40.52'	S 65°59'56" E	36.23'
C5	975.00'	7°00'44"	119.33'	S 23°04'28" E	119.25'
C6	600.00'	16°12'53"	169.80'	S 59°27'47" W	169.23'
C7	50.00'	79°46'21"	69.61'	N 88°45'28" W	64.13'
C8	450.00'	30°23'12"	238.66'	N 33°40'41" W	235.87'
C9	575.00'	16°12'53"	162.72'	S 59°27'47" W	162.18'
C10	25.00'	34°45'50"	15.17'	S 33°58'26" W	14.94'
C11	50.00'	149°25'30"	130.40'	N 88°41'44" W	96.46'
C12	25.00'	33°38'58"	14.68'	N 30°48'27" W	14.47'
C13	475.00'	29°08'51"	241.64'	N 33°03'31" W	239.04'
C14	50.00'	249°51'19"	218.04'	S 73°33'26" E	81.99'
C15	25.00'	73°32'45"	32.09'	S 14°35'51" W	29.93'
C16	425.00'	26°41'46"	198.02'	S 35°31'25" E	196.24'
C17	25.00'	79°46'21"	34.81'	S 88°45'28" E	32.06'
C18	625.00'	16°12'53"	176.87'	N 59°27'47" E	176.28'

SIENNA VILLAGE OF DESTREHAN SECTION 6B

A SUBDIVISION OF 18.901 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25 FORT BEND COUNTY, TEXAS.

15 LOTS 4 RESERVES (10.875 ACRES) 1 BLOCK

MAY 14, 2019 JOB NO. 1414–1506BP

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:

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13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.com
TBPLS FIRM # 10130500

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

SHEET 1 OF 2

SIENNA VILLAGE OF DESTREHAN SECTION 6B
LJA JOB No. 1414-1515BP

LAST SAVED: 5/14/2019 12:22 PM BY: MARIE ESCUE – PLOT DATE: 5/14/2019 12:28 PM BY: MARIE ESCUE
PATH/NAME: I:\PROJDSK1\PLATTING\1414\PNPL1\SVG 6B.DWG

MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Final Plat of Sienna Plantation Section 25
AGENDA ITEM NUMBER:	**6.A.5**
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:	PLAT 1900145
PROPERTY ID:	Various, application tied to 0025-00-000-1945-907
LOCATION:	North of Mount Logan, west of Waters Lake Blvd.

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 8th amendment to the Sienna Plantation Joint Development Agreement.

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. In the case that a plat outside the city limits is governed by a strategic partnership agreement or development agreement, the plat must comply with all applicable requirements.

   b. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).

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

   a. Any remaining Preliminary Plat comments should be cleared prior to Final Plat recordation.

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----------

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

Date of Application: May 17, 2019

1. Name of plat:	Sienna Plantation Section 25
2. Name of preliminary plat that encompasses this plat (if applicable):	Sienna Plantation
3. Type of plat (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development **Single Family Residential** Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	TOLL-GTIS Property Owners, LLC - Jimmie Jenkins
Mailing Address:	10110 W. Sam Houston Parkway North, Suite 350, Houston, Texas 77064
Phone No.:(281) 894 - 8655	Fax No.:( ) -
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. - Marie Escue
Mailing Address:	1904 W. Grand Parkway North, Suite 100 - Katy, Texas 77449
Phone No.:(713) 380 - 4443	Fax No.:( ) -
Email:	mescue@lja.com
6. Is plat located inside the City limits? (Circle One):	YES **NO**
7. Is plat located inside the City's ETJ? (Circle One):	**YES** NO
8. Total acreage:	26.732 Ac
9. Number of sections: 1	Blocks: 3 Reserves: 7
10. Number of residential lots/dwelling units:	77
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: 0 Public Streets: 5.6 Residential Lots: 18.078 Lakes/Ponds (non-recreational): 0 Irrigation/Drainage Canals: Recreational Uses: 0 Utility Easements: 0 Public Parkland: 0 Other (explain): Reserves (acres): 1.177
12. Average lot area:	140'x70'
13. Typical lot area:	9,800 s.f.
14. Block Length:	Average: 664' Longest: 860' Shortest: 415'
15. Type of Streets (Circle One):	**Public** Private Combination Public/Private
16. Type of Water System (Circle One):	**Public** Individual Water Wells Other (attach explanation)
17. Type of Sanitary System (Circle One):	**Public** Individual Septic Tanks Other (attach explanation)
18. Municipal Utility District:	Sienna Plantation Municipal Utility District No. 4

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, OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 26.732 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 25, 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 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 THIRTY (30) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS 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 25 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

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

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 (SEE NOTE 9).

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

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 25 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:

1. 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)

2. T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS"
ELEV. = 55.81 2001 ADJUSTMENT

3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999867651

4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____ DATED _____, 2019 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.

7. BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP), ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD". "NOTE 1" READS AS FOLLOWS: "THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM. OVERTOPPING OR FAILUSRE OF ANY LEVEE SYSTEM IS POSSIBLE." AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0435L, MAP REVISED APRIL 2, 2014. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS".

8. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION.

9. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

10. 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 AS PER SECTION 42 – ARTICLE III OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 59.45 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. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).

11. 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.

12. 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.

13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.

15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.

17. SIDEWALK 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.

18. SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

19. 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.

20. DRIVEWAY LOCATION – FOR THE LOTS 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.

21. 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.

22. 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.

23. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

24. 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.

25. 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.

26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.

27. 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.

28. 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.

29. 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.

30. 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 HOMEOWNERS ASSOCIATION (HOA).

31. 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.

32. 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.

33. THE TEMPORARY DRAINAGE EASEMENT AND RIGHT-OF-WAY SHALL EXPIRE AND TERMINATE AT SUCH TIME AS OTHER DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN PERMANENT EASEMENTS OR RIGHT-OF-WAY IN SUCH MANNER AS TO PROVIDE AN ALTERNATE ROUTE OF DRAINAGE OF STORM WATER FLOWING FROM PORTIONS OF SIENNA PLANTATION. AT SUCH TIME AS SUCH ALTERNATE DRAINAGE ROUTE IS PROVIDED AND CONSTRUCTED, THE TEMPORARY EASEMENT AND RIGHT-OF-WAY SHALL AUTOMATICALLY CEASE, AND TERMINATE AS PER DEED RECORDED IN VOLUME 2077, PAGES 216-232, FORT BEND COUNTY DEED RECORDS. THE ABOVE REFERENCED EASEMENT WILL DISSOLVE ONCE THE PLAT IS RECORDED.

34. THIS PLAT IS SUBORDINATED BY:
ALYSSA PRATKA, VICE PRESIDENT, 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.

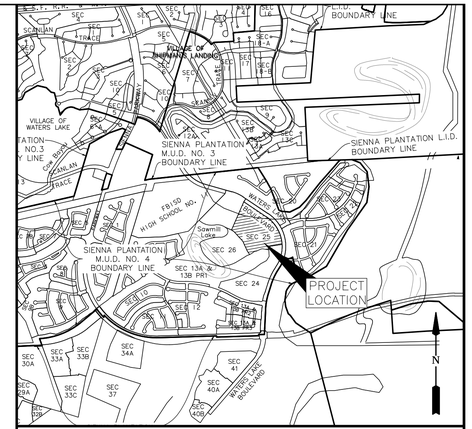
35. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

36. THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259, F.B.C.O.R.

37. 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.

38. 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.

39. 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.



VICINITY MAP
SCALE: 1"= 2000'

KEY MAP NO. 650-R,V,U

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

_____
J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE 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 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

MAY 15, 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

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.com
TBPLS FIRM # 10130000

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

SHEET 1 OF 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 57°46'07" W	56.15'
L2	S 03°58'05" E	71.93'
L3	N 80°26'26" W	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	24.57'
L17	N 14°54'00" W	21.45'
L18	S 26°12'57" E	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 53°22'27" W	22.72'
L37	S 70°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 55°21'57" E	70.01'
L48	S 64°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	N 37°57'44" E	32.71'
L59	S 52°14'46" E	2.95'
L60	N 43°36'11" W	2.56'
L61	N 36°59'27" E	15.83'
L62	N 52°59'26" W	9.96'
L63	S 36°13'19" W	49.91'
L64	N 85°00'26" W	199.70'
L65	S 85°00'26" E	160.93'
L66	N 36°13'19" E	20.63'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1000.00'	52°49'24"	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 64°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'	274°14'41"	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 81°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'	265°19'09"	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 12°17'26" 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"	240.96'	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'	N 40°25'34" E
C73	12.50'	89°47'29"	19.59'	17.65'	N 82°51'29" E
C74	12.50'	93°05'40"	20.31'	18.15'	S 05°41'56" E
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
C77	940.00'	0°51'50"	14.17'	14.17'	N 37°11'14" E

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.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.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

RESERVE TABLE

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.) / SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 5
B	0.272	11,833	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.) / SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 5
C	1.877	81,756	RESTRICTED TO LANDSCAPE/DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 4
D	0.101	4,384	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 4
E	0.076	3,311	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.) / SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 5
F	0.130	5,657	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.) / SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 5
G	0.080	3,500	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.) / SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 5
TOTAL	3.054	133,025		

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

MAY 15, 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

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD., MISSOURI CITY, TX 77489
PHONE: 281-499-4539, www.gbisurvey.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

LAST SAVE: 5/15/2019 7:01 PM BY: MARIE ESCUE – PLOT DATE: 5/15/2019 7:04 PM BY: MARIE ESCUE
PATH\NAME: T:\PROJDSK1\PLATTING\1414\SYNRT\SIENNA PLANTATION SECTION 25.DWG
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____
SIENNA PLANTATION SECTION 25
LJA JOB No. 1414-1525P

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Final Plat of Avalon at Sienna Plantation Section 4
AGENDA ITEM NUMBER:	**6.A.6**
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:	PLAT 1900146
PROPERTY ID:	0086-00-000-5501-907
LOCATION:	West of the intersection of Sienna Parkway and Watts Plantation Road

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract D Sienna North which is governed by the provisions of the 9th amendment to the Sienna Plantation Joint Development Agreement.

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. In the case that a plat outside the city limits is governed by a strategic partnership agreement or development agreement, the plat must comply with all applicable requirements.

    b. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h). **Please provide the encumbrance certificate.**

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

    a. Any remaining Preliminary Plat comments should be cleared prior to Final Plat recordation.

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----------

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat: Avalon at Sienna Plantation Section 4
2. Name of preliminary plat that encompasses this plat (if applicable): Avalon at Sienna Plantation Section
3. Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer): Taylor Morrison of Texas, Inc. (Robert L. Skinner)
   Mailing Address: 2929 Briarpark Drive North Suite 400- Houston, Texas 77042
   Phone No.:(281) 598-3040 Fax No.:( ) -
   Email:
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. (Marie Escue)
   Mailing Address: 1904 W. Grand Pkwy. N., Suite 100 - Katy, Texas 77449
   Phone No.:(713) 380-4443 Fax No.:( ) -
   Email: mescue@lja.com
6. Is plat located inside the City limits? (Circle One): YES NO
7. Is plat located inside the City's ETJ? (Circle One): YES NO
8. Total acreage: 24.930
9. Number of sections: 1 Blocks: 3 Reserves: 4
10. Number of residential lots/dwelling units: 58
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:
    Private Streets: 3.242 Public Streets: _____ Residential Lots: 14.403
    Lakes/Ponds (non-recreational):_____ Irrigation/Drainage Canals:_____ Recreational Uses:_____
    Utility Easements: _____ Public Parkland: _____
    Other (explain): Reserves (acres): 7.285
12. Average lot area: 137'x50'
13. Typical lot area: 137'x50'
14. Block Length: Average: 719' Longest: 1,103' Shortest: 382'
15. Type of Streets (Circle One): Public Private Combination Public/Private
16. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)
17. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)
18. Municipal Utility District: Sienna Plantation Municipal Utility District No. 12

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, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OWNERS OF THE 24.930 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT SIENNA PLANTATION SECTION 4, 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, (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS 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 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, DRAWS 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 AVALON AT SIENNA PLANTATION SECTION 4 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, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, AUTHORIZED AGENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2019.

TAYLOR MORRISON OF TEXAS, INC.,
A TEXAS CORPORATION

BY: _____
ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT 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 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2019.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT

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, 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 (SEE NOTE 9).

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

I, SCOTT FRANKOVICH, 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.

_____
SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 130312

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 AVALON AT SIENNA PLANTATION SECTION 4 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 HANEY, VICE CHAIRMAN

NOTES:

1. BENCHMARK: FND. 4 INCH BRASS DISC SET IN CONCRETE AT THE SOUTHWESTERN CORNER OF THE INTERSECTION SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD. SURVEY MARKER NO. PCM-003
ELEV.= 66.07 2001 ADJUSTMENT

2. T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING"
ELEV.= 61.88 (NAVD88, 2001 ADJ.)

3. 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 0.99986797.

4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 354857, DATED JANUARY 25, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WHOLLY WITHIN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.

7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C 0295L, REVISED APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" AS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AND ZONE "AE" AS DEFINED AS AREAS OF THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

8. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

9. 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.

10. THE TOP OF ALL FLOOR SLABS FOR BLOCK 1 LOTS 1-8, BLOCK 2 LOTS 1-27 AND BLOCK 3 LOTS 1-21 SHALL BE A MINIMUM OF 61.86 FEET (2001 ADJ.) ABOVE MEAN SEA LEVEL AND THE TOP OF ALL FLOOR SLABS FOR BLOCK 2 LOTS 28-29 SHALL BE A MINIMUM OF 62.80 FEET (2001 ADJ.) ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) 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.

11. 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.

12. 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.

13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

14. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACES; THE HOMEOWNERS ASSOCIATION 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).

17. SIDEWALK 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.

18. SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

19. 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.

20. DRIVEWAY LOCATION – FOR THE LOTS 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.

21. 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.

22. 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.

23. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

24. 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.

25. 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.

26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.

27. 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.

28. 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.

29. 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.

30. 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 THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12 AND SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC. (S.P.R.A.I.).

31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 1.

32. 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.

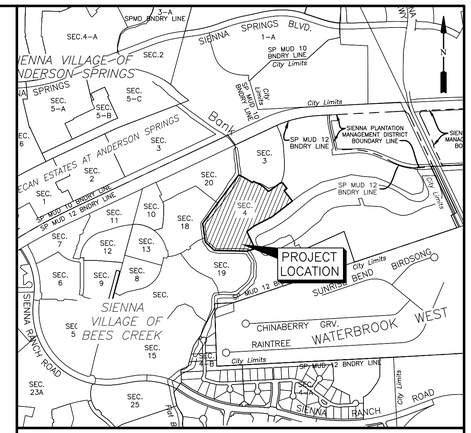
33. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

34. ALL PAVING ISLANDS WITH THE RIGHTS-OF-WAY OF THIS PLAT WILL BE MAINTAINED BY THE SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC. (S.P.R.A.I.) AND IS NOT THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY OR FORT BEND COUNTY.

35. 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 RIGH-OF-WAY.

36. THIS PLAT IS SUBORDINATED BY:
ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER, SIENNA 325, L.P., AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

37. 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.



VICINITY MAP
SCALE: 1"= 1,200'

KEY MAP NO. 650-A

_____
J. STACY SLAWINSKI, 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

AVALON AT SIENNA PLANTATION SECTION 4

A SUBDIVISION OF 24.930 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN SURVEY, ABSTRACT 86, FORT BEND COUNTY, TEXAS.

58 LOTS 4 RESERVE (7.285 ACRES) 3 BLOCKS
MAY 15, 2019 JOB NO. 0074-1404

OWNERS:

TAYLOR MORRISON OF TEXAS, INC.
ROBERT L. SKINNER, AUTHORIZED AGENT
2929 BRIARPARK DRIVE NORTH, SUITE 400, HOUSTON, TEXAS 77042
PH. (281) 598-3040

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

SURVEYORS:

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.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

SHEET 1 OF 2

MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

LAST SAVE: 6/13/2019 7:53 PM BY: MARIE ESCUE – PLOT DATE: 6/13/2019 7:54 PM BY: MARIE ESCUE
DATA NAME: L:\MISSION\PLATTING\0074\PLATS\AVALON AT SIENNA PLANTATION\AVALON AT SIENNA 4.DWG

AVALON AT SIENNA PLANTATION SECTION 4
LJA JOB No: 0074-1404

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	425.00'	2°23'25"	17.73'	17.73'	S 51°28'09" W
C2	750.00'	17°26'46"	228.37'	227.49'	S 37°57'53" W
C3	750.00'	8°22'10"	109.56'	109.46'	S 42°30'11" W
C4	2000.00'	2°55'36"	102.16'	102.15'	S 36°51'18" W
C5	50.00'	86°46'30"	75.73'	68.69'	S 07°59'44" E
C6	450.00'	26°46'48"	210.33'	208.42'	S 64°46'23" E
C7	50.00'	88°56'19"	77.61'	70.05'	N 57°22'03" E
C8	450.00'	32°41'42"	256.79'	253.32'	N 29°14'44" E
C9	2000.00'	4°58'32"	173.68'	173.62'	N 48°04'51" E
C10	450.00'	15°31'46"	121.97'	121.60'	N 58°20'00" E
C11	450.00'	13°27'23"	105.69'	105.44'	N 59°22'11" E
C12	450.00'	25°39'37"	201.53'	199.85'	S 49°09'05" E
C13	25.00'	91°13'24"	39.80'	35.73'	S 16°22'11" E
C14	475.00'	25°39'37"	212.73'	210.96'	S 49°09'05" E
C15	25.00'	93°06'37"	40.63'	36.30'	S 82°52'35" E
C16	475.00'	15°31'46"	128.74'	128.35'	N 58°20'00" E
C17	425.00'	13°26'01"	99.65'	99.42'	N 59°22'52" E
C18	475.00'	13°28'33"	111.73'	111.47'	S 59°21'35" W
C19	425.00'	15°31'46"	115.19'	114.84'	S 58°20'00" W
C20	1975.00'	4°58'32"	171.51'	171.45'	S 48°04'51" W
C21	425.00'	30°05'03"	223.15'	220.60'	S 30°33'03" W
C22	25.00'	40°42'17"	17.76'	17.39'	S 04°50'37" E
C23	50.00'	145°22'49"	126.87'	95.47'	S 47°29'39" W
C24	25.00'	18°20'52"	8.01'	7.97'	N 68°59'22" W
C25	475.00'	23°40'17"	196.24'	194.85'	N 66°19'39" W
C26	25.00'	39°29'18"	17.23'	16.89'	N 74°14'09" W
C27	50.00'	140°01'07"	122.19'	93.97'	N 23°58'14" W
C28	25.00'	11°27'06"	5.00'	4.99'	N 40°18'46" E
C29	2025.00'	3°43'53"	131.88'	131.86'	N 36°27'10" E
C30	775.00'	8°22'10"	113.21'	113.11'	N 42°30'11" E
C31	725.00'	17°26'46"	220.76'	219.90'	N 37°57'53" E
C32	25.00'	86°46'30"	37.86'	34.35'	N 07°59'44" W
C33	1975.00'	2°55'36"	100.88'	100.87'	N 36°51'18" E
C34	725.00'	8°22'10"	105.90'	105.81'	N 42°30'11" E
C35	775.00'	17°26'46"	235.98'	235.07'	N 37°57'53" E
C36	25.00'	88°46'36"	38.74'	34.98'	N 73°37'49" E
C37	425.00'	25°39'37"	190.34'	188.75'	S 49°09'05" E
C38	25.00'	85°46'17"	37.42'	34.03'	S 06°33'52" W
C39	2025.00'	3°51'26"	136.32'	136.30'	S 47°31'18" W
C40	475.00'	32°41'42"	271.05'	267.39'	S 29°14'44" W
C41	25.00'	88°56'19"	38.81'	35.03'	S 57°22'03" W
C42	425.00'	26°46'48"	198.65'	196.84'	N 64°46'23" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 62°54'11" E	91.89'
L2	S 60°45'29" E	180.87'
L3	N 29°14'31" E	20.06'
L4	S 72°31'07" E	137.12'
L5	S 59°15'58" E	142.56'
L6	N 73°44'28" E	91.51'
L7	N 62°17'29" E	54.28'
L8	N 55°13'46" E	84.33'
L9	S 74°44'48" E	28.12'
L10	S 38°19'55" E	119.89'
L11	S 50°16'27" W	41.77'
L12	S 37°44'43" E	220.13'
L13	S 53°08'22" W	155.05'
L14	S 74°09'14" W	139.46'
L15	S 46°41'16" W	56.51'
L16	S 38°19'06" W	89.74'
L17	S 78°09'48" E	100.92'
L18	N 66°05'53" E	50.00'
L19	S 36°19'16" E	70.03'
L20	S 29°14'31" W	104.14'
L21	S 61°58'53" E	75.94'
L22	S 36°19'16" E	17.24'
L23	N 50°34'07" E	66.33'
L24	N 66°05'53" E	50.00'
L25	S 66°05'53" W	50.00'
L26	N 78°09'48" W	118.17'
L27	N 38°19'06" E	89.74'
L28	N 46°41'16" E	56.51'
L29	N 38°19'06" E	89.74'
L30	N 46°41'16" E	56.51'
L31	N 29°14'31" E	100.02'
L32	S 61°58'53" E	78.07'
L33	S 36°19'16" E	23.06'
L34	N 78°09'48" W	100.92'
L35	S 74°50'21" E	14.86'
L36	N 63°08'45" E	70.44'
L37	N 60°54'10" E	80.17'
L38	N 57°31'41" E	80.00'
L39	N 24°06'16" E	95.47'
L40	N 62°03'05" E	80.29'
L41	N 72°06'55" E	41.65'
L42	N 59°01'00" E	39.78'
L43	N 49°24'49" E	80.59'
L44	N 05°50'03" E	14.49'
L45	S 28°52'41" W	110.37'
L46	S 14°43'23" E	14.48'
L47	S 77°29'21" W	14.92'
L48	S 02°12'06" W	65.09'
L49	S 52°12'35" E	109.43'
L50	S 46°19'58" E	91.98'
L51	S 79°32'36" E	75.39'
L52	S 87°45'10" E	7.43'
L53	N 77°14'15" E	57.88'
L54	N 47°18'22" E	35.57'
L55	N 06°51'40" E	93.29'
L56	S 48°09'13" E	45.87'
L57	S 15°32'45" E	30.00'
L58	S 66°18'44" W	4.29'
L59	S 47°30'08" W	49.36'
L60	S 07°51'42" E	36.46'
L61	N 47°30'08" E	64.12'
L62	N 66°18'44" E	8.95'

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	OWNERSHIP/MAINTENANCE
A	6.315	275,074	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
B	0.152	6,629	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 12
C	0.137	5,979	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 12
D	0.681	29,656	RESTRICTED TO DRAINAGE	SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC.
TOTAL	7.285	317,338		

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.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.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
S.N.	INDICATES SEE NOTE
U.V.E.	INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
PVT.	INDICATES PRIVATE
P.A.E./P.U.E.	INDICATES PUBLIC ACCESS EASEMENT/PUBLIC UTILITY EASEMENT

AVALON AT SIENNA PLANTATION SECTION 4

A SUBDIVISION OF 24.930 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN SURVEY, ABSTRACT 86, FORT BEND COUNTY, TEXAS.

58 LOTS 4 RESERVE (7.285 ACRES) 3 BLOCKS

MAY 15, 2019 JOB NO. 0074-1404

OWNERS:

TAYLOR MORRISON OF TEXAS, INC.
ROBERT L. SKINNER, AUTHORIZED AGENT
2929 BRIARPARK DRIVE NORTH, SUITE 400, HOUSTON, TEXAS 77042
PH. (281) 598-3040

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

SURVEYORS:

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.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

SHEET 2 OF 2

LAST SAVE: 5/15/2019 7:53 PM BY: MARIE ESCUE – PLOT DATE: 5/15/2019 7:54 PM BY: MARIE ESCUE
DRAWING NAME: L:\PROJDOCS\PLATTING\0074\PLATS\AVALON AT SIENNA PLANTATION\AVALON AT SIENNA 4.DWG
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

AVALON AT SIENNA PLANTATION SECTION 4
LJA JOB No. 0074-1404

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Final Plat of Parks Edge Lift Station
AGENDA ITEM NUMBER:	6.A.(7)
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
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:	PLAT1900141
PROPERTY ID:	0013-00-000-0600-907
LOCATION:	North of Lake Olympia Pkwy, east of Park Vista Drive
ZONING DISTRICT DESIGNATION:	PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The site is subject to a Development Agreement created for the Missouri City Management District No. 1 to provide development standards, utility and road agreements.

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. 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).

    c. 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
   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

    a. There are no existing and proposed pipeline easements within the limits of the subdivision. – OR – All existing and proposed pipelines or pipeline easements through the subdivision have been shown.

    b. Please remove plat note #3 pertaining to PD No. 95 building setback lines.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
   None.

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

1.	**Name of plat:** Parks Edge Lift Station
2.	**Name of preliminary plat that encompasses this plat** (if applicable): Parks Edge Lift Station
3.	**Type of plat** (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain): Lift Station
4.	**Landowner's name** (If company or corporation, list chief officer): D.R. Horton -Texas, Ltd. / Mike Bohm
	Mailing Address: 6744 Horton Vista Drive, Ste 100, Richmond, Texas 77407
	Phone No.:(281) 566-2100 Fax No.:( ) -
	Email: mbohm@drhorton.com
5.	**Applicant's name** (Engineer, Planner, Architect, Etc.): Jones|Carter - Daniel A. Valdez
	Mailing Address: 2322 West Grand Parkway North, Ste 150, Katy, Tx 77449
	Phone No.:(832) 913-4000 Fax No.:( ) -
	Email: dvaldez@jonescarter.com
6.	**Is plat located inside the City limits or City's ETJ?** (Circle One): CITY LIMITS ETJ
20.	**Land distribution** (in acres) Private Streets: n/a Public Streets: n/a Residential Lots: n/a Lakes/Ponds (non-recreational): ____ Irrigation/Drainage Canals: n/a Recreational Uses: n/a Utility Easements: n/a Public Parkland: n/a Other (explain): 0.1464 (Lift Station) (acres): ____ ***TOTAL ACREAGE:*** 0.1464
7.	**Number of sections:** 1 **Blocks:** 1 **Reserves:** 1
8.	**Number of residential lots/dwelling units:** 0
9.	**Average lot area:** n/a **Typical lot area:** n/a
10.	**Block Length:** **Average:** 90' **Longest:** ____ **Shortest:** ____
11.	**Type of Streets** (Circle One): Public Private Combination Public/Private
12.	**Type of Water System** (Circle One): Public Individual Water Wells Other (attach explanation)
13.	**Type of Sanitary System** (Circle One): Public Individual Septic Tanks Other (attach explanation)
14.	**Municipal Utility District:** MMD No. 1

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, acting by and through Chris Lindhorst, its Division President, and, Authorized Agent, attested by _____,_____ and 272 PARKS EDGE INVESTMENTS, _____ acting by and through _____ its _____, attested by _____ herein referred to as Owners of the 0.1464 acre tract described in the above and foregoing plat of Parks Edge Lift Station, 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, my 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 (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for 14 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 thereon, whereby the aerial easements total 21 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 ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for 14 feet (14' 0") back-to-back ground easements or seven feet (7' 0") for 16 feet (16' 0") back-to-back ground easements, from a plane 16 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 thereon, whereby the aerial easements total 30 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 subdivision of Parks Edge Section 6 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.

IN TESTIMONY WHEREOF, the D.R. Horton – Texas, Ltd., a Texas Limited Partnership, by it's authorized agent has caused these presents to be signed by

Chris Lindhorst, its Division President, thereunto authorized, attested by it's _____,_____ and its common seal hereunto affixed

this _____ day of _____, 2019 and 272 PARKS EDGE INVESTMENTS, _____ has caused these present to

be signed by _____, it's _____ hereunto authorized, attested by it's_____, _____ and its common seal

hereunto affixed this _____ day of _____, 2019.

D.R. Horton – Texas, Ltd.,
a Texas limited partnership

By: _____
Chris Lindhorst,
Division President

Attest: _____
Name:
Title:

272 PARKS EDGE INVESTMENTS
_____

By: _____
_____
_____

Attest: _____
Name:
Title:

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lindhorst and _____ 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 corporation.

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

_____

(Signature of Notary Public)
Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ and _____ 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 corporation.

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

_____

(Signature of Notary Public)

Notary Public in and for the State of 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 Parks Edge Lift Station 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
Chair

By: _____
Timothy R. Haney
Vice Chair

I, Steven Jares, 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 and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

_____

Steven Jares
Registered Professional Land Surveyor
No. 5317

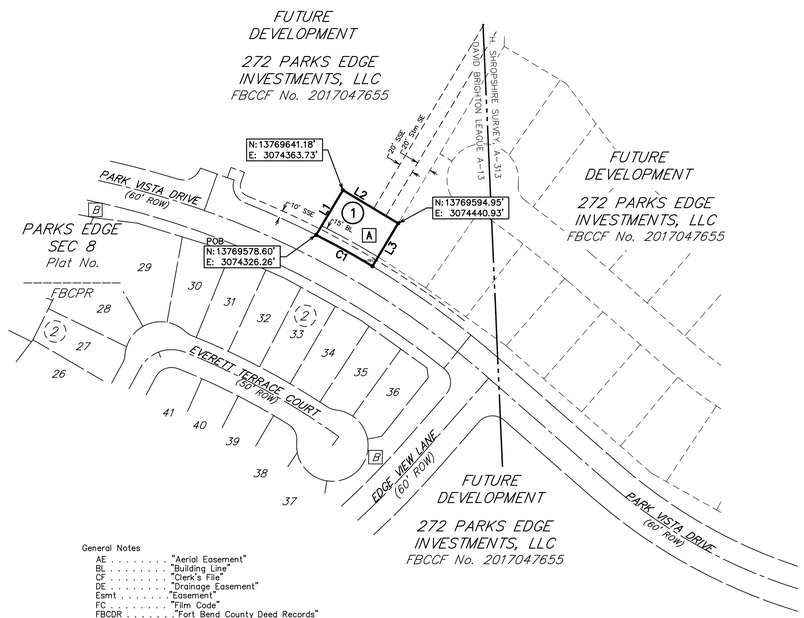
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N30°54'50"E	72.95'
L2	S59°05'10"E	90.00'
L3	S30°54'50"W	69.89'

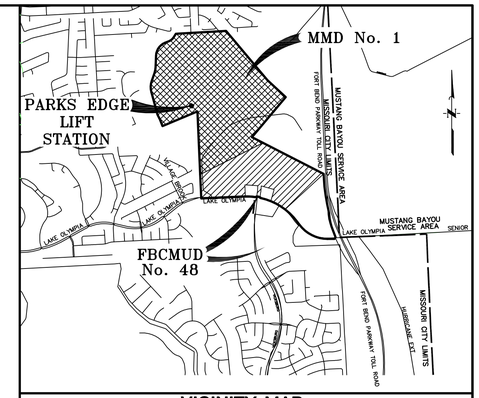
CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1230.00'	4°11'45"	90.07'	N61°02'00"W	90.05'	45.06'

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	LIFT STATION	0.1464	MMD No. 1

A RESTRICTED RESERVE "A"
Restricted to Lift Station
Purposes Only
0.1464 Acres
6,378 Sq Ft

SCALE: 1" = 100'





FORT BEND COUNTY
KEY MAP: 610 L

VICINITY MAP
Scale: 1" = 1/2 MILE

General Notes

AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
CF . . . . . "Clerk's File"
DE . . . . . "Drainage Easement"
Esmt . . . . . "Easement"
FC . . . . . "Film Code"
FBCDR . . . . . "Fort Bend County Deed Records"
FBCMR . . . . . "Fort Bend County Map Records"
FBCMUD . . . . . "Fort Bend County Municipal Utility District"
FBCOPR . . . . . "Fort Bend County Official Public Records"
FBCOPRRP . . . . "Fort Bend County Official Public Records of Real Property"
FBCPR . . . . . "Fort Bend County Plat Records"
FME . . . . . "Force Main Easement"
FND . . . . . "Found"
MMD No. 1 . . . "Missouri City Management District Number 1"
No . . . . . "Number"
POB . . . . . "Point of Beginning"
ROW . . . . . "Right-of-Way"
Sq Ft . . . . . "Square Feet"
SSE . . . . . "Sanitary Sewer Easement"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol _, Pg _ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"
● . . . . . Set 3/4-inch Iron With Cap Stamped "Jones|Carter" as Per Certification
"F". . . . . Found 3/4-inch Iron With Cap Stamped "Cotton Surveying"

1) All block corner and cul-de-sac return to tangent radii are twenty five feet (25').
2) All property shall drain into drainage easements only through an approved drainage structure.
3) In accordance with PD, planned development district #95 (Ordinance O-15-52) there shall be a rear yard of not less than 8 feet. Except as specifically set forth in the Residential Builder Guidelines, adopted as exhibit D by Ordinance O-15-52, a side yard of zero (0) feet is allowed, The combined side yards between a building on a given lot and a building on an adjacent lot shall not be less than ten feet.
4) 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 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 and accepted by the city.
5) All easements are centered on lot lines unless shown otherwise.
6) All building lines along street rights-of-way as shown on the plat.
7) Elevations shown hereon are based on Missouri City Benchmark PCM-007, located South of Pecan Court, 7.2 feet Northeast of the Northeast curb of Crown Valley Dr., 4 feet Northwest of the Northwest edge of a sidewalk on the North side of a bridge. 12.5 feet Northwest of an angle point in a fence with a published elevation of 68.78 feet, NAVD 88, 2001 adjustment.
8) Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
9) Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
10) 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 adopted by the City.
11) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the HOA 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).
12) 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.
13) 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.
14) All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
15) 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. The minimum slab elevation for Parks Edge Lift Station is __.__'.
16) 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.
17) 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.
18) 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.
19) 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.
20) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.99985973Z.
21) 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.
22) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
23) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
24) Restricted Reserve "A" is restricted to Lift Station purposes only.
Restricted Reserve "A" is 0.1464 acres, 6,378 square feet.

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

PARKS EDGE
LIFT STATION

A SUBDIVISION OF 0.1464 ACRES OF LAND
OUT OF THE
DAVID BRIGHTON LEAGUE A-13
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

0 LOTS **1 RESERVE** **1 BLOCK**

MAY 2019

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS, LLC,
a Texas limited liability company
10003 NW Military Highway, Suite 2201
San Antonio, Texas 78231

DEVELOPER/OWNER:
D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:
JONES|CARTER
Cotton Surveying Division
Texas Board of Professional Land Surveying Registration No. 10064100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:
JONES|CARTER
Texas Board of Professional Land Surveying Registration No. 10064100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
JANET M. BACCUS, P.E.

K:\15336\15336-0031-00 Parks Edge Lift Station No. 2\2 Design Phase\CAD\Plat\Parks Edge Lift Station No 2.dwg May 16,2019 – 3:48pm DAV

missouri CITY
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the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Final Plat of Parks Edge Section 12
AGENDA ITEM NUMBER:	6.A.(8)
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
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:	PLAT1900140
PROPERTY ID:	0013-00-000-0502-907
LOCATION:	North of Lake Olympia Parkway, east of Park Vista Drive
ZONING DISTRICT DESIGNATION:	PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The site is subject to a Development Agreement created for the Missouri City Management District No. 1 to provide development standards, utility and road agreements.

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. As a clarification for the preliminary plat comment regarding the provision of proposed restrictive covenants, the restrictions for the Parks Edge subdivision should have been recorded previously with the first sections that were recorded. Please provide verification that this new section is subject to either the restrictions that have been recorded.

    b. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. A parkland dedication was approved by the City Council on July 3, 2017. The approved dedication was for the provision of parkland. A cash payment for half of the number of platted lots ($5,600) is required to be made prior to final plat approval. A plat note should also be provided to reflect areas that have been identified as private parkland and/or containing a proposed trail. A proposed trail is shown along the street side of Edge View Lane.

    c. 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).

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

    b. Payment of the Lake Olympia Roadway Impact Fee is required prior to full approval of this final plat.

    c. Payment of the Mustang Bayou Water and Wastewater Impact Fee is required prior to full approval of this final plat.

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. There are no existing and proposed pipeline easements within the limits of the subdivision. – OR – All existing and proposed pipelines or pipeline easements through the subdivision have been shown.

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). **Please include the minimum slab elevation in plat note #15.**

    b. **Please add the following as a plat note:** "*Bridge and roadway construction on Lake Olympia Parkway is required prior the permitting of more than 200 homes for the Parks Edge subdivision.*"

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

1. **Name of plat:** Parks Edge Section 12	
2. **Name of preliminary plat that encompasses this plat** (if applicable): Parks Edge Section 12	
3. **Type of plat** (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):	
4. **Landowner's name** (If company or corporation, list chief officer): D.R. Horton -Texas, Ltd. / Mike Bohm	
Mailing Address: 6744 Horton Vista Drive, Ste 100, Richmond, Texas 77407	
Phone No.:(281) 566-2100	Fax No.:( ) -
Email: mbohm@drhorton.com	
5. **Applicant's name** (Engineer, Planner, Architect, Etc.): Jones|Carter - Daniel A. Valdez	
Mailing Address: 2322 West Grand Parkway North, Ste 150, Katy, Tx 77449	
Phone No.:(832) 913-4000	Fax No.:( ) -
Email: dvaldez@jonescarter.com	
6. **Is plat located inside the City limits or City's ETJ?** (Circle One): CITY LIMITS ETJ	
20. **Land distribution** (in acres) Private Streets: n/a Public Streets: n/a Residential Lots: 1.217 Lakes/Ponds (non-recreational):____ Irrigation/Drainage Canals: n/a Recreational Uses: n/a Utility Easements: n/a Public Parkland: n/a Other (explain): ____ (acres): ____ ***TOTAL ACREAGE:*** 1.217	
7. **Number of sections:** 1 **Blocks:** 1 **Reserves:** 0	
8. **Number of residential lots/dwelling units:** 8	
9. **Average lot area:** 6,627.75 sq ft **Typical lot area:** 50'x119'	
10. **Block Length:** **Average:** 440' **Longest:** ____ **Shortest:** ____	
11. **Type of Streets** (Circle One): Public Private Combination Public/Private	
12. **Type of Water System** (Circle One): Public Individual Water Wells Other (attach explanation)	
13. **Type of Sanitary System** (Circle One): Public Individual Septic Tanks Other (attach explanation)	
14. **Municipal Utility District:** MMD No. 1	

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, acting by and through Chris Lindhorst, its Division President, and, Authorized Agent, attested by _____, _____ and 272 PARKS EDGE INVESTMENTS, _____ acting by and through _____ its _____, attested by _____ herein referred to as Owners of the 1.217 acre tract described in the above and foregoing plat of Parks Edge Section 12, 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, my 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 (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for 14 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 thereon, whereby the aerial easements total 21 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 ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for 14 feet (14' 0") back-to-back ground easements or seven feet (7' 0") for 16 feet (16' 0") back-to-back ground easements, from a plane 16 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 thereon, whereby the aerial easements total 30 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 subdivision of Parks Edge Section 6 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.

IN TESTIMONY WHEREOF, the D.R. Horton – Texas, Ltd., a Texas Limited Partnership, by it's authorized agent has caused these presents to be signed by

Chris Lindhorst, its Division President, thereunto authorized, attested by it's _____,_____ and its common seal hereunto affixed

this _____ day of _____, 2019 and 272 PARKS EDGE INVESTMENTS, _____ has caused these present to

be signed by _____, it's _____ hereunto authorized, attested by it's_____, _____ and its common seal

hereunto affixed this _____ day of _____, 2019.

D.R. Horton – Texas, Ltd.,
a Texas limited partnership

By: _____
Chris Lindhorst,
Division President

Attest: _____
Name:
Title:

272 PARKS EDGE INVESTMENTS
_____

By: _____
_____
_____

Attest: _____
Name:
Title:

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lindhorst and _____ 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 corporation.

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

_____

(Signature of Notary Public)
Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ and _____ 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 corporation.

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

_____

(Signature of Notary Public)

Notary Public in and for the State of 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 Parks Edge Section 12 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
Chair

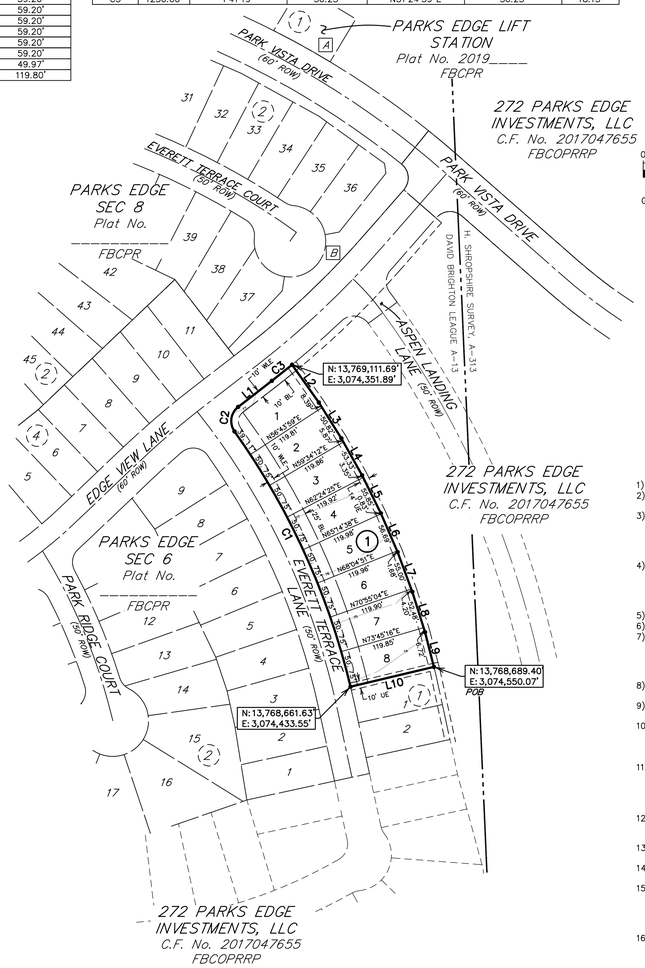
By: _____
Timothy R. Haney
Vice Chair

I, Steven Jares, 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 and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

_____
Steven Jares
Registered Professional Land Surveyor
No. 5317

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N52°15'39"E	59.47'
L2	S35°18'14"E	64.63'
L3	S32°12'19"E	59.20'
L4	S29°14'32"E	59.20'
L5	S26°16'46"E	59.20'
L6	S23°18'59"E	59.20'
L7	S20°21'13"E	59.20'
L8	S17°23'26"E	59.20'
L9	S14°25'40"E	49.97'
L10	S76°35'29"W	119.80'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1025.00'	22°02'41"	394.37'	N24°25'51"W	391.94'	199.65'
C2	25.00'	87°42'50"	38.27'	N08°24'14"E	34.64'	24.02'
C3	1230.00'	1°41'19"	36.25'	N51°24'59"E	36.25'	18.13'



100-YEAR FLOOD PLAIN

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0285 L, DATED APRIL 2, 2014 & MAP NO. 48157C0295 L, DATED APRIL 2, 2014.

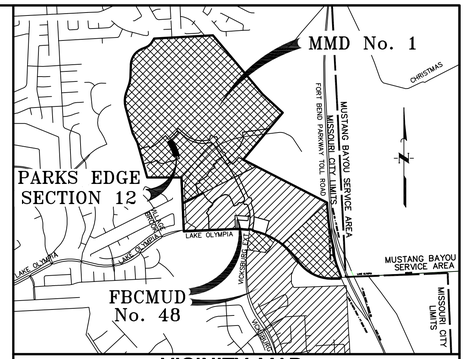
0 50 100 200 300

SCALE: 1" = 100'

General Notes

AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
CF . . . . . "Clerk's File"
DE . . . . . "Drainage Easement"
Esmt . . . . . "Easement"
FC . . . . . "Film Code"
FBCDR . . . . . "Fort Bend County Deed Records"
FBCMR . . . . . "Fort Bend County Map Records"
FBCMUD . . . . . "Fort Bend County Municipal Utility District"
FBCOPR . . . . . "Fort Bend County Official Public Records"
FBCOPRRP . . . . . "Fort Bend County Official Public Records of Real Property"
FBCPR . . . . . "Fort Bend County Plat Records"
FME . . . . . "Force Main Easement"
FND . . . . . "Found"
MMD No. 1 . . . . "Missouri City Management District Number 1"
No . . . . . "Number"
POB . . . . . "Point of Beginning"
ROW . . . . . "Right-of-Way"
Sq Ft . . . . . "Square Feet"
SSE . . . . . "Sanitary Sewer Easement"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol __, Pg __ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
Ⓘ . . . . . "Block Number"
● . . . . . Set 3/4-inch Iron With Cap Stamped "Jones|Carter" as Per Certification
"F" . . . . . Found 3/4-inch Iron With Cap Stamped "Cotton Surveying"

1) All block corner and cul-de-sac return to tangent radii are twenty five feet (25').
2) All property shall drain into drainage easements only through an approved drainage structure.
3) In accordance with PD, planned development district #95 (Ordinance O-15-52) there shall be a rear yard of not less than 8 feet. Except as specifically set forth in the Residential Builder Guidelines, adopted as exhibit D by Ordinance O-15-52, a side yard of zero (0) feet is allowed, The combined side yards between a building on a given lot and a building on an adjacent lot shall not be less than ten feet.
4) 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 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 and accepted by the city.
5) All easements are centered on lot lines unless shown otherwise.
6) All building lines along street rights-of-way as shown on the plat.
7) Elevations shown hereon are based on Missouri City Benchmark PCM-007, located South of Pecan Court, 7.2 feet Northeast of the Northeast curb of Crown Valley Dr. 4 feet Northwest of the Northwest edge of a sidewalk on the North side of a bridge. 12.5 feet Northwest of an angle point in a fence with a published elevation of 68.78 feet, NAVD 88, 2001 adjustment.
8) Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
9) Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
10) 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 adopted by the City.
11) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the HOA 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).
12) 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.
13) 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.
14) All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
15) 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. The minimum slab elevation for Parks Edge Sec 12 is ____.____.
16) 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.
17) 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.
18) 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.
19) 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.
20) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732.
21) 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.
22) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
23) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.



VICINITY MAP
Scale: 1" = 1/2 MILE

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

PARKS EDGE
SECTION 12

A SUBDIVISION OF 1.217 ACRES OF LAND
OUT OF THE
DAVID BRIGHTON LEAGUE, A-13
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

8 LOTS **0 RESERVES** **1 BLOCK**

MAY 2019

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS, LLC,
a Texas limited liability company
10003 NW Military Highway, Suite 2201
San Antonio, Texas 78231

DEVELOPER/OWNER:
D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:
JONES|CARTER
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10064100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:
JONES|CARTER
Texas Board of Professional Land Surveying Registration No. 10041-00
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
JANET M. BACCUS, P.E.

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Final Plat of Dry Creek Village Section Two
AGENDA ITEM NUMBER:	**6.A.9**
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:	PLAT 1900139
PROPERTY ID:	0077-00-000-0584-907/0077-00-000-0390-907
LOCATION:	North of Trammel Fresno Road, south of Lake Olympia Parkway, east of Olympia Estates and west of the Fort Bend Parkway
ZONING DISTRICT DESIGNATION:	PD, Planned Development District #88 (Ordinance O-18-24)
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:	N/A

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 shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City.

   b. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11). **Please label property owner west of Reserve C.**

   c. The **location, rights-of-way widths, and names** of all **existing** and **proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). **Please provide width for the water facilities easement to the north.**

   d. The Certificate for engineer and surveyor must be made a part of the final plat drawing in accordance with Section 3.C(8)(e). **Please add the Engineer to the plat.**

   e. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h). **Please provide the encumbrance certificate.**

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

   a. A Temporary 2nd Access should be provided prior to Final plat approval.

   b. Any remaining Preliminary Plat comments should be cleared prior to Final Plat recordation.

   c. A letter from Fort Bend County Drainage District indicating No Objection should be submitted prior to final plat.

   d. A letter from LID indicating No Objection should be submitted prior to final plat.

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." **Please add note to plat.**

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

   NONE

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

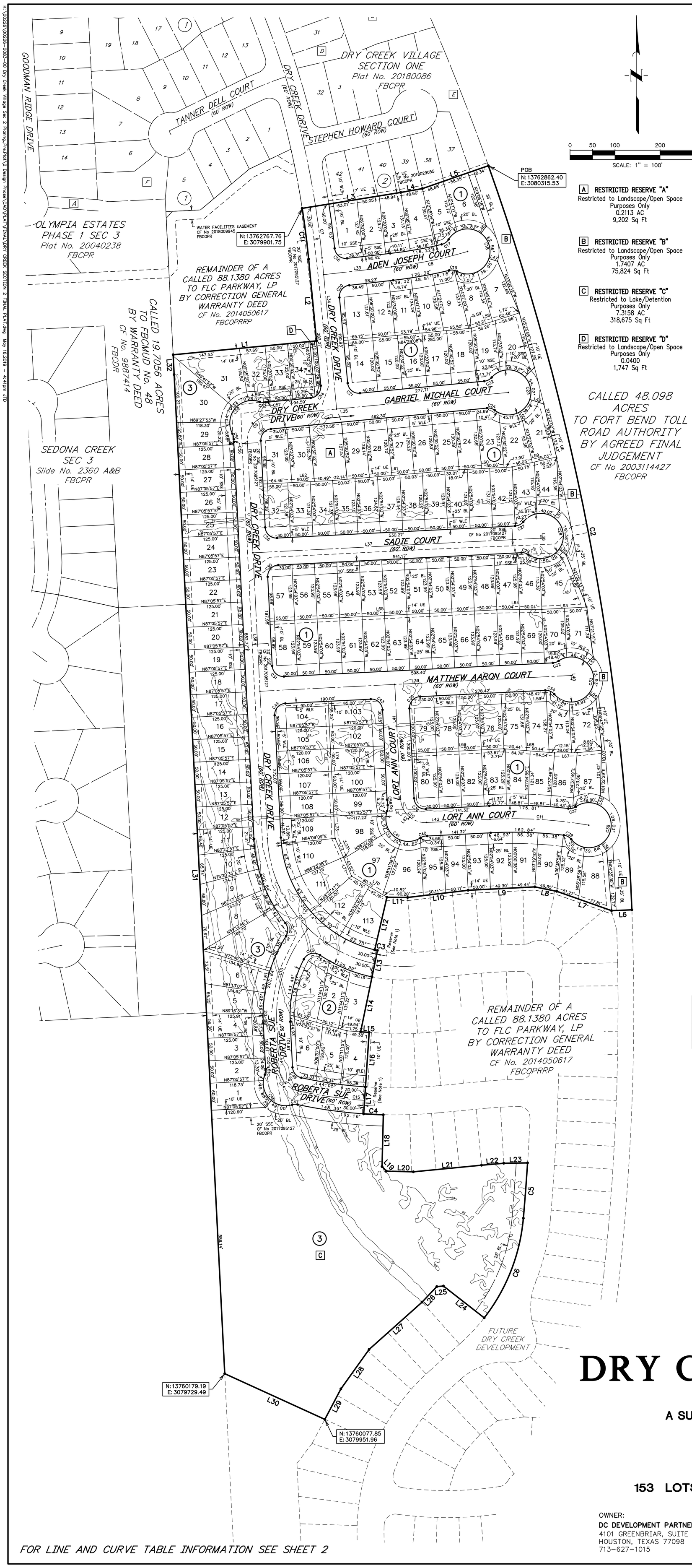
APPLICATION FOR PLAT APPROVAL

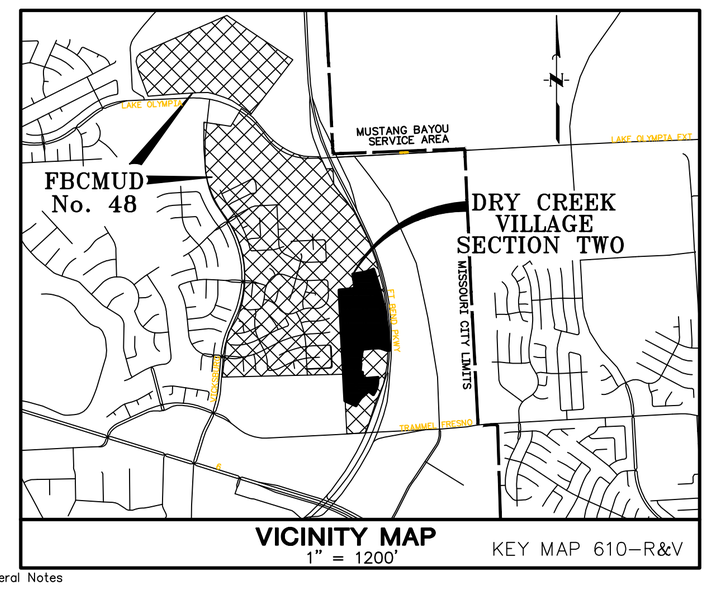
Check One: [ ] **AMENDING** [ ] **FINAL (including Replat)**
[ ] **LARGE ACREAGE TRACT**

1. **Name of plat:** Dry Creek Village Section Two
2. **Name of preliminary plat that encompasses this plat** (if applicable): Preliminary Plat of Dry Creek Village Section Two
3. **Type of plat** (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. **Landowner's name** (If company or corporation, list chief officer): David Glunt
   Mailing Address: 4101 Greenbriar, Suite 316, Houston, TX 77098
   Phone No.:(713) 627 - 1015 Fax No.:( ) -
   Email: gluntdr@earthlink.net
5. **Applicant's name** (Engineer, Planner, Architect, Etc.): Jones|Carter
   Mailing Address: 2322 West Grand Parkway North Ste 150
   Phone No.:(832) 913 - 4051 Fax No.:( ) -
   Email: jduecker@jonescarter.com
6. **Is plat located inside the City limits or City's ETJ?** (Circle One): CITY LIMITS ETJ

20. **Land distribution** (in acres)
   Private Streets: _____ Public Streets: 7.74 Residential Lots: 23.66
   Lakes/Ponds (non-recreational): 7.32 Irrigation/Drainage Canals: _____ Recreational Uses: _____
   Utility Easements: _____ Public Parkland: _____
   Other (explain): Landscape/Open Space Reserves (acres): 1.96
   TOTAL ACREAGE: 40.68

7. **Number of sections:** 2 **Blocks:** 3 **Reserves:** 4
8. **Number of residential lots/dwelling units:** 153
9. **Average lot area:** 50' **Typical lot area:** 50'
10. **Block Length:** **Average:** 289' **Longest:** 882.77' **Shortest:** 255'
11. **Type of Streets** (Circle One): Public Private Combination Public/Private
12. **Type of Water System** (Circle One): Public Individual Water Wells Other (attach explanation)
13. **Type of Sanitary System** (Circle One): Public Individual Septic Tanks Other (attach explanation)
14. **Municipal Utility District:** Fort Bend County MUD No 48





VICINITY MAP
1" = 1200'
KEY MAP 610-R&V

A RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space Purposes Only
0.2113 AC
9,202 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Landscape/Open Space Purposes Only
1.7407 AC
75,824 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Lake/Detention Purposes Only
7.3158 AC
318,675 Sq Ft

D RESTRICTED RESERVE "D"
Restricted to Landscape/Open Space Purposes Only
0.0400
1,747 Sq Ft

General Notes

1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert in the dedicator, his heirs, assigns or successors.
2) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
3) All block corner and cul-de-sac return to tangent radii are twenty five feet (25').
4) BL . . . . . "Building Line"
CF . . . . . "Clerk's File"
DE . . . . . "Drainage Easement"
Esmt . . . . . "Easement"
FBCMUD . . . . . "Fort Bend County Municipal Utility District"
FBCOPR . . . . . "Fort Bend County Official Public Records"
FBCPR . . . . . "Fort Bend County Plat Records"
FND . . . . . Found
No . . . . . "Number"
ROW . . . . . "Right-of-Way"
Sq Ft . . . . . "Square Feet"
SSE . . . . . "Sanitary Sewer Easement"
Stm SE . . . . . "Storm Sewer Easement"
UE . . . . . "Utility Easement"
Vol _, Pg _ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"
● . . . . . Set 3/4-inch Iron With Cap Stamped "Jones|Carter" as Per Certification
"F". . . . . Found 3/4-inch Iron With Cap Stamped "Cotton Surveying"
5) All easements are centered on lot lines unless shown otherwise.
6) All building lines along street rights-of-way as shown on the plat.
7) Elevations shown hereon are based on Missouri City Survey Control Monument Marker No. PCM-003 located at the northwest corner of Sienna Parkway and Trammel-Fresno Road with a published elevation of 66.07 feet, NAVD 88, 2001 Adjustment.
8) Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
9) Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
10) 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
11) 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). The minimum slab elevation for Dry Creek Village Section Two is 71.90' for Block 1, lots 1-20 and Block 2, lots 58-113; and 72.50' for Block 1, lots 21-57.
12) Restricted Reserve "A" is restricted to landscape/open space purposes only.
Restricted Reserve "A" is 0.2113 acres, 9,202 square feet.
Restricted Reserve "B" is restricted to landscape/open space purposes only.
Restricted Reserve "B" is 1.7407 acres, 75,824 square feet.
Restricted Reserve "C" is restricted to lake/detention purposes only.
Restricted Reserve "C" is 7.3158 acres, 318,675 square feet.
Restricted Reserve "D" is restricted to landscape/open space purposes only.
Restricted Reserve "D" is 0.0400 acres, 1,747 square feet.
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 adopted by the City.
14) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the Fort Bend County MUD No. 48 shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Subsection 3.C.12 of the Code of Ordinances of the City of Missouri City, Texas. The City of Missouri City is not responsible for the maintenance of trails as required by the parkland dedication. This would include trails/sidewalks constructed within reserve "B".
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) All pipeline easements within this subdivision are shown hereon.
17) All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
18) The subject plat is located within the boundaries of PD, Planned Development District #88 (Ordinance O-18-24) and is subject to the regulations and restrictions of the PD #88 including Exhibit C, Residential Builder Guidelines."
19) 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.
20) In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be 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.
21) 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.
22) 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) There shall be a rear building line of not less than 15 feet. Detached garages shall have a rear yard setback of not less than eight feet.
24) 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; 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.
25) Garages facing a side street must have a setback of not less than 20 feet.
26) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732
27) 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.
28) A parkland dedication was approved by the Missouri City Council on March 6, 2017 for the provisions of trails as noted on the plat and for a cash payment for 50% of the total number of residential lots.

RESERVE TABLE

IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	LANDSCAPE/OPEN SPACE	0.2113	FBCMUD No. 48
B	LANDSCAPE/OPEN SPACE	1.7407	FBCMUD No. 48
C	LAKE/ DETENTION	7.3158	FBCMUD No. 48
D	LANDSCAPE/OPEN SPACE	0.0400	FBCMUD No. 48

FOR LINE AND CURVE TABLE INFORMATION SEE SHEET 2

DRY CREEK VILLAGE
SECTION TWO

A SUBDIVISION OF 40.68 ACRES OF LAND
OUT OF THE
ELIJAH ROARK LEAGUE, A-77
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

153 LOTS 4 RESERVES 3 BLOCKS
MAY 2019

OWNER:
DC DEVELOPMENT PARTNERS II, LP
4101 GREENBRIAR, SUITE 316
HOUSTON, TEXAS 77098
713-627-1015

ENGINEER/PLANNER/SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-04
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\00226\00226-0083-00 Dry Creek Village Sec 2 Planng.,Pre.Plat\2 Design Phase\CAD\PLAT\FINAL\DRY CREEK SECTION 2 FINAL PLAT.dwg May 16,2019 - 4:41pm JTD

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, DC Development Partners II, LP, a Texas limited partnership acting by and through David R. Glunt, it's Managing Member, herein referred to as Owner of the 40.68 acre tract described in the above and foregoing plat of Dry Creek Village Section Two, 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, my 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, Owner have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an 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, Owner have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial 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 subdivision of Dry Creek Village Section 2 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.

IN TESTIMONY WHEREOF, DC Development Partners II, LP, a Texas limited partnership has caused these presents to be signed by David R. Glunt, its Managing Member, hereunto authorized, and its common seal hereunto affixed

this _____ day of _____ 2019.

DC Development Partners II, LP,
a Texas limited partnership

By: _____
David R. Glunt, Managing Member

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared David R. Glunt, Managing Member, 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

_____
(Signature of Notary Public)
Notary Public in and for the State of 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 Dry Creek Village Section Two 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
Chair

By: _____
Timothy R. Haney
Vice Chair

I, Steven Jares, 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 and a length of not less than three feet; except as shown hereon; and that the plat boundary corners have been tied to the nearest survey corner.

_____
Steven Jares
Registered Professional Land Surveyor
No. 5317

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°29'08"E	320.22'
L2	N05°30'52"W	182.27'
L3	N80°51'03"E	222.00'
L4	N79°55'44"E	48.60'
L5	N70°53'42"E	155.37'
L6	S87°45'32"W	45.18'
L7	N70°33'48"W	129.08'
L8	N78°36'52"W	49.55'
L9	S87°05'57"W	148.74'
L10	S83°15'06"W	135.48'
L11	N89°18'16"W	45.96'
L12	S13°06'26"W	120.00'
L13	S11°44'11"W	60.00'
L14	S11°44'11"W	124.60'
L15	S86°08'34"E	18.99'
L16	S03°51'26"W	121.44'
L17	S03°51'26"W	60.00'
L18	S01°25'22"W	115.00'
L19	S43°34'38"E	14.14'
L20	S88°34'38"E	59.92'
L21	N84°29'39"E	152.32'
L22	N85°00'28"E	49.51'
L23	N88°58'26"E	52.98'
L24	N52°06'48"W	115.00'
L25	S85°40'15"W	14.81'
L26	S43°27'18"W	47.58'
L27	S48°14'24"W	157.87'
L28	S35°33'04"W	107.86'
L29	S27°53'22"W	76.38'
L30	N65°30'31"W	244.50'
L31	N02°54'03"W	2222.34'
L32	N02°53'58"W	44.20'
L33	N83°30'00"E	152.29'
L34	N05°30'52"W	337.27'
L35	N84°29'08"E	533.29'
L36	N02°54'03"W	882.77'
L37	N87°05'57"E	641.17'

LINE TABLE		
LINE	BEARING	DISTANCE
L38	N02°54'03"W	5.00'
L39	N87°05'57"E	692.60'
L40	N02°54'03"W	8.94'
L41	N02°54'03"W	255.00'
L42	N38°43'58"E	5.21'
L43	N87°05'57"E	141.32'
L44	N02°54'03"W	101.61'
L45	N47°45'37"E	0.70'
L46	N36°25'53"E	20.00'
L47	N71°52'40"W	20.00'
L48	N46°13'29"E	30.21'
L49	N71°52'42"W	32.87'
L50	N26°17'51"W	20.00'
L51	N35°52'01"E	20.00'
L52	N53°10'02"W	20.00'
L53	N43°55'14"E	20.00'
L54	N51°21'43"W	20.00'
L55	N21°22'14"E	20.00'
L56	N34°50'31"W	20.00'
L57	N39°42'56"E	20.00'
L58	N72°20'52"E	112.22'
L59	N77°14'40"E	101.06'
L60	N87°04'45"E	118.01'
L61	N85°07'51"E	282.16'
L62	N87°05'57"E	155.00'
L63	N87°05'57"E	100.00'
L64	S89°23'00"W	100.08'
L65	N87°05'57"E	505.00'
L66	N84°02'54"E	54.40'
L67	N89°38'03"E	50.19'
L68	N85°18'56"W	113.03'
L69	N87°05'57"E	205.00'
L70	N59°07'53"W	91.52'
L71	N23°36'32"W	45.76'
L72	N23°36'32"W	45.76'
L73	N03°07'50"W	49.49'
L74	N02°54'03"W	255.25'
L75	N86°08'34"W	30.39'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1970.00'	3°18'57"	114.00'	N07°10'20"W	113.99'	57.02'
C2	5579.60'	17°21'17"	1690.04'	S10°55'06"E	1683.58'	851.54'
C3	270.00'	1°22'15"	6.46'	S77°34'42"E	6.46'	3.23'
C4	1030.00'	2°26'04"	43.76'	S87°21'36"E	43.76'	21.89'
C5	5354.60'	1°19'13"	123.38'	S04°20'32"W	123.37'	61.69'
C6	420.00'	32°53'03"	241.05'	S21°26'40"W	237.76'	123.95'
C7	2000.00'	3°18'57"	115.74'	N07°10'20"W	115.72'	57.89'
C8	1000.00'	9°52'13"	172.27'	N78°33'54"E	172.06'	86.35'
C9	55.00'	87°23'11"	83.88'	N40°47'32"E	75.99'	52.55'
C10	55.00'	90°00'00"	86.39'	N47°54'03"W	77.78'	55.00'
C11	1000.00'	12°37'28"	220.34'	N86°35'19"W	219.89'	110.62'
C12	300.00'	75°21'46"	394.60'	N40°34'56"W	366.76'	231.71'
C13	300.00'	43°02'00"	225.32'	N18°36'57"E	220.06'	118.27'
C14	55.00'	74°43'58"	71.74'	N40°16'02"W	66.76'	42.00'
C15	1000.00'	8°30'32"	148.51'	N81°53'18"W	148.37'	74.39'
C16	25.00'	90°27'53"	39.47'	N51°16'03"W	35.50'	25.20'
C17	25.00'	44°21'27"	19.35'	N54°27'24"E	18.87'	10.19'
C18	50.00'	265°37'36"	231.80'	N14°54'32"W	73.36'	53.97'
C19	25.00'	41°25'49"	18.08'	N82°48'38"W	17.69'	9.45'
C20	25.00'	89°00'52"	38.84'	N38°59'34"E	35.05'	24.57'
C21	25.00'	90°00'00"	39.27'	N50°30'52"W	35.36'	25.00'
C22	25.00'	42°50'00"	18.69'	N63°04'08"E	18.26'	9.81'
C23	50.00'	265°40'01"	231.84'	N05°30'52"W	73.33'	53.93'
C24	25.00'	42°50'00"	18.69'	N74°05'52"W	18.26'	9.81'
C25	25.00'	87°23'11"	38.13'	N40°47'32"E	34.54'	23.88'
C26	25.00'	90°00'00"	39.27'	N47°54'03"W	35.36'	25.00'
C27	25.00'	48°11'23"	21.03'	N63°00'15"E	20.41'	11.18'
C28	50.00'	265°03'34"	231.31'	N08°33'39"W	73.69'	54.51'
C29	25.00'	36°52'12"	16.09'	N74°27'57"W	15.81'	8.33'
C30	25.00'	90°00'00"	39.27'	N42°05'57"E	35.36'	25.00'
C31	25.00'	90°00'00"	39.27'	N47°54'03"W	35.36'	25.00'
C32	25.00'	31°30'49"	13.75'	N71°20'32"E	13.58'	7.05'
C33	50.00'	263°37'24"	230.05'	N07°23'50"E	74.53'	55.90'
C34	25.00'	52°06'35"	22.74'	N66°50'46"W	21.96'	12.22'
C35	25.00'	90°00'00"	39.27'	N42°05'57"E	35.36'	25.00'
C36	25.00'	90°00'00"	39.27'	N47°54'03"W	35.36'	25.00'
C37	25.00'	41°25'49"	18.08'	N76°09'50"E	17.69'	9.45'
C38	50.00'	265°37'36"	231.80'	N08°15'44"E	73.36'	53.97'
C39	25.00'	44°21'27"	19.35'	N61°06'12"W	18.87'	10.19'
C40	25.00'	31°17'26"	13.65'	N72°46'24"E	13.48'	7.00'
C41	50.00'	143°12'33"	124.97'	N51°16'02"W	94.89'	150.35'
C42	25.00'	31°17'26"	13.65'	N04°41'31"E	13.48'	7.00'
C43	25.00'	90°00'00"	39.27'	N47°54'03"W	35.36'	25.00'
C44	25.00'	90°00'00"	39.27'	N42°05'57"E	35.36'	25.00'
C45	25.00'	96°04'16"	41.92'	N75°34'35"E	37.18'	27.80'
C46	25.00'	74°43'58"	32.61'	N40°16'02"W	30.35'	19.09'
C47	25.00'	28°32'57"	12.46'	N87°50'15"E	12.33'	6.36'
C48	50.00'	128°32'53"	112.18'	N42°09'47"W	90.09'	103.77'
C49	25.00'	26°25'32"	11.53'	N08°53'54"E	11.43'	5.87'
C50	25.00'	70°26'13"	30.73'	N02°54'03"W	28.83'	17.65'
C51	25.00'	29°34'14"	12.90'	N13°34'29"W	12.76'	6.60'
C52	50.00'	138°18'17"	120.69'	N40°47'32"E	93.45'	131.30'
C53	25.00'	29°34'14"	12.90'	N84°50'26"W	12.76'	6.60'
C54	25.00'	90°00'00"	39.27'	N39°29'08"E	35.36'	25.00'
C55	85.00'	1°24'49"	2.10'	N03°36'28"W	2.10'	1.05'
C56	85.00'	4°06'41"	6.10'	N00°50'43"W	6.10'	3.05'
C57	85.00'	4°06'41"	6.10'	N82°25'47"E	6.10'	3.05'
C58	85.00'	8°03'08"	11.95'	N06°55'37"W	11.94'	5.98'

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

DRY CREEK VILLAGE

SECTION TWO

A SUBDIVISION OF 40.68 ACRES OF LAND
OUT OF THE
ELIJAH ROARK LEAGUE, A-77
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

153 LOTS 4 RESERVES 3 BLOCKS

MAY 2019

OWNER:
DC DEVELOPMENT PARTNERS II, LP
4101 GREENBRIAR, SUITE 316
HOUSTON, TEXAS 77098
713-627-1015

ENGINEER/PLANNER/SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-04
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\00226\00226-0083-00 Dry Creek Village Sec 2 Planng_Pre.Plat\2 Design Phase\CAD\PLAT\FINAL\DRY CREEK SECTION 2 FINAL PLAT.dwg May 16,2019 - 4:41pm JTD

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Final Plat of CityPark Logistics Center
AGENDA ITEM NUMBER:	6.A.(10)
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
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:	PLAT1900142
PROPERTY ID:	0015-00-000-0500-907 / 0116-00-000-8505-907/ 042-035-000-0001
LOCATION:	North of Highway 90A, southwest of Beltway 8, south of Gessner Road

ZONING DISTRICT DESIGNATION: I, Industrial

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

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

   None.

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.

   b. Please provide a letter of no objection from TxDOT for access connection at Beltway 8.

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

   a. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a revised .dwg file as the one submitted did not project properly.**

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. There are no existing and proposed pipeline easements within the limits of the subdivision. – OR – All existing and proposed pipelines or pipeline easements through the subdivision have been shown.

   b. 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

   None.

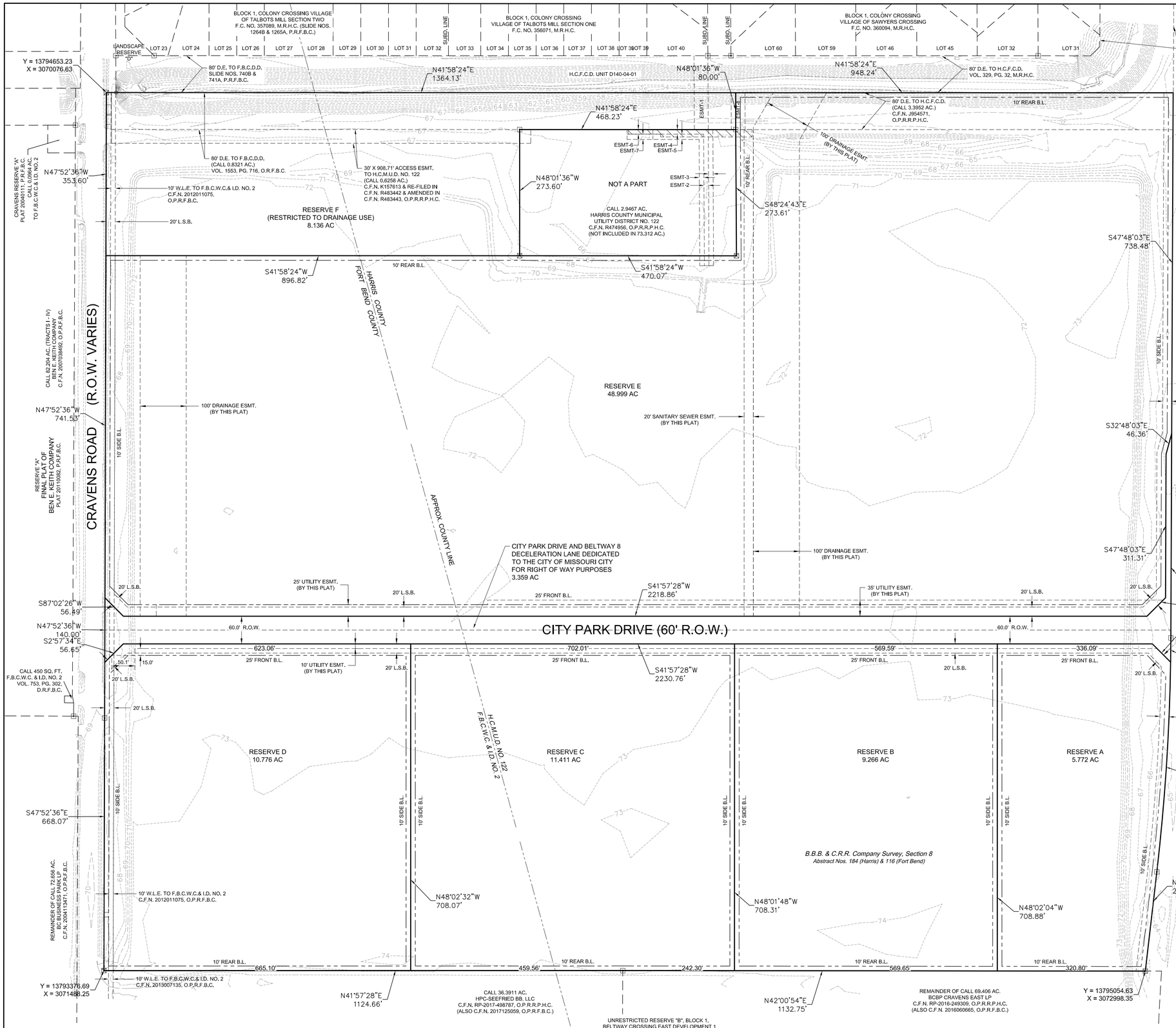
----------END OF REPORT----------

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

1.	**Name of plat:** CITYPARK LOGISTICS CENTER
2.	**Name of preliminary plat that encompasses this plat** (if applicable): CITYPARK LOGISTICS CENTER
3.	**Type of plat** (Circle one or more): Multifamily Residential Commercial (Industrial) Planned Development Single Family Residential Specific Use Permit Other (Explain):
4.	**Landowner's name** (If company or corporation, list chief officer): Kent Newsom
	Mailing Address: 909 Lake Carolyn Parkway, Suite 775
	Phone No.:(469) 706 - 9102 Fax No.:( ) -
	Email: knewsom@logisticspropertyco.com
5.	**Applicant's name** (Engineer, Planner, Architect, Etc.): Dan Elkins
	Mailing Address: 11700 Katy Freeway, Suite 800 Houston, TX 77079
	Phone No.:(713) 510 - 9405 Fax No.:( ) -
	Email: dan.elkins@kimley-horn.com
6.	**Is plat located inside the City limits or City's ETJ?** (Circle One): (CITY LIMITS) ETJ
20.	**Land distribution** (in acres) 8.136 ac drainage reserve Private Streets: 0 Public Streets: 3.359 ac Residential Lots: 0 Lakes/Ponds (non-recreational): Irrigation/Drainage Canals: Recreational Uses: Utility Easements: Public Parkland: Other (explain): reserves for industrial use (acres): 86.224 ac ***TOTAL ACREAGE:*** 97.719 ac
7.	**Number of sections:** 1 **Blocks:** 2 **Reserves:** 6
8.	**Number of residential lots/dwelling units:** 0
9.	**Average lot area:** n/a **Typical lot area:** n/a
10.	**Block Length:** **Average:** 2,310 ft **Longest:** 2,310 ft **Shortest:** 2,310 ft
11.	**Type of Streets** (Circle One): (Public) Private Combination Public/Private
12.	**Type of Water System** (Circle One): (Public) Individual Water Wells Other (attach explanation)
13.	**Type of Sanitary System** (Circle One): (Public) Individual Septic Tanks Other (attach explanation)
14.	**Municipal Utility District:** Harris County MUD 122 and Fort Bend County WCID 2

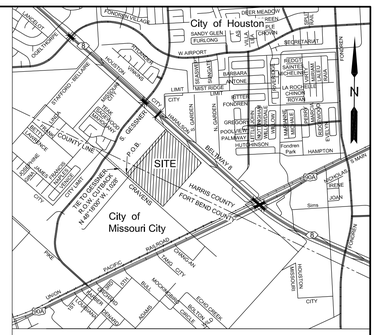


EASEMENT INFORMATION

EASEMENTS TO HOUSTON LIGHTING AND POWER CO. PER C.F.N. K642677, O.P.R.R.P.H.C.;

EASEMENTS TO HOUSTON LIGHTING AND POWER CO. PER C.F.N. K968284, O.P.R.R.P.H.C.:

ESMT-1	30' A.E. STARTING 16' ABOVE GROUND
ESMT-2	10' X 295' ESMT.
ESMT-3	10' A.E. STARTING 16' ABOVE GROUND
ESMT-4	10' X 115' ESMT.
ESMT-5	11.5' A.E. STARTING 16' ABOVE GROUND
ESMT-6	10' X 56' ESMT.
ESMT-7	11.5' A.E. STARTING 16' ABOVE GROUND
ESMT-8	30' X 80' SHELL PIPE LINE CORP. PIPELINE ESMT. (CALL 0.0551 AC.) C.F.N. J867451, O.P.R.R.P.H.C.



VICINITY MAP (SCALE: 1"=0.5 MILE)

AREA RESERVE TABLE

RESERVE	LAND USE	RESERVE AREA (ACRES)
A	INDUSTRIAL	5.772
B	INDUSTRIAL	9.266
C	INDUSTRIAL	11.411
D	INDUSTRIAL	10.776
E	INDUSTRIAL	48.999
F	DRAINAGE	8.136

N

0 100 200 300

HORIZONTAL SCALE: 1"=100'

CITYPARK LOGISTICS CENTER

BEING A SUBDIVISION OF 97.719 ACRES OF LAND
B.B.B. & C. R.R. COMPANY SURVEY, SECTION 7,
ABSTRACT NUMBERS 183 (HARRIS) & 115 (FORT BEND) AND
B.B.B. & C. R.R. COMPANY SURVEY, SECTION 8,
ABSTRACT NUMBERS 184 (HARRIS) & 116 (FORT BEND)
CITY OF MISSOURI CITY,
HARRIS COUNTY & FORT BEND COUNTY, TEXAS

2~BLOCKS 6~RESERVES

OWNER:
CITYPARK I, LLC & CITYPARK IV, LLC
c/o LOGISTICS PROPERTY COMPANY
1 N. WACKER DRIVE, SUITE 1925
CHICAGO, ILLINOIS 60606
(214) 850-2341
KENT NEWSOM

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TEXAS 77079
(281) 597-9300
DANIEL J. ELKINS, P.E.

SURVEYOR:
TERRA SURVEYING COMPANY, INC.
3000 WILCREST DRIVE, SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
GEORGE COLLISON, R.P.L.S.

DATE: MAY 16, 2019 SCALE: 1" = 100' PROJECT NO.: 1617-1814-P

METES AND BOUNDS DESCRIPTION :

Being all that certain 97.719 net acres (4,256,648 square feet) of land situated partially in the B.B.B. & C. R.R. (Buffalo Bayou, Brazos & Colorado Railroad) Company Survey, Section 7, Abstract Numbers 183 (Harris) and 115 (Fort Bend), and partially in the B.B.B. & C. R.R. Company Survey, Section 8, Abstract Numbers 184 (Harris) and 116 (Fort Bend), City of Missouri City, and partially in Harris County and partially in Fort Bend County, Texas; also being all the remainder of that certain called 111.1695 acres described in deed to West Belt III, Ltd., as recorded under Clerk's File Number (C.F.N.) J914972, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.), the same being recorded in Volume 1628, Page 539, Official Records of Fort Bend County, Texas (O.R.F.B.C.); said 97.719 net acre tract being more particularly described as follows (bearings herein are grid bearings based on the Texas State Plane Coordinate System; South Central Zone, NAD83 (Geoid 99), as determined from GPS observations; distances herein are surface distances and may be converted to grid by multiplying by a scale factor of 0.999870017):

COMMENCING at a point in the northeast R.O.W. line of Cravens Road, a public right-of-way (R.O.W.) based on a varying width, as widened in Slide Numbers 740B and 741A, and Plats 20040111 and 20110082, Plat Records of Fort Bend County, Texas (P.R.F.B.C.); also being the most southerly corner of Landscape Reserve "D", Block 1, COLONY CROSSING, VILLAGE OF TALBOTS MILL SECTION TWO, a plat of subdivision recorded under Film Code Number 357089, Map Records of Harris County, Texas (M.R.H.C.), and Slide Numbers 1264B and 1265A, P.R.F.B.C.; also being the most westerly corner of that certain 80-foot wide drainage easement dedicated to Fort Bend County Drainage District in Slide Numbers 740B and 741A, P.R.F.B.C., from which a found 1-inch iron pipe with cap bears North 85°06' West, 0.73 feet; thence:

South 48°18'00" East, with the northeast R.O.W. line of said Cravens Road and the southwest line of said drainage easement, a distance of 80.00 feet to an "X" in concrete set marking the most southerly corner of said drainage easement and an angle point in the said northeast R.O.W. line; said "X" also being in the northwest line of said 111.1695 acre tract and marking the POINT OF BEGINNING, from which a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the most westerly corner of said 111.1695 acre tract bears South 41°58'24" West, 20.74 feet;

THENCE, North 41°58'24" East (call North 43°44'00" East), departing said northeast R.O.W. line with the southeast line of said drainage easement and the northwest line of said 111.1695 acre tract, a distance of 2,291.62 feet to an "X" in concrete set marking an angle point in the southwest R.O.W. line of Beltway 8 (also known as West Sam Houston Parkway South), a public R.O.W. of varying width, as dedicated to State of Texas in deeds recorded under C.F.N. M246679, N604513, and R455142, O.P.R.R.P.H.C.; said "X" also marking the most northerly corner of the herein described tract, from which another R.O.W. angle point bears North 41°58'24" East, 0.44 feet;

THENCE, southeasterly, with the southwest R.O.W. line of said Beltway 8, the following courses:

South 47°48'03" East, 1,181.48 feet to a Texas Department of Transportation (TXDOT) brass disk found marking the beginning of a tangent curve to the right;

Southeasterly, with said curve to the right, having a radius of 4,556.66 feet, an arc length of 508.19 feet, a central angle of 06°23'24", and a chord which bears South 44°36'21" East, 507.93 feet to a point of tangency, from which the center of a found TXDOT brass disk (damaged) bears North 00°46' East, 0.30 feet;

South 41°24'39" East, a distance of 216.68 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the northwest line of the remainder of that certain called 69.406 acres described in deed to BCBP Cravens East LP, as recorded under C.F.N. RP-2016-249309, O.P.R.R.P.H.C., the same being recorded under C.F.N. 2016060665, Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.); said iron rod also marking an angle point in said southwest R.O.W. line and being in the southeast line of said 111.1695 acre tract; said iron rod also marking the most easterly corner of the herein described tract, from which the center of a found TXDOT brass disk bears South 55°15' West, 1.14 feet;

THENCE, South 42°00'54" West (call South 43°44'00" West), departing said southwest R.O.W. line with the northwest line of said 69.406 acre tract and the southeast line of said 111.1695 acre tract, a distance of 1,132.75 feet to a 5/8-inch iron rod with cap found marking the most northerly corner of that certain called 36.3911 acres described in deed to HPC-Seefried BB, LLC, as recorded under C.F.N. RP-2017-498787, O.P.R.R.P.H.C., the same being recorded under C.F.N. 2017125059, O.P.R.F.B.C.;

THENCE, South 41°57'28" West (call South 43°44'00" West), with the northwest line of said 36.3911 acre tract and the southeast line of said 111.1695 acre tract, a distance of 1,124.66 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the northeast R.O.W. line of the aforesaid Cravens Road, and marking the most westerly corner of said 36.3911 acre tract, and the most southerly corner of said 111.1695 acre tract and the herein described tract;

THENCE, North 47°52'36" West (call North 46°07'00" West), with the northeast R.O.W. line of said Cravens Road and the southwest line of said 111.1695 acre tract, a distance of 1,903.21 feet (call 1,903.21 feet) to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking an angle point in said R.O.W. line, and marking the most westerly corner of said 111.1695 acre tract and the herein described tract;

THENCE, North 41°58'24" East (call North 43°44'00" East), with the northeast R.O.W. line of said Cravens Road and the northwest line of said 111.1695 acre tract, a distance of 20.74 feet to the POINT OF BEGINNING and containing a gross area of 100.666 acres (4,385,009 square feet);

SAVE & EXCEPT all that certain called 2.9467 acres described in deed to Harris County Municipal Utility District No. 122, as recorded under C.F.N. R474956, O.P.R.R.P.H.C.; said 2.9467 acre tract being more particularly described as follows:

COMMENCING at a point in the northeast R.O.W. line of said Cravens Road, and being the most southerly corner of the aforesaid Landscape Reserve "D" and the most westerly corner of the aforesaid 80-foot wide drainage easement, from which a found 1-inch iron pipe with cap bears North 85°06' West, 0.73 feet; thence:

South 48°18'00" East, with the northeast R.O.W. line of said Cravens Road and the southwest line of said drainage easement, a distance of 80.00 feet to an "X" in concrete set marking the most southerly corner of said drainage easement and an angle point in the said northeast R.O.W. line; said "X" also being in the northwest line of said 111.1695 acre tract, from which a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the most westerly corner of said 111.1695 acre tract bears South 41°58'24" West, 20.74 feet;

North 41°58'24" East, departing said northeast R.O.W. line with the southeast line of said drainage easement and the northwest line of said 111.1695 acre tract, a distance of 875.15 feet to a point;

South 48°01'36" East, across said 111.1695 acre tract, a distance of 80.00 feet to a 5/8-inch iron rod with cap found marking the POINT OF BEGINNING, and most westerly corner of the aforesaid 2.9467 acre tract and the herein described save and except tract;

THENCE, with the lines of said 2.9467 acre tract, the following courses:

North 41°58'24" East, a distance of 468.23 feet to a 5/8-inch iron rod found marking the most northerly corner of said 2.9467 acre tract and the herein described save and except tract;

South 48°24'43" East, a distance of 273.61 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the most easterly corner of said 2.9467 acre tract and the herein described save and except tract;

South 41°58'24" West, a distance of 470.07 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the most southerly corner of said 2.9467 acre tract and the herein described save and except tract;

North 48°01'36" West, a distance of 273.60 feet to the POINT OF BEGINNING, and containing 2.9467 acres (128,361 square feet) in the herein described save and except tract, resulting in a total net area of 97.719 acres (4,265,648 square feet) of land.

LEGEND: ABBREVIATIONS

AC.	Acres
A.E.	Aerial easement
B.L.	Building (setback) line
C.F.N.	Clerk's File Number
C.G.	Controlling monument
CPEHE	Centerpoint Energy Houston Electric LLC
FL	Flow line (elevation)
FND	Found
I.E.	Iron rod
L.S.B.	Landscape Buffer
L.S.E.	Landscape Easement
O.P.R.F.B.C.	Official Public Records of Fort Bend County
O.P.R.R.P.H.C.	Official Public Records of Real Property of Harris County
P.R.F.B.C.	Plat Records of Fort Bend County
P.S.L.	Parking setback line
R.O.W.	Right-of-way
SAN	Sanitary sewer
SQ. FT.	Square feet
S.S.E.	Sanitary sewer easement
STM	Storm sewer
TBM	Temporary benchmark
W/	With
W.L.E.	Waterline easement
WTR	Waterline

NOTES:

1. B.L. INDICATES BUILDING LINE; U.E. & A.E. INDICATES UTILITY EASEMENT & AERIAL EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; L.S.B. INDICATES LANDSCAPE BUFFER; F.B.C.C.F. INDICATES FORT BEND COUNTY CLERKS FILE; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.C. NO. INDICATES FILM CODE NUMBER; M.R.H.C. INDICATES MAP RECORDS OF HARRIS COUNTY.

2. BENCHMARK:

FOUND 4-INCH BRASS DISK IN CONCRETE LOCATED ABOUT 22.3 FEET WEST OF THE NORTHWEST CORNER OF MISSOURI CITY FIRE STATION 2 SURVEY MARKER NO. PCM-002
ELEVATION = 64.76 FEET (NAVD 88; 2001 ADJUSTMENT)

T.B.M. INDICATES TEMPORARY BENCHMARK
SET "X" IN CONCRETE 52.0 FEET NORTHWEST OF THE MOST NORTHERLY CORNER OF THIS PLAT
ELEVATION = 64.99 FEET (NAVD 88; 2001 ADJUSTMENT)

3. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988, 2001 ADJUSTMENT.

4. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999870017.

5. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY, HARRIS COUNTY AND FORT BEND COUNTY REQUIREMENTS.

6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, G.F. NO. 3711000915. EFFECTIVE DATE MAY 01, 2019; LAST ISSUED MAY 08, 2019, THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

7. THIS PLAT LIES WITHIN THE CITY OF MISSOURI CITY; HARRIS COUNTY AND FORT BEND COUNTY; HOUSTON INDEPENDENT SCHOOL DISTRICT AND FORT BEND INDEPENDENT SCHOOL DISTRICT; AND FORT BEND COUNTY WCID #2 AND HARRIS COUNTY MUD #122.

8. THIS PLAT LIES WITHIN ZONE "X" (UNSHADED) AS PER FLOOD INSURANCE RATE MAP NUMBER 48201C0845 L, DATED JUNE 18, 2007 AND 48157C0170 L.

9. APPROVAL OF THIS PLAT WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL OR CONDITIONALLY APPROVAL IF THE PLAT IS NOT RECORDED INTO THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS.

10. 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.

11. THE MINIMUM SLAB ELEVATION SHALL BE ONE FOOT ABOVE TOP OF CURB OR 1.5 FEET ABOVE NATURAL GROUND, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.

12. 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.

13. IN ACCORDANCE WITH CENTER POINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALL OR GATES.

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. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE.

17. 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.

18. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

19. 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.

20. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).

21. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDING AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

22. 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.

23. 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.

24. THE UNDERSIGNED OWNERS RESERVE UNTO THEMSELVES THE RIGHT TO UTILIZE THE EASEMENT AREAS DEDICATED HEREON FOR PURPOSES THAT DO NOT CONFLICT WITH THE APPLICABLE EASEMENT DEDICATED HEREON INCLUDING, WITHOUT LIMITATION, THE RIGHT TO USE SUCH EASEMENT AREAS FOR PAVING, CURBING AND LANDSCAPING; PROVIDED, HOWEVER, THE UNDERSIGNED OWNERS SHALL NOT, WITHOUT THE PRIOR WRITTEN CONSENT OF THE EASEMENT HOLDER, HAVE ANY RIGHT TO CONSTRUCT OR MAINTAIN A BUILDING WITHIN ANY SUCH EASEMENT AREA.

CITYPARK LOGISTICS CENTER

BEING A SUBDIVISION OF 97.719 ACRES OF LAND
B.B.B. & C. R.R. COMPANY SURVEY, SECTION 7,
ABSTRACT NUMBERS 183 (HARRIS) & 115 (FORT BEND) AND
B.B.B. & C. R.R. COMPANY SURVEY, SECTION 8,
ABSTRACT NUMBERS 184 (HARRIS) & 116 (FORT BEND)
CITY OF MISSOURI CITY,
HARRIS COUNTY & FORT BEND COUNTY, TEXAS

2~BLOCKS 6~RESERVES

OWNER:
CITYPARK I, LLC & CITYPARK IV, LLC
c/o LOGISTICS PROPERTY COMPANY
1 N. WACKER DRIVE, SUITE 1925
CHICAGO, ILLINOIS 60606
(214) 850-2341
KENT NEWSOM

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TEXAS 77079
(281) 597-9300
DANIEL J. ELKINS, P.E.

SURVEYOR:
TERRA SURVEYING COMPANY, INC.
3000 WILCREST DRIVE, SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
GEORGE COLLISON, R.P.L.S.

DATE: MAY 16, 2019 SCALE: 1" = 100' PROJECT NO.: 1617-1814-P

STATE OF TEXAS

COUNTY OF FORT BEND

WE, CITYPARK I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH, LPC VENTURE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE AND MANAGING MEMBER, ACTING BY AND THROUGH, LOGISTICS PROPERTY COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER, _____ AND CITYPARK IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH, LPC VENTURE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE AND MANAGING MEMBER, ACTING BY AND THROUGH, LOGISTICS PROPERTY COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER, _____, _____. OWNERS HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 97.719 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CITYPARK LOGISTICS CENTER, 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, TO THE EXTENT THE SAME HAVE NOT BEEN PREVIOUSLY DEDICATED, 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, SUBJECT TO ALL MATTERS OF RECORD AND /OR SHOWN ON THIS PLAT.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATION 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. AND A.E.) AS INDICATED AND DEPICTED THEREON, 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 FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN (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 THEREON, WHEREBY THE AERIAL EASEMENT TOTAL THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY WHEREOF, CITYPARK I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LPC VENTURE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE AND MANAGING MEMBER, BY LOGISTICS PROPERTY COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER, _____ _____, _____, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2019.

CITYPARK I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LPC VENTURE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE AND MANAGING MEMBER

BY: LOGISTICS PROPERTY COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
PRINT NAME:
TITLE:

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ _____ OF LOGISTICS PROPERTY COMPANY, LLC, 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.

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, CITYPARK IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LPC VENTURE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE AND MANAGING MEMBER, BY LOGISTICS PROPERTY COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER, _____ _____, _____, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2019.

CITYPARK IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LPC VENTURE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE AND MANAGING MEMBER

BY: LOGISTICS PROPERTY COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
PRINT NAME:
TITLE:

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ _____ OF LOGISTICS PROPERTY COMPANY, LLC, 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.

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

WE, LPC VENTURE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH, LOGISTICS PROPERTY COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CITYPARK LOGISTICS CENTER, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2019-184742 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS AND FORT BEND COUNTY CLERK'S FILE NO. 2019046079 OF THE OFFICIAL PUBLIC 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.

LPC VENTURE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LOGISTICS PROPERTY COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

By: _____
PRINT NAME:
TITLE:

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF LOGISTICS PROPERTY COMPANY, LLC, 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.

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME

MY COMMISSION EXPIRES: _____

I, GEORGE COLLISON, 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, ANGLES 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 BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

I, FURTHER, DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENT BOTH PUBLIC AND PRIVATE, FEE STRIPS (AS REVEALED IN A CITY PLANNING LETTER ISSUED BY CHICAGO TITLE INSURANCE COMPANY, G.F. NUMBER 3711000915, DATED MAY 1, 2019) AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD EFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH CITYPARK I, LLC AND CITYPARK IV, LLC OWNS OR HAS A LEGAL INTEREST IN.

_____
GEORGE COLLISON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4461

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 CITYPARK LOGISTICS CENTER 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

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

I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS 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 DULY RECORDED ON _____, 2019, AT _____ O'CLOCK __.M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

_____
DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

CITYPARK LOGISTICS CENTER

BEING A SUBDIVISION OF 97.719 ACRES OF LAND
B.B.B. & C. R.R. COMPANY SURVEY, SECTION 7,
ABSTRACT NUMBERS 183 (HARRIS) & 115 (FORT BEND) AND
B.B.B. & C. R.R. COMPANY SURVEY, SECTION 8,
ABSTRACT NUMBERS 184 (HARRIS) & 116 (FORT BEND)
CITY OF MISSOURI CITY,
HARRIS COUNTY & FORT BEND COUNTY, TEXAS

2~BLOCKS 6~RESERVES

OWNER:	ENGINEER:	SURVEYOR:
CITYPARK I, LLC & CITYPARK IV, LLC	KIMLEY-HORN & ASSOCIATES, INC.	TERRA SURVEYING COMPANY, INC.
c/o LOGISTICS PROPERTY COMPANY	11700 KATY FREEWAY, SUITE 800	3000 WILCREST DRIVE, SUITE 210
1 N. WACKER DRIVE, SUITE 1925	HOUSTON, TEXAS 77079	HOUSTON, TEXAS 77042
CHICAGO, ILLINOIS 60606	(281) 597-9300	(713) 993-0327
(214) 850-2341	DANIEL J. ELKINS, P.E.	GEORGE COLLISON, R.P.L.S.
KENT NEWSOM		

DATE: MAY 16, 2019 SCALE: 1" = 100' PROJECT NO.: 1617-1814-P

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Miracle City Church-SUP
AGENDA ITEM NUMBER:	7A.1
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services

---

PERMIT NUMBER:	SUP 1900007
PROPERTY ID:	044-007-000-0006 (HCAD)

LOCATION: The subject site is located north of East Hampton Circle, south of Fondren Park subdivision, east of Kathy Avenue, and west of Fondren Road.

RECOMMENDED ACTION:

The proposed amendment complies with the provisions of the 2017 Comprehensive Plan and the policies contained in the Land Use Plan.

Staff recommends the approval of a SUP, Specific Use Permit to allow for the location of a place of assembly and to provide certain site development standards as discussed in the report below.

The Planning and Zoning Commission should adopt this as its Final Report and forward it to City Council with a **positive recommendation** for consideration and adoption thereof.

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, July 1, 2019

Revised Submittals Due Prior to Wednesday, June 19, 2019. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, including a revised site plan and owner authorization, must be

submitted no later than 10:00 a.m. on June 19, 2019, which is the deadline for submittals to the City Council for their July 1, 2019, meeting.

SUMMARY:

Jeremiah Asomugha on behalf of the property owner, The House of God World Outreach, is seeking a SUP, Specific Use Permit to allow the location of a church site at the northeast intersection of East Hampton Circle, and Kathy Avenue, west of Fondren Road. The church purchased the property at the beginning of this year and is proposing to construct a worship edifice (20,000 sq. ft.) and a multi-purpose media building (16,000 sq. ft.), with recreational areas.

GENERAL SITE INFORMATION:

A. Legal Description:

The subject site can be described as being a 14.984 acre tract of land, situated in the James B. Murphy Survey, A-581, Harris County, Texas, being out of that certain called 15.055 acre tract as described in deed recorded under Clerk's File No. 4269652 of the Official Public Records of Harris County, Texas.

B. Size: 14.984 acres

C. Existing Land Use and Zoning Designation: Unimproved
LC-1 Local retail restricted district/R-3 Two-family residential district

D. Surrounding Land Uses and Zoning Designations:

North: Fondren Park Subdivision (R-2, single-family residential district)

South: Vacant (I, industrial District)

East: City of Houston (vacant)

West: Undeveloped (CF, community facilities)

E. Existing Zoning: Vacant, LC-1 local retail restricted district/R-3 two-family residential district

F. Zoning History:

07-09-1974:	Subject site annexed by the City of Missouri City (Ord.#170)
01-19-1981:	Subject site zoned LC-1 local retail restricted & R-3 two-family districts (Ord. O-81-01).

ANALYSIS OF SUBJECT SITE:

A. Development Potential

The applicant is seeking approval of a Specific Use Permit on 14.984 acres from LC-1 local retail restricted district and R-3 two-family residential district to allow for the location of a place of assembly.

The applicant has provided a conceptual site plan for the proposed church campus which includes the development of 16,000 square feet Media Building and 20,000 square feet Worship Center. No building elevations or height details have been provided with this application.

The church use would be considered a place of assembly. Section 15.2 of the City's zoning ordinance requires the approval of a Specific Use Permit to allow for the location of places of assembly.

Conformance with the Comprehensive Plan: The proposed amendment is in conformance with the following portions of the 2017 Comprehensive Plan:

- Goal 2. More varied development to move beyond a "bedroom community" perception of Missouri City.

Conformance with the Land Use Plan: The Future Land Use Map identifies a portion of the subject tract as Commercial, providing for Auto-Oriented Character.

Auto-Oriented Character is described as follows:

This designation typically covers most areas identified for commercial uses where accommodation of automobile access, circulation, and parking drives the placement of buildings and overall site design.

The most western portion of the subject tract is identified as single family residential, which may be developed as stormwater detention and the multi-purpose building to be utilized also as assembly use. This would reflect a minor inconsistency with the Land Use Plan, due to the non-residential aspect of places of assembly. However, places of assembly are permitted in residential areas, only by means of a SUP approval.

Staff Recommendation: Approve the SUP to allow for a place of assembly and to apply the development standards included below. The proposed place of assembly should be developed in accordance with the regulations and requirements for the underlining LC-1, local retail restricted district, unless recommended otherwise by the P&Z Commission. These standards include building regulations, trash disposal regulations, outside placement, storage, sales and services regulations, sign regulations, and fence regulations.

B. **Architectural design standards.** Except as set forth herein, all buildings and structures constructed shall comply with the building codes of the City of Missouri City. Buildings and structures are required to meet the requirements of Section 7A, Architectural design standards.

The applicant has not requested any deviations from the Architectural design standards and no building elevations were submitted, therefore the applicant would have to satisfy the Section 7A, architectural design standards. The applicant should be aware that a sample board of all approved materials and colors will be required to be submitted at the time of building permit review.

Section 7A,C.2. requires: One hundred percent of exterior walls, excluding windows and doors, shall consist of masonry materials.

Masonry is defined as being "a form of construction composed of architectural masonry units, brick, stone, stucco, Exterior Insulation and Finish System (EIFS), tile, split-face concrete masonry units, concrete tilt-wall, or other similar concrete products." The visible roofing as shown or modified is required to be at a minimum slope of 4:12 with associated materials as defined by Section 7A. The use of muted, largely earth toned colors would be permitted.

If this SUP is approved, an architectural design review will be required prior to or along with the submission of construction plans for permit review.

C. **Ingress and egress.** The conceptual site plan demonstrates driveway access points on East Hampton Road and Fondren Road. All driveways and off-street parking areas, including locations, should comply with the City's Infrastructure Standards. The applicant has also submitted a TIA worksheet which is subject to the City Engineer's review.

D. **Utilities.** All utilities shall comply with the City's Infrastructure Standards. The subject property is located in Southwest Harris County #1.

E. **Drainage.** Stormwater design shall comply with the City's Infrastructure Standards and stormwater regulations.

F. **Public safety.** The subject site is located within close proximity to existing public facilities that will provide an adequate response time.

G. **Landscaping requirements.** The subject tract shall comply with Section 11, Landscaping regulations of the City of Missouri City Zoning Ordinance.

The applicant has provided a conceptual landscape layout showing the general landscaping design. A formal landscaping review is not being conducted at this time, and it should be noted that the applicant has not indicated any intent to deviate from the City's landscaping regulations.

The applicant should be aware of the City's minimum standards which include screening, planting islands and/or diamonds, perimeter and interior parking landscaping requirements, as well as transitional buffer yards containing a minimum of 20 feet in width along Kathy Avenue, E. Hampton Road, and Fondren Road.

Recommendation: The Commission should consider requiring the applicant to provide a wall in lieu of shrubs in the areas where the developed portion of the site (excluding detention area) is adjacent to the abutting residential uses. Such wall should be generally consistent with the alternative landscaping provisions found in Section 11.8. of the City's zoning ordinance. Such wall should run the entire linear length of the off street parking area and be in addition to canopy trees required along the perimeter of this area.

H. **Parking requirements.** The subject tract should comply with Section 12, Parking regulations of the City of Missouri City Zoning Ordinance.

The conceptual landscape plan submitted by the applicant provides for approximately 291 parking spaces. Section 12.2 requires 0.2 spaces per seat in the main assembly area or 0.2 per person multiplied by the maximum occupancy. The applicant should ensure that a sufficient number of spaces are provided based upon the above.

I. **Sidewalks.** Sidewalks shall be constructed along the public rights of ways in compliance with the City's Infrastructure Standards.

J. **Platting.** The site is required to be platted.

K. **Development Schedule.** The applicant has submitted a development schedule as follows:

Phase 1 is proposed as a Media/Multi-purpose building with an occupancy of 500 people to be completed/constructed 18 months.

Phase 2 is proposed as a worship center with an occupancy of 1000 people, which is set to start 5 years after Phase 1 is completed.

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ▪ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR:

Check One:
[✓] SPECIFIC USE PERMIT
[ ] SPECIFIC USE PERMIT AMENDMENT
[ ] PLANNED DEVELOPMENT DISTRICT
[ ] PLANNED DEVELOPMENT DISTRICT AMENDMENT

SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)
FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

1.	**Project Name:** MIRACLE CITY CHURCH
2.	**Address/Location of Property:** 0 FONDREN HOUSTON TX 77077
3.	**Applicant's Name:** JEREMIAH ASOMUGHA
	Mailing Address: 20811 TRENTON VALLEY LN KATY TX 77449
	Phone No.: (832) 258-2608 / 832-618-6179
	Email: Karen@jaministry.org / Jerryaso@msn.com
4.	**Status of Applicant:** (Owner) Agent Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)
5.	**Property Owner:** The House of God World outreach
	Mailing Address: 20811 TRENTON VALLEY LN KATY TX 77449
	Phone No.: (832) 258-2608 / 832-618-6179
	Email: Karen@jaministry.org / Jerryaso@msn.com
6.	**Existing Zoning District:** INDUSTRIAL
7.	**Total Acreage:** 14.984
8.	**Proposed Development and Reasons for Application:** SUP – to enable owner to develop this site as a worship center.
9.	**Legal Description of the Property** (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.): TRACT 5D ABSTRACT NO 581 JB MURPHY
10.	**Central Appraisal District tax identification numbers of property** (Attach Paid Tax Receipts): 0440070000006
11.	**Do deed restrictions or restrictive covenants exist for the property?** (Circle One): YES (NO) (If yes, submit with application.)
12.	**Does this application include an Architectural Design Review:** (Circle One): YES (NO) (If yes, see page 8, Exhibit C for materials required to be submitted.)
	FILING FEE: $1,200.00

Hand deliver completed application form with the filing fee and required information to:

Development Services Department
1522 Texas Parkway (FM 2234)
Missouri City, TX 77489

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

JEREMIAH ASOMUGHA
Print Name of Applicant

JEREMIAH ASOMUGHA (The House of God world outreach)
Print Name of Property Owner

Signature of Applicant

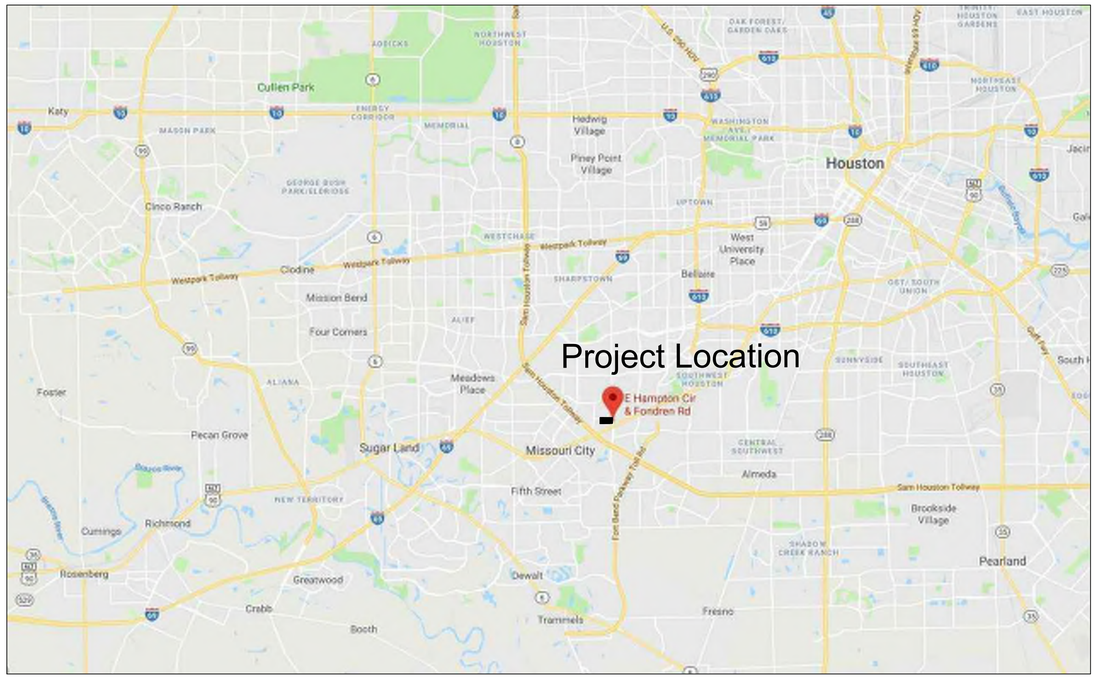
Signature of Property Owner, Agent or Attorney

Last updated December 2018

MIRACLE CITY CHURCH
0 FONDREN ROAD
MISSOURI CITY, TX 77071

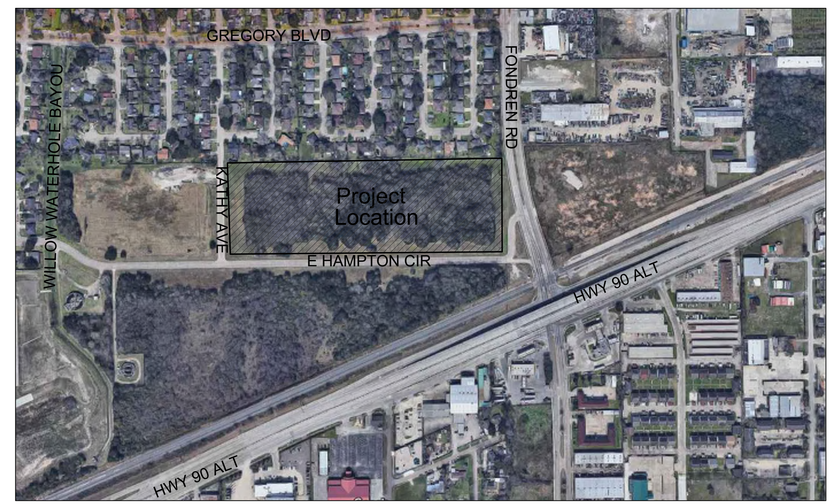
SHEET INDEX

1. COVER SHEET
2. SITE PLAN

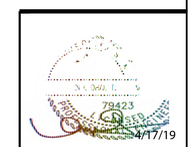


KEY MAP 570L

LOCATION MAP



AERIAL MAP



NEDU ENGINEERING SERVICES, INC
ENGINEERS, PROJECT MANAGERS, ESTIMATORS, INSPECTORS
6776 SOUTHWEST FWY., SUITE 320
HOUSTON, TEXAS, 77074
PHONE: (713) 268 - 1666
FAX: (713) 268 - 1667
TBPE No. F-8029

DRAWING SCALE

SHEET No. 1 OF 2

LAND USAGE ANALYSIS

1. TOTAL LAND AREA = 652,703 SQ.FT. (14.984 ACRES)
2. BUILDING = 36,000 SQ.FT.
3. DRIVEWAY/PVMNT= 159,973 SQ.FT.
4. WALKWAY = 15,302 SQ.FT.
5. DETENTION POND = 130,680 SQ.FT.

TOTAL DEVELOPED AREA= 341,955 SQ.FT.

% DEVELOPED AREA = 52.39%

2 YRS. RUNOFF CALCULATION

MIRACLE CITY CHURCH (2yr)			
	Cwt = (0.85*0)+(0.35)*(14.984)		
Cwt= 0.35	14.9840		
Existing			
A(imper)= 0.0000 ac			
A(per)= 14.9840 ac			
TC=	$10*A^{(0.1761)}+15=$	31.11	
I(2yr)= b / $(d+TC)^e$	3.04 IN/HR		
Q		CIA/Z	
Q(imperv)=	0.35x0x3.04	0.00	cfs
Q(perv)=	0.35x14.984x3.04	15.94	cfs
Q(Total existing)=	0+15.94	15.94	cfs
Developed			
Cwt= 0.61	= (0.85*7.85)+(0.35)*(7.134)		
I= 3.04 IN/HR	14.9840		
A(dev)= 7.8500 ac			
A(per)= 7.1340 ac			
Qdev=	0.61x7.85x3.04	14.56	cfs
Qper=	0.61x3.04x7.134	13.23	cfs
Q(tot)=	14.56+13.23	27.79	cfs

100 YRS. RUNOFF CALCULATION

MIRACLE CITY CHURCH (100yr)			
	Cwt = (0.85*0)+(0.35)*(14.984)		
Cwt= 0.35	14.9840		
Existing			
A(imper)= 0.0000 ac			
A(per)= 14.9840 ac			
TC=	$10*A^{(0.1761)}+15=$	31.11	
I(100yr)= b / $(d+TC)^e$	6.39 IN/HR		
Q		CIA/Z	
Q(imperv)=	0.35x0x6.39	0.00	cfs
Q(perv)=	0.35x14.984x6.39	33.51	cfs
Q(Total existing)=	0+33.51	33.51	cfs
Developed			
Cwt= 0.61	= (0.85*7.85)+(0.35)*(7.134)		
I= 6.39 IN/HR	14.9840		
A(dev)= 7.8500 ac			
A(per)= 7.1340 ac			
Qdev=	0.61x7.85x6.39	30.60	cfs
Qper=	0.61x7.134x6.39	27.81	cfs
Q(tot)=	30.6+27.81	58.41	cfs

DETENTION VOLUME CALCULATION

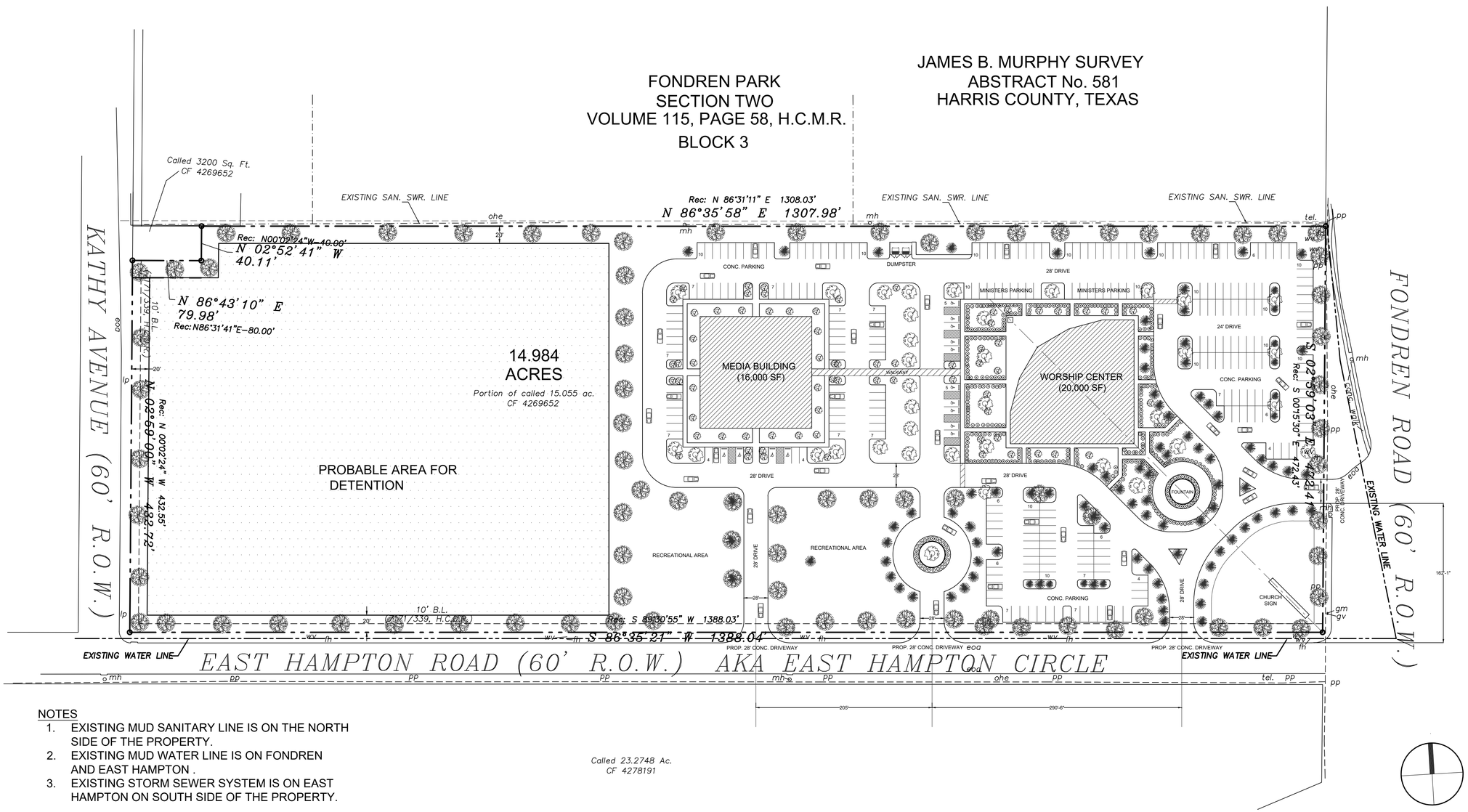
Required rate of storage			
% impervious cover	52.39%		
DETENTION VOLUME REQUIRED			
43560x0.65X14.984		424,257	CUF.

DETENTION CALCULATION IS BASED UPON REGULATIONS OF HARRIS COUNTY.

MAKI - TECT
One Northwest Centre
Suite 320
13010 Northwest Freeway
Houston, TX 77040
Phone: 281.763.0428
Phone: 713.340.8994
Fax: 281.763.0238
Web: maki-tect.com

CONSULTING ENGINEER

NEDU ENGINEERING SERVICES, INC
ENGINEERS, PROJECT MANAGERS, ESTIMATORS, INSPECTORS
6776 SOUTHWEST FWY., SUITE 320
HOUSTON, TEXAS, 77074
PHONE: (713) 268 - 1666
FAX: (713) 268 - 1667
TBPE No. F-8029



NOTES
1. EXISTING MUD SANITARY LINE IS ON THE NORTH SIDE OF THE PROPERTY.
2. EXISTING MUD WATER LINE IS ON FONDREN AND EAST HAMPTON .
3. EXISTING STORM SEWER SYSTEM IS ON EAST HAMPTON ON SOUTH SIDE OF THE PROPERTY.

PROPOSED SITE PLAN | 1" = 60'-0" | 01

4/17/19

NO.	DATE	ISSUE
	11/14/18	REVIEW

MIRACLE CITY CHURCH

FONDREN ROAD
MISSOURI CITY, TX 77071

SITE PLAN

MC1118 | SD1.0

FONDREN PARK
SECTION TWO
VOLUME 115, PAGE 58, H.C.M.R.
BLOCK 3

JAMES S. MURPHY SURVEY
ABSTRACT No. 581
HARRIS COUNTY, TEXAS

Called 3200 Sq. Ft.
CF 4269652

Found 5/8" iron rod w/ cap

Rec: N 86°31'11" E 1308.03'
N 86°35'58" E 1307.98'

Rec: N00°02'24"W-40.00'
N 02°52'41" W
40.11'

N 86°43'10" E
79.98'
Rec:N86°31'41"E-80.00'

KATHY AVENUE (60' R.O.W.)

N 02°59'00" W 432.72'
Rec: N 00°02'24" W 432.55'

14.984
ACRES
Portion of called 15.055 ac.
CF 4269652

S 02°59'03" E 472.41'
Rec: S 00°19'30" E 472.43'

FONDREN ROAD (60' R.O.W.)

P.O.B.
Found 5/8" iron rod w/ cap

Rec: S 86°30'55" E 1309.03'
S 86°30'21" E 1308.04'

EAST HAMPTON ROAD (60' R.O.W.) AKA EAST HAMPTON CIRCLE

Called 23.2748 Ac.
CF 4278191

BOUNDARY SURVEY
FOR: PATRICIA BARRETT
FONDREN ROAD
MISSOURI CITY, TEXAS 77071

Tract shown hereon is located in ZONE X, areas outside the 100-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 482010 0845 L effective 06/18/07.
Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

BEING 14.984 acres of land, situated in the James S. Murphy Survey, Abstract No. 581, Harris County, Texas; being out of that same called 15.055 acre tract as described in deed recorded under Clerk's File No. 4269652 of the Official Public Records of Harris County, Texas, and being further described by attached metes and bounds.

Note: All bearings shown hereon are based on GPS Datum: NAD83, GEOID 2009, Texas South Zone (4204).

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the following qualified provider:
Alamo Title Insurance
G.F. No. ATCH-21120M-ATCH1404673CP
Effective date: December 19, 2014

I hereby certify that this survey substantially conforms to the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II survey, that this survey was made on the ground under my supervision, and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 01/21/15 SP

STATE OF TEXAS REGISTERED ROBERT E. WADDLE, JR. 4513 PROFESSIONAL LAND SURVEYOR

Robert E. Waddle, Jr.
Registered Professional Land Surveyor No. 4513

LEGEND

gm	= gas meter
gv	= gas valve
fh	= fire hydrant
wv	= water valve
wm	= water meter
lp	= light pole
cbl	= cable tv box
tel	= telephone box
mh	= manhole
pp	= power pole
eoa	= edge of asphalt

TEXAS PROFESSIONAL SURVEYING, LLC.
3032 N. FRAZIER STREET, STE.A
CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

PROJECT NO. 8259-02	Key Map	DRAWING DATE: 01/27/15
		REVISED:
		DRAWN BY: CDF

N
W E
S

0' 80' 160' 240'

missouri CITY
TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

NOTICE OF PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS
WITHIN 200 FEET OF PROPERTY SUBJECT TO REZONING

DATE OF NOTICE: May 31, 2019

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, June 12, 2019, at the City Council Chambers – 2nd 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 request by Jeremiah Asomugha seeking a SUP, Specific Use Permit for an approximate 14.984 acre tract of land zoned as LC-1 local retail restricted district and R-3 two-family residential district to allow for the development of a worship center and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of East Hampton Circle, south of Fondren Park subdivision, east of Kathy Avenue, and west of Fondren Road.

SITE LEGAL DESCRIPTION: The subject site can be described as being a 14.984 acre tract of land, situated in the James B. Murphy Survey, A-581, Harris County, Texas, being out of that certain called 15.055 acre tract as described in deed recorded under Clerk's File No. 4269652 of the Official Public Records of Harris County, Texas.

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 for further information.

missouri CITY
TEXAS

DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY **MISSOURI CITY, TEXAS 77489**

May 31, 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, June 12, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Jeremiah Asomugha seeking a SUP, Specific Use Permit for an approximate 14.984 acre tract of land zoned as LC-1 local retail restricted district and R-3 two-family residential district to allow for the development of a worship center and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

****

Dear City Representatives:

____ I/We protest this proposed rezoning because_____
_____
_____.

____ I/We support this proposed rezoning because_____
_____
_____.

Sincerely,

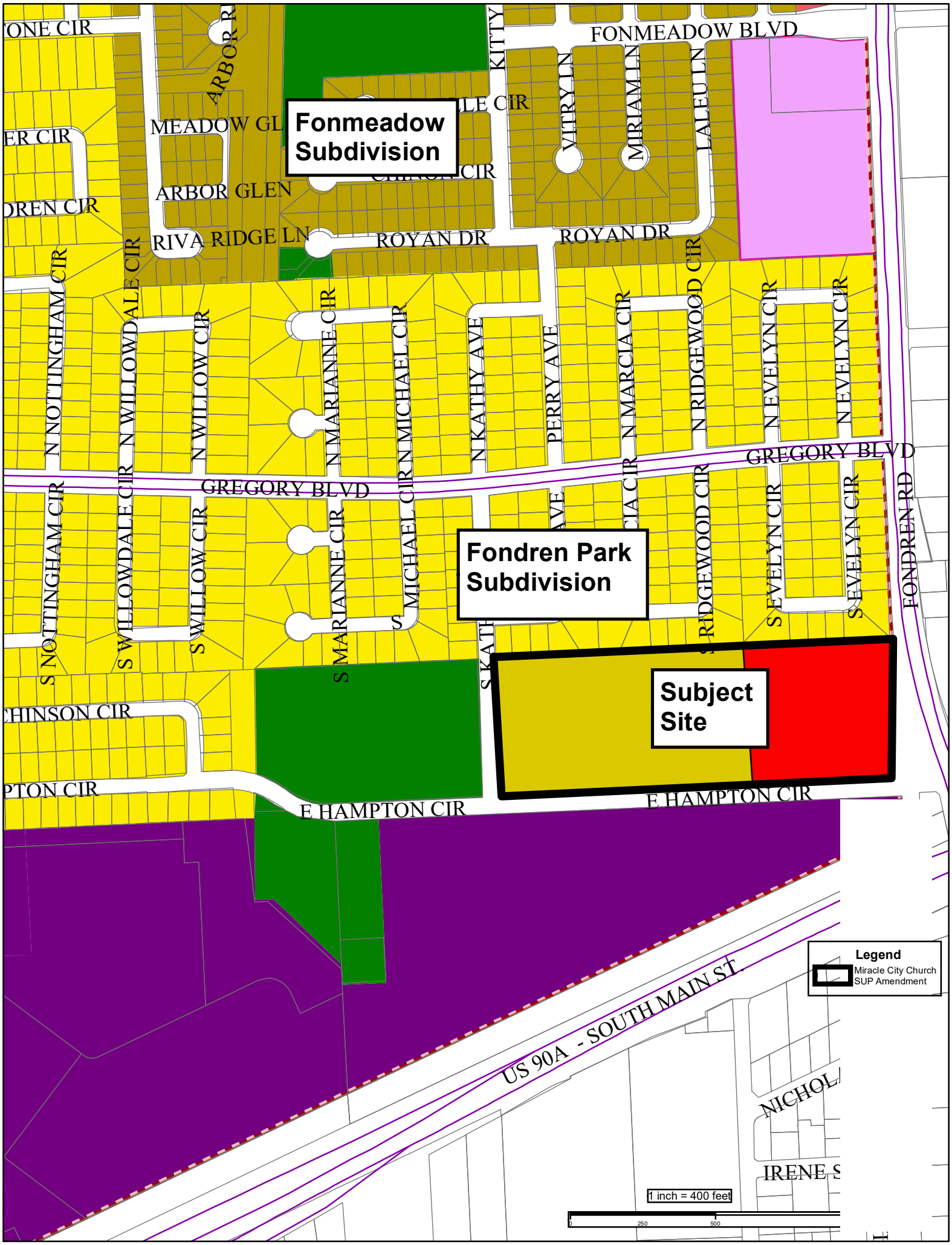
_____ _____
Signature Print Name

_____ _____
Street Address Subdivision

_____ Return to: Development Services Department
Phone Number 1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 403-8962

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


Fonmeadow Subdivision
Fondren Park Subdivision
Subject Site
FONMEADOW BLVD
KITTY
VITRY LN
MIRIAM LN
LALEU LN
ARBOR R
MEADOW GL
ARBOR GLEN
RIVA RIDGE LN
ROYAN DR
ROYAN DR
N NOTTINGHAM CIR
N WILLOWDALE CIR
N WILLOW CIR
N MARIANNE CIR
N MICHAEL CIR
N KATHY AVE
PERRY AVE
N MARCIA CIR
N RIDGEWOOD CIR
N EVELYN CIR
N EVELYN CIR
GREGORY BLVD
GREGORY BLVD
S NOTTINGHAM CIR
S WILLOWDALE CIR
S WILLOW CIR
S MARIANNE CIR
S MICHAEL CIR
S RIDGEWOOD CIR
S EVELYN CIR
S EVELYN CIR
FONDREN RD
E HAMPTON CIR
E HAMPTON CIR
US 90A - SOUTH MAIN ST.
Legend
Miracle City Church SUP Amendment
1 inch = 400 feet
0
250
500

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Dream Court – Planned Development District Amendment
AGENDA ITEM NUMBER:	7.B.
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services

PERMIT NUMBER:	PD1900006
PROPERTY ID:	7900-00-000-0070-907 / 7900-00-000-0072-907
LOCATION:	The subject site is located north of the Timber Falls Business Park, south of US 90A – South Main Street, east of the Second Mile Mission Center and west of S Cravens Road.

RECOMMENDED ACTION:

The proposal complies with the provisions of the 2017 Comprehensive Plan and the policies contained in the Future Land Use and Character Map.

The Planning and Zoning Commission should adopt this as its Final Report and forward it to City Council with a **positive recommendation** for consideration and adoption thereof.

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, July 1, 2019

Revised submittals due prior to Wednesday, June 19, 2019. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning

Commission, including a Traffic Impact Worksheet, must be submitted no later than 10:00 a.m. on June 19, 2019, which is prior to the deadline for submittals to the City Council for their July 1, 2019, meeting.

SUMMARY:

PD, Planned Development District No. 34 was approved in July 2000 to allow for the location of a community center to provide for a religious worship place, a private school, library and gardens.

The community center was proposed to be located in place of the former Tang City Plaza, a development constructed in the 1980s that provided shops and a restaurant for a few years in the area.

The community center, however, was never constructed and the previously existing Tang City Plaza buildings were eventually demolished leaving only slab foundations and pavement. The site has not been improved since the closing of the Tang City Plaza.

The property owner, Tang City Community Village LLC, has now submitted a request to amend the regulations of PD No. 34 to prepare the property for the development of an office/warehouse business center with commercial and retail uses along the US 90A – South Main Street frontage. The property owner wishes to redevelop the site by utilizing the former Tang City Plaza building foot prints and pavement to accommodate the development.

REQUIREMENTS FOR A PD DISTRICT AMENDMENT APPLICATION (SECTION 8.3)

A. **Ownership documentation:**
The applicant has submitted proof of unified control of the entire area within the proposed PD district.

B. **Legal description of site:**
The subject site can be described as being an approximate 9.4672 acre tract of land located in the B.B.B. & C. R. Survey, A-116, Fort Bend County, Texas, being part of Tract "D" and all of Tract "E" and Tract "G" of Tang City Plaza, a map or plat of which is recorded under Volume 33, Page 9 of the Map Records of Fort Bend County, Texas.

C. **Site Plan:**
A proposed site plan has been submitted which constitutes the required site plan.

D. **Total acreage:** 9.4672 acres

E. **Minimum design standards:**
The applicant has complied with City standards, except as requested below in the Analysis of the Subject Site.

F. **Development Schedule.** The applicant has advised the development shall be completed within the required five-year timeframe pursuant to Section 8.2.D.

GENERAL SITE INFORMATION:

A. Existing Land Use and Zoning Designation:

Unimproved / PD, Planned Development District No. 34 (Ordinance O-00-34)

B. Surrounding Land Uses and Zoning Designations:

North: US 90A – South Main Street

South: Timber Falls Business Park / PD No. 83 (Ordinance O-12-12)

East: Unimproved / LC-3, retail district

West: Second Mile Mission Center / LC-3, retail district

C. Zoning History:

03-13-1956:	Subject site part of the original Missouri City townsite.
01-19-1981:	Subject site zoned LC-3, retail district (Ordinance O-81-01).
07-10-2000:	Subject site zoned PD, Planned Development District #34 (Ordinance O-00-34).

Subsection 8.2.C. and 8.5 – Site plan and use regulations: As stated above, per Zoning Ordinance Section 8.2.C., site plan and 8.5, use regulations, the applicant is required to propose minimum development guidelines for the site.

A. **Purpose.** PD, Planned Development District No. 34 is a previously developed site that is now proposed to be redeveloped to allow for an office warehouse and commercial, retail uses. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding area.

B. **Use regulations.** In PD, Planned Development District No. 34, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged unless otherwise allowed pursuant to Ordinance O-00-34.

Ordinance O-00-34 permitted the following uses:

1. A Community Center, integrating a place of religious worship, a private school, a library, and gardens.

The community center was proposed to be located in place of the former Tang City Plaza, a development constructed in the 1980s that provided shops and a restaurant for a few years in the area.

The community center, however, was never constructed and the previously existing Tang City Plaza buildings were eventually demolished leaving only slab foundations and pavement. The site has not been improved since the closing of the Tang City Plaza.

The property owner, Tang City Community Village LLC, has now submitted a request to amend the regulations of PD No. 34 to prepare the property for the development of an office/warehouse business center with commercial and retail uses along the US 90A – South Main Street frontage. The property owner wishes to redevelop the site by utilizing the former Tang City Plaza building foot prints and pavement to accommodate the development.

Future land use and character map: The City's Future Land Use and Character map identifies the subject site as being an appropriate location for Commercial which is categorized under the Auto-Oriented Character.

> *Auto-Oriented Character is summarized as follows: "This designation typically covers most areas identified for commercial uses where accommodation of automobile access, circulation, and parking drives the placement of buildings and overall site design…"*

Comprehensive Plan: The proposed amendment is in conformance with the following goals from the 2017 Comprehensive Plan goals:

> 2. *More varied development to move beyond a "bedroom community" perception of Missouri City. Use development code provisions and direct recruitment to promote a balance of land use types as the community builds out in coming years.*
>
> 3.1.c. *Incorporate into the City's development regulations provisions allowing a relaxation of specified standards that may prevent or add difficulty to the redevelopment process, so long as certain precautions can be met. These provisions may apply community-wide or within specified boundaries. Variances may be considered as an acceptable option so as not to overburden areas with longstanding redevelopment needs.*

Staff recommendation: Approve to amend the permitted uses to allow for office/warehouse and commercial, retail uses that are permitted under the LC-3, retail district.

C. **Use district regulations.** Except as provided herein, in PD, Planned Development District No. 34, the use district regulations for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

The regulations contained within Ordinance O-00-34 pertaining to the prohibition of sound to the outside of the buildings; the requirement that the gross floor area

be shown on the site plan; the air conditioning, mechanical and ventilation, screening requirements and the construction activity regulations should be removed.

The City's code of ordinances provides regulations to restrict "loud, unnecessary or unusual noise" that might emanate from the subject site. The gross floor area of buildings will be required to be provided with construction plans as part of the City's permitting process. Section 7A of the City's zoning ordinance provides regulations to screen roof mounted, ground mounted and wall mounted equipment.

D. **Architectural standards.** Except as provided herein, in PD, Planned Development District No. 34, all buildings and structures shall meet the requirements of Section 7A, architectural design standards, Construction shall comply with all applicable chapters of the Missouri City Code.

Ordinance O-00-34 provided architectural standards to allow for the location of the previously proposed community center. Since this community center was never constructed and is no longer proposed, these standards should be removed and the general architectural standards for the LC-3, retail district should apply.

The applicant has submitted a color elevation of the proposed office warehouse buildings. The elevation depicts a design to include the front façade's as being fully bricked with the sides and rear of the building consisting of stucco. The buildings also consist of minimally slopped roofs that appear to be below the slope required of 4:12.

Staff recommendation: Apply the minimum requirements of Section 7A without exception. The elevations presented would need to be revised prior to the submission of an architectural design review which has not been completed through this review and would be required prior to the issuance of permits. Additional detail would need to be added to elevations to meet the requirements of Section 7A.

E. **Trash disposal regulations.** In PD, Planned Development District No. 34, the trash disposal regulations for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

PD No. 34 trash disposal and service area regulations should be updated to reflect the current trash disposal regulations.

F. **Outside placement, storage, sales, and services regulations.** In PD, Planned Development District No. 34, the outside placement, storage, sales and services for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

Ordinance O-00-34 prohibits outside display, storage, and sales. At the time that PD No. 34 was approved, the city's regulations on the outside placement, storage, sales and services had not been fully developed. The regulations

permitted today for LC-3 district uses would allow opportunities for businesses located within this site to place, store or provide sales and services outside while also providing for appropriate screening and limitations on the duration on such as appropriate.

PD No. 34 should be updated to reflect the current outside placement, storage, sales and service regulations for the LC-3 retail district.

G. **Landscaping regulations.** Except as provided herein, in PD, Planned Development District No. 34, the landscaping regulations for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

The property owner, Tang City Community Village LLC, has now submitted a request to amend the regulations of PD No. 34 to prepare the property for the development of an office/warehouse business center with commercial and retail uses along the US 90A – South Main Street frontage. The property owner wishes to redevelop the site by utilizing the former Tang City Plaza building foot prints and pavement to accommodate the development.

Ordinance O-00-34 provided modified landscaping regulations to allow for the site to be redeveloped using the old Tang City remaining components.

Ordinance O-00-34 provided the following:

1. **Transitional buffer yards.** The existing buffer yard widths along US90-A, Dream Court (formerly Tang City Drive); Pheasant Valley (formerly Lo-Yang Drive) and Paloma Bend (formerly Chang-An Drive) shall be permitted with no increase to width as required by Section 11, of the Zoning Ordinance. However, each of the above mentioned buffer yards shall be planted with Type B screening as required by Section 11.

2. **Trees.** Live oak trees, spaced thirty (30) feet or less on center, shall be planted along all perimeters of PD Planned Development District No. 34, and in all locations where a canopy tree is required to be installed. Additionally, no less than one (1) live oak tree shall be planted in each required off-street planting island. At the time of planting, all required live oak trees in the development shall be a minimum of eight (8) feet in height, with a minimum three (3) inch caliper trunk, and a minimum three (3) foot canopy spread.

3. **Driveway Landscaping.** All driveways and any driveway medians shall be landscaped with a mixture of shrubs and perennial and annual flowering plants.

Staff Recommendation: Maintain the allowance for the reduced buffer yard widths to what is existing on the subject site however remove the requirements for live oak trees. Provide for the landscaping standards permitted by Section 11 for the provision of Type B landscaping where applicable. Additionally, the requirements for the perimeter of off-street parking areas (Section 11.5) should be applied only within the transitional buffer yard areas, along all streets and not

interior to the development. The requirements for islands and diamonds should be satisfied by the landscaping areas shown on the submitted site plan.

H. **Fence regulations.** In PD, Planned Development District No. 34, the fence regulations for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

Ordinance O-00-34 provided that "any fencing installed...shall consist of either a masonry wall of the same primary exterior material as approved for the buildings, wrought iron, or a combination of masonry wall and wrought iron."

PD No. 34 should be updated to reflect the current fence regulations for the LC-3 retail district.

I. **Platting.** As provided within the legal description above, the subject site has been platted as part of the Tang City Plaza subdivision. However, a portion of Tract D, as described was further subdivided and sold to a separate entity. This tract is required to be replatted prior to the issuance of building permits in accordance with Chapter 82, subdivision ordinance of the City of Missouri City Code of Ordinances.

J. **Sidewalk.** All sidewalks shall comply with the applicable provisions of the City of Missouri City Code of Ordinances including Chapter 82, subdivision ordinance and the City of Missouri City Public Infrastructure Design Manual.

Ordinance O-00-34 requires that "a minimum six 96) foot wide sidewalk along US 90-A and a minimum four (4) foot wide sidewalk along US90-A, Dream Court (formerly Tang City Drive); Pheasant Valley (formerly Lo-Yang Drive) and Paloma Bend (formerly Chang-An Drive) shall be constructed within or adjacent to the transitional buffer yard."

PD No. 34 should be updated to reflect the current sidewalk requirements, a minimum 5 foot sidewalk along all streets.

K. **Ingress and egress.** All driveways and off-street parking areas, including locations, should comply with the City of Missouri City Public Infrastructure Design Manual.

Ordinance O-00-34 required that ingress and egress shall be as shown on the site plan that is attached as an exhibit.

PD No. 34 should be updated to reflect that all driveways shall be located and designed in accordance with the City of Missouri City Public Infrastructure Design Manual.

The applicant should note that a Traffic Impact Worksheet should be provided prior to the 1st scheduled City Council meeting. This worksheet will determine if a Traffic Impact Analysis (TIA) is required. If required, a TIA must be submitted for review with construction plans or a replat application, whichever occurs first.

The applicant is advised that if any truck traffic is expected then turning templets should be provided to verify driveway radii.

L. Utilities. All utilities shall comply with the City of Missouri City Public Infrastructure Design Manual.

a. **Water and Sewer Service.** The subject tract is served by Fort Bend County WC&ID No. 2.
b. **Drainage.** The subject tract is within the Willow Waterhole/Cangelosi/Blueridge watershed.

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

missouri CITY TEXAS
the show me city

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ▪ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR:

Check One:
[ ] SPECIFIC USE PERMIT
[ ] SPECIFIC USE PERMIT AMENDMENT
[ ] PLANNED DEVELOPMENT DISTRICT
[✓] PLANNED DEVELOPMENT DISTRICT AMENDMENT

SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)
FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

1. **Project Name:**	Dream Court
2. **Address/Location of Property:**	Hwy 90A @ Dream Court
3. **Applicant's Name:**	Morgan Myers
Mailing Address:	PO Box 668 Mont Belview, TX 77580
Phone No. :	(281) 385-1200
Email:	MMyers@Careng.net
4. **Status of Applicant:** (If other than Owner, submit written authorization from Owner with application.)	Owner (Agent) Attorney Trustee Corporation Relative
5. **Property Owner:**	Tang City Community Village LLC - Hakeem Olajuwon
Mailing Address:	6430 Hillcroft St, Houston, TX 77081
Phone No.:	( ) -
Email:	
6. **Existing Zoning District:**	PD # 34
7. **Total Acreage:**	9.467
8. **Proposed Development and Reasons for Application:**	Office / warehouse, Retail - Amend PD
9. **Legal Description of the Property** (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.):	Tang City Plaza
10. **Central Appraisal District tax identification numbers of property** (Attach Paid Tax Receipts):	7900-00-000-0072-907
11. **Do deed restrictions or restrictive covenants exist for the property?** (Circle One): (If yes, submit with application.)	YES (NO)
12. **Does this application include an Architectural Design Review:** (Circle One): (If yes, see page 8, Exhibit C for materials required to be submitted.)	(YES) NO
FILING FEE:	**$1,200.00**

Hand deliver completed application form with the filing fee and required information to:

Development Services Department
1522 Texas Parkway (FM 2234)
Missouri City, TX 77489

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

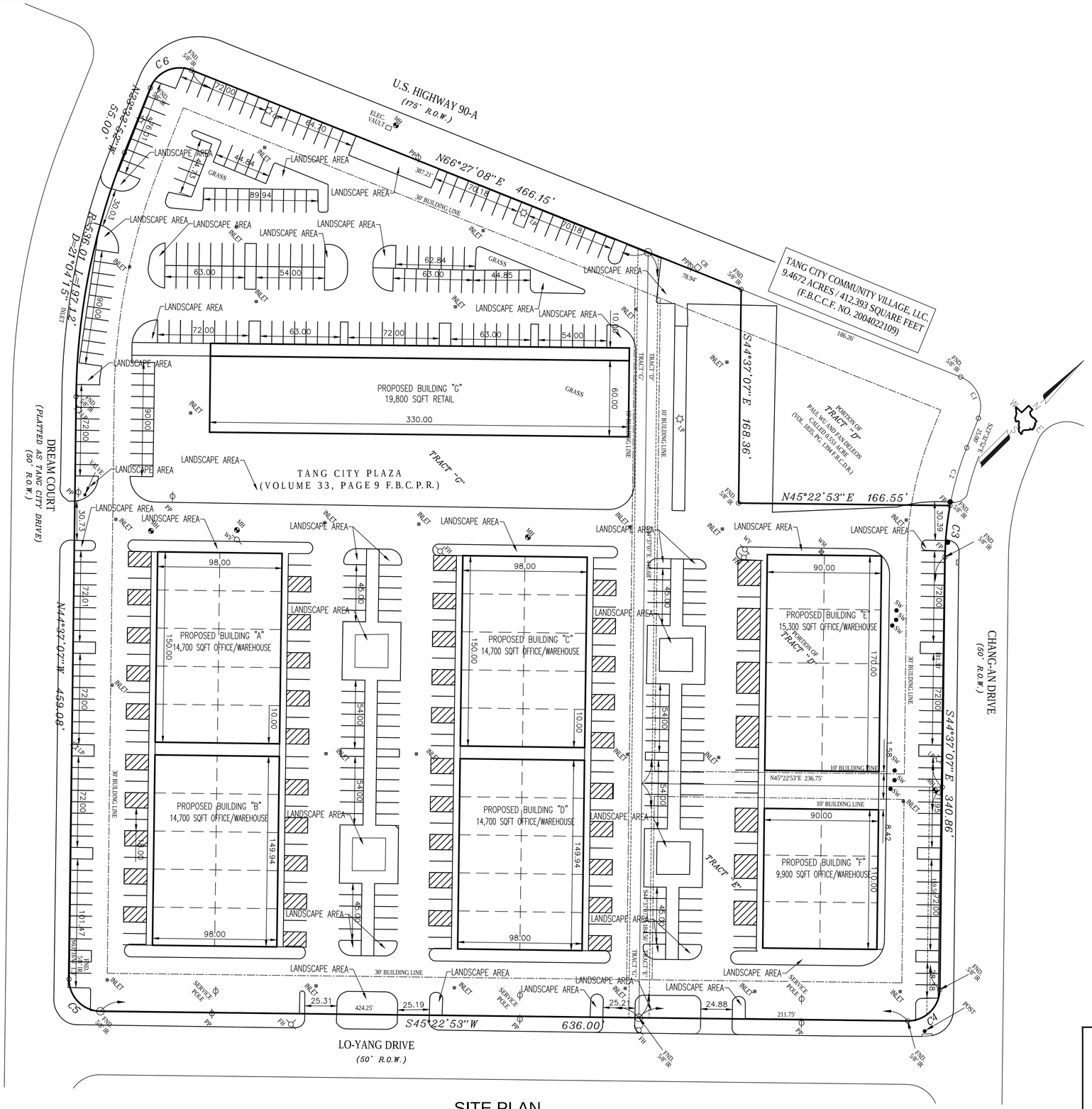
Morgan Myers
Print Name of Applicant

Hakeem Olajuwon
Print Name of Property Owner

Signature of Applicant

Signature of Property Owner, Agent or Attorney

Last updated December 2018



NOTE:
ALL CONCRETE AND PARKING IS EXISTING.

SITE PLAN

SCALE: 1"=40'

DISCOVERY OF ANY, ERRORS OR OMISSIONS IN THESE DOCUMENTS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF CARNES ENGINEERING INC. PRIOR TO ANY CONSTRUCTION WORK OR PURCHASES. ALL DIMENSIONS AND CLEARANCES TO BE VERIFIED BY OWNER/CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION. CARNES ENGINEERING INC. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION ISSUES WHICH MAY ARISE DURING OR AFTER THE CONSTRUCTION OF THIS BUILDING. THERE ARE NO GUARANTEES OR WARRANTIES SPECIFIC OR IMPLIED ASSOCIATED WITH THESE DESIGN DOCUMENTS.

NOT FOR CONSTRUCTION FOR REVIEW

FIRM No. F-003737

ENGINEER:
D. SPENCER CARNES, P.E.

CARNES ENGINEERING, INC.
12605 I.H. 10 EAST
BAYTOWN, TEXAS 77520
(281) 385-1200
FAX (281) 385-0920
Baytown, Texas
INFO@CARENG.NET
WWW.CARNESENGINEERING.COM
DESIGN
ENGINEERING
INSPECTIONS

REV	DATE	BY	DESCRIPTION

DREAM COURT
HIGHWAY 90A
MISSOURI CITY, TEXAS
FORT BEND COUNTY

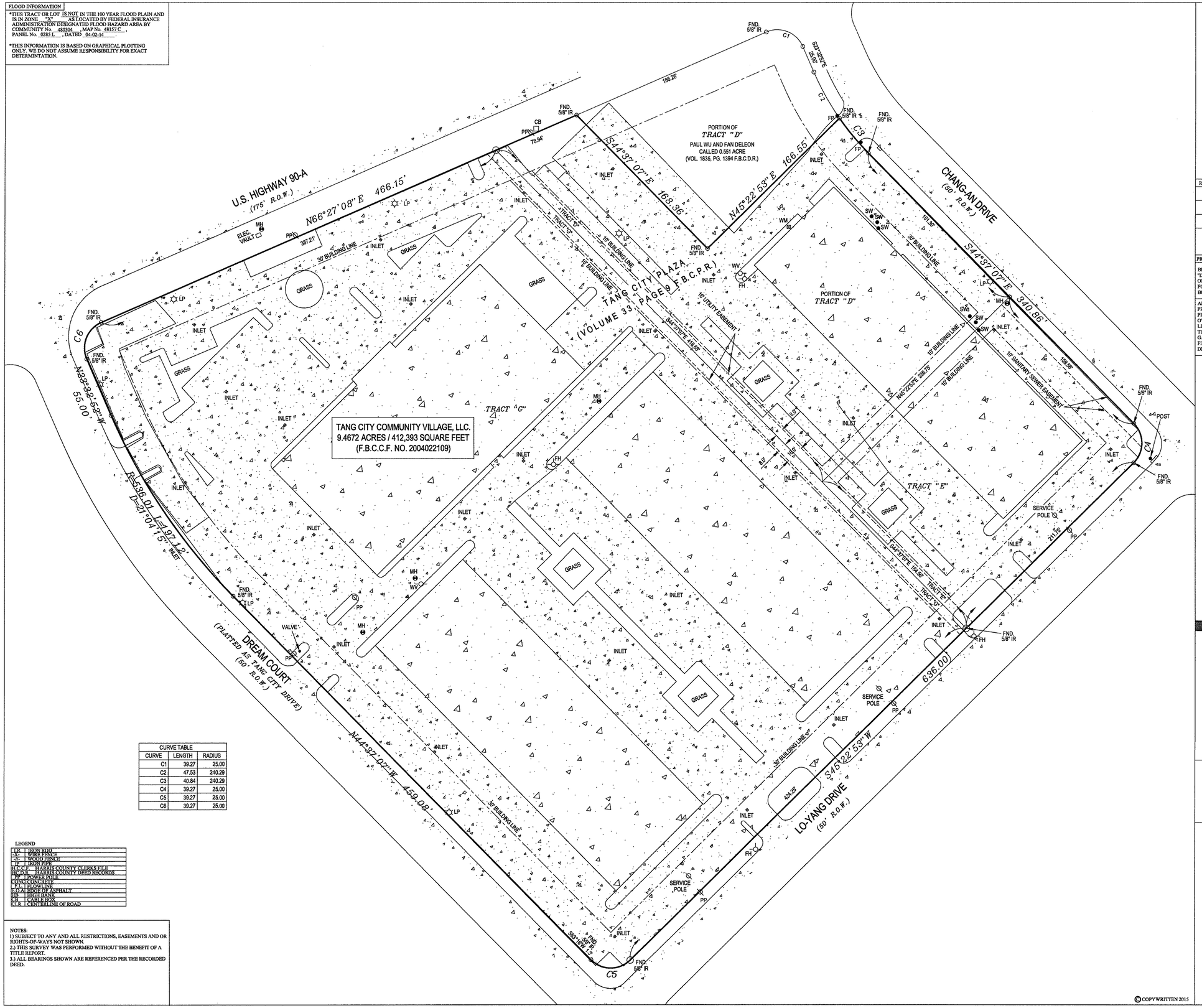
SITE PLAN

DESIGNED	MM	SCALE	AS NOTED	SHEET NO.
DRAWN	MM	DATE	05/07/2019	C-1
CHECKED				
FILE				

FLOOD INFORMATION

*THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480304 ; MAP No. 48157 C , PANEL No. 0285 L , DATED 04-02-14 .

*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	39.27	25.00
C2	47.53	240.29
C3	40.84	240.29
C4	39.27	25.00
C5	39.27	25.00
C6	39.27	25.00

LEGEND

B.W.	BLOW BOX
-X-	WIRE FENCE
-O-	WOOD FENCE
IP	IRON PIPE
H.C.C.C.	HARRIS COUNTY CLERKS FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
PP	POWER POLE
CONC	CONCRETE
F.L.	FLOWLINE
E.O.A.	EDGE OF ASPHALT
HB	HIGH BANK
C/B	CABLE BOX
C/L	CENTERLINE OF ROAD

NOTES:
1) SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS AND OR RIGHTS-OF-WAYS NOT SHOWN.
2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
3.) ALL BEARINGS SHOWN ARE REFEREINCED PER THE RECORDED DEED.

© COPYWRITTEN 2015

GRAPHIC SCALE

40' 0' 20' 40' 80' 160'

(IN FEET)
1 inch = 40 ft.

REVISION No.	REVISION BY:	DESCRIPTION OF REVISION

JOB NO. 0 DREAM COURT

PROPERTY DESCRIPTION

BEING A 9.4672 ACRES OF LAND, OUT OF TANG CITY PLAZA TRACTS "E", "G" AND PART OF "D" AS RECORDED IN VOLUME 33, PAGE 9, FORT BEND COUNTY, TEXAS, ALSO BEING PART OF B.B.B. AND G.R.R. CO. SURVEY, ABSTRACT NO. 116, SECTION EIGHT (8), MISSOURI CITY, FORT BEND COUNTY, TEXAS, SAID 9.4672 ACRE BEING FULLY DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2004022109.

ADDRESS: 0 DREAM COURT, MISSOURI CITY, TEXAS 77489
PROPOSED BORROWER: N/A
PROPOSED LENDER: N/A
OWNER OF RECORD: TANG CITY COMMUNITY VILLAGE, LLC. (F.B.C.C.F. NO. 2004022109)
LENDER: N/A
TITLE COMPANY: N/A
G.F. NO.: N/A
FIELD CREW: 06/23/15 CM
DRAFTING: 06/24/15 AR

STATE OF TEXAS REGISTERED MOHAMMED OMAR 5915 PROFESSIONAL LAND SURVEYOR

MOHAMMED OMAR R.P.L.S. No. 5915

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

HAWKLAND SURVEYING
WWW.HAWKLAND-SURVEYING.COM

527 BELWIN DRIVE
KATY, TEXAS 77450
PH: (713) 906-97090
FAX: (888) 400-9143
EMAIL: areyna@hawkland-surveying.com

535A

STATE OF TEXAS

COUNTY OF FORT BEND

I, CHANG-FAH TJAN, with Power of Attorney from ALEX SUTANO, Owner of the property subdivided in the above and foregoing map of TANG CITY PLAZA, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements shown thereon, and designate said subdivision as TANG CITY PLAZA, in the B.B.B. & C. Railroad Company Survey, Section No. 8, Abstract No. 116, and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of the streets, or alleys to conform to such grades, and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

Further, a one-foot reserve is dedicated to the public as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, or unrestricted reserves, as shown hereon, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes;

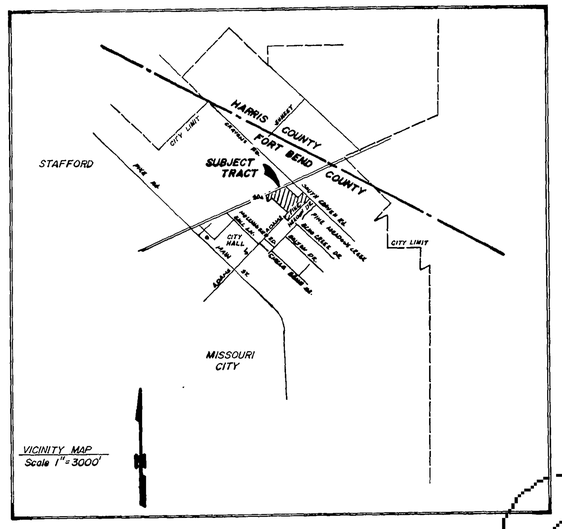
There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all easements along the perimeter of the subdivision as shown hereon.

Further, according to Missouri City Subdivision and Zoning Ordinances, all of the property in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property; and shall be enforceable, at the option of Missouri City, by Missouri City or any citizen thereof, by injunction, as follows:

Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1 3/4) square feet (18" diameter pipe adequate). Culverts or bridges must be used for driveways and/or walks.

Approved by the City Planning Commission of Missouri City, Fort Bend County, Texas, this 30 day of July, 1982.

Chang-Fah Tjan
CHANG-FAH TJAN



STATE OF TEXAS

COUNTY OF FORT BEND

We, SHIRLEY MASON, SHIRLEY RUTH BORDEN HOPPER, ROLAND C. BORDEN, and RUTH MASON BORDEN, owners and holders of a lien against the above described property, said lien being evidenced by a Deed of Trust recorded in the Official Public Records of Real Property of Fort Bend county, Texas, under Volume 738, Page 2047 of Deed of Trust Records do hereby in all things subordinate to said subdivision and dedication of said tract, and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

ATTEST:

LIENHOLDERS:

Shirley Mason
SHIRLEY MASON

Shirley Ruth Borden Hopper
SHIRLEY RUTH BORDEN HOPPER

Roland C. Borden
ROLAND C. BORDEN

Ruth Mason Borden
RUTH MASON BORDEN

STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared SHIRLEY MASON, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of July 1982.

Shirley Ammann
Notary Public in and for Fort Bend County, Texas.

STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared SHIRLEY RUTH BORDEN HOPPER, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of July 1982.

Shirley Ammann
Notary Public in and for Fort Bend County, Texas.

STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared ROLAND C. BORDEN, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of July 1982.

Cheryl K. Bauman
Notary public in and for Dallas County Texas.

STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared RUTH MASON BORDEN, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of July 1982.

Shirley Ammann
Notary Public in and for Fort Bend County Texas.

THIS IS TO CERTIFY, that I, Kelly R. Kaluza, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all block corners, angle points, and points of curve are property marked with iron rods 1/2" in diameter and 3' long, and that this plat correctly represents that survey made by me.

Kelly Kaluza
Kelly R. Kaluza, R.P.S.
Texas State Registration No. [illegible]

APPROVED by the City Planning Commission of the City of Missouri City, Texas, this 26th day of _____, 1982.

Robert L. Heath, Chariman

Stanley T. Parker, Secretary

STATE OF TEXAS

COUNTY OF FORT BEND

I, PEARL ELLET, Clerk of the County of Fort Bend County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 1982 at _____ o'clock, _____, and duly recorded on _____, 1982, in Volume 33, Page 9 of the Deed Records of Fort Bend County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE at Richmond, Fort Bend County, Texas the day and date last written above.

_____, Clerk, County Court, Fort Bend County, Texas.
Pearl Ellet

By: _____, Deputy

FINAL PLAT

TANG CITY PLAZA

A SUBDIVISION OF 39.259 ACRES OF LAND, BEING IN THE B.B.B. & C.R.R. CO. SURVEY, AB. 116, SECTION 8, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared CHANG-FAH TJAN, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of July 1982.

Shirley Ammann
Notary Public in and for Fort Bend County, Texas.

PREPARED BY:

KELLY KALUZA & ASSOCIATES INC.
CONSULTING ENGINEERS, PLANNERS, & SURVEYORS
1605 PARKWAY BOULEVARD
SUGARLAND, TEXAS 77478
(713) 491-1550

JUNE 30, 1982

REVISION JULY 29, 1982

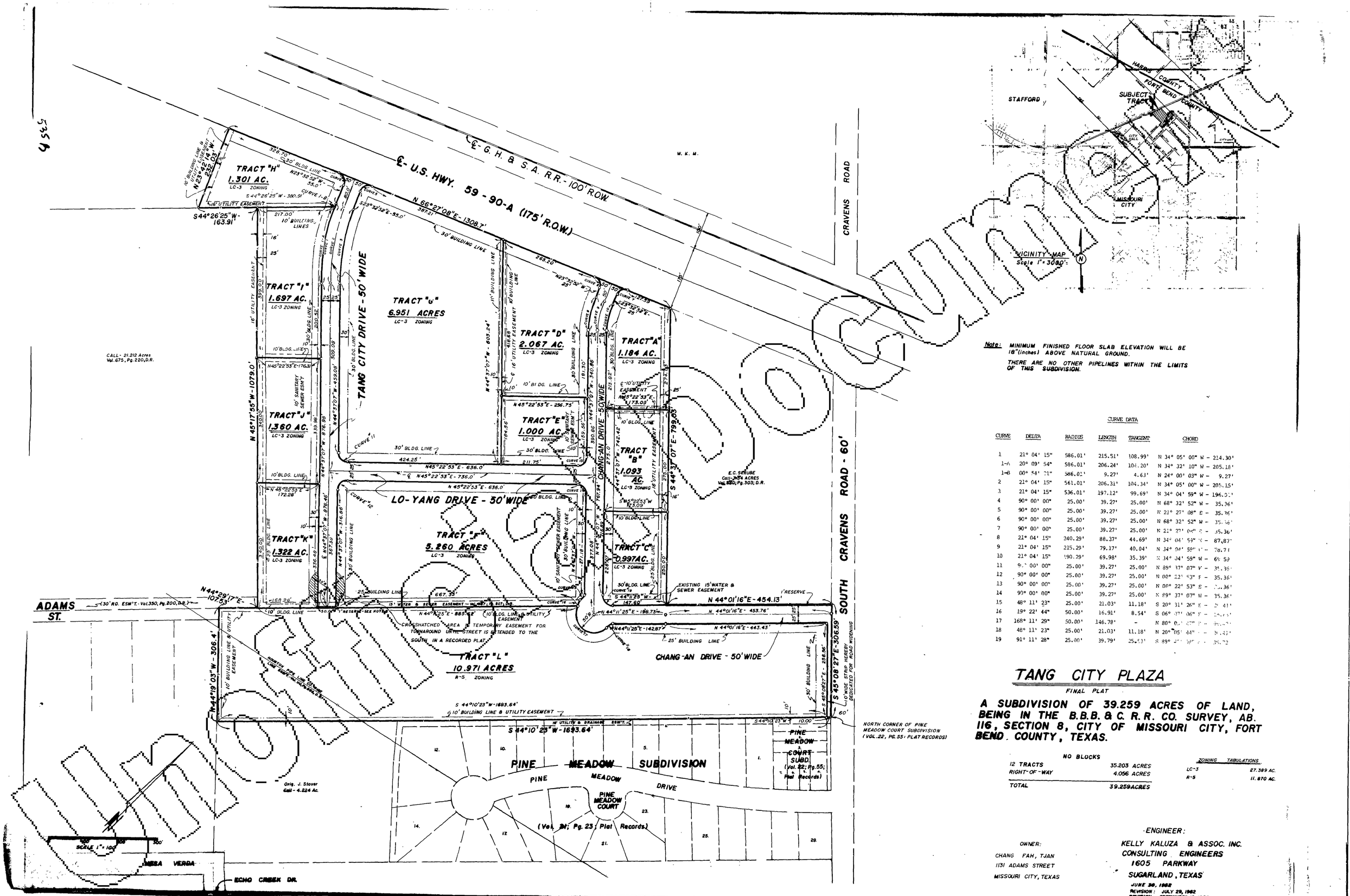
47247
3319

FILED FOR RECORD
AT _____ O'CLOCK 3 P.M.
OCT 27 1982
Pearl Ellett
County Clerk, Fort Bend Co., Tex.

KKK
SHEET 1 OF 2

535/A

Unofficial Document



Note: MINIMUM FINISHED FLOOR SLAB ELEVATION WILL BE 18"(inches) ABOVE NATURAL GROUND.

THERE ARE NO OTHER PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	21° 04' 15"	586.01'	215.51'	108.99'	N 34° 05' 00" W - 214.30'
1-A	20° 09' 54"	586.01'	206.24'	104.20'	N 34° 32' 10" W - 205.18'
1-B	00° 54' 21"	586.01'	9.27'	4.63'	N 24° 00' 03" W - 9.27'
2	21° 04' 15"	561.01'	206.31'	104.34'	N 34° 05' 00" W - 205.15'
3	21° 04' 15"	536.01'	197.12'	99.69'	N 34° 04' 59" W - 196.0[illegible]
4	90° 00' 00"	25.00'	39.27'	25.00'	N 68° 32' 52" W - 35.36'
5	90° 00' 00"	25.00'	39.27'	25.00'	N 21° 27' 08" E - 35.36'
6	90° 00' 00"	25.00'	39.27'	25.00'	N 68° 32' 52" W - 35.36'
7	90° 00' 00"	25.00'	39.27'	25.00'	N 21° 27' 08" E - 35.36'
8	21° 04' 15"	240.29'	88.37'	44.69'	N 34° 04' 59" W - 87.87'
9	21° 04' 15"	215.29'	79.17'	40.04'	N 34° 04' 59" W - 78.7[illegible]
10	21° 04' 15"	190.29'	69.98'	35.39'	N 34° 04' 59" W - 69.59
11	9[illegible] 00' 00"	25.00'	39.27'	25.00'	N 89° 37' 07" W - 35.36'
12	90° 00' 00"	25.00'	39.27'	25.00'	N 00° 22' 53" E - 35.36'
13	90° 00' 00"	25.00'	39.27'	25.00'	N 00° 22' 53" E - [illegible].36'
14	90° 00' 00"	25.00'	39.27'	25.00'	N 89° 37' 07" W - 35.36'
15	48° 11' 23"	25.00'	21.03'	11.18'	S 20° 31' 26" E - [illegible] 41'
16	19° 22' 44"	50.00'	16.91'	8.54'	S 06° 37' 06" E - [illegible]
17	168° 11' 29"	50.00'	146.78'	-	N 80° [illegible]
18	48° 11' 23"	25.00'	21.03'	11.18'	N 20° 05' 44" [illegible]
19	91° 11' 28"	25.00'	39.79'	25.53'	S 89° [illegible] 38.72

TANG CITY PLAZA

FINAL PLAT

A SUBDIVISION OF 39.259 ACRES OF LAND, BEING IN THE B.B.B. & C. R.R. CO. SURVEY, AB. 116, SECTION 8, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.

NO BLOCKS

12 TRACTS	35.203 ACRES
RIGHT-OF-WAY	4.056 ACRES
TOTAL	39.259 ACRES

ZONING TABULATIONS

LC-3	27.389 AC.
R-5	11.870 AC.

OWNER:
CHANG FAH, TJAN
1131 ADAMS STREET
MISSOURI CITY, TEXAS

ENGINEER:
KELLY KALUZA & ASSOC. INC.
CONSULTING ENGINEERS
1605 PARKWAY
SUGARLAND, TEXAS

JUNE 30, 1982
REVISION: JULY 29, 1982
REVISION: SEPTEMBER 16, 1982

SHEET 2 OF 2

535/B

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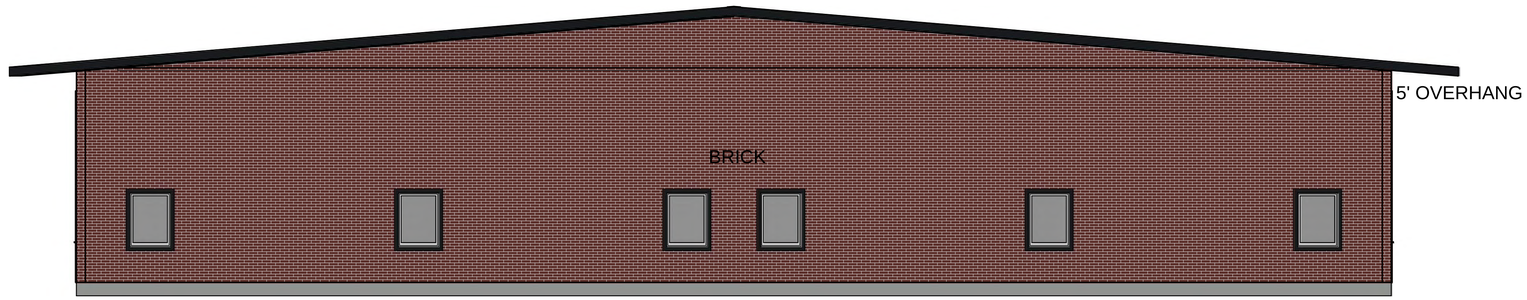
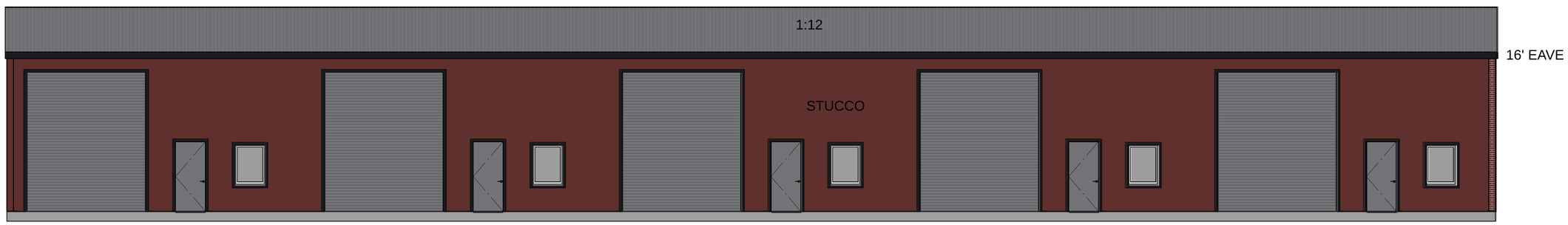


FRONT ELEVATION
SCALE: 3/16" = 1'



LEFT/RIGHT ELEVATION
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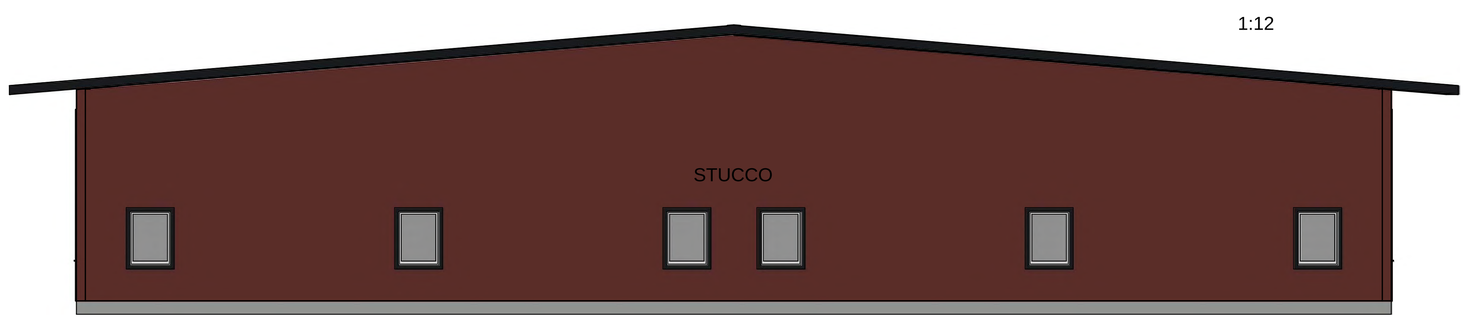

REAR ELEVATION
SCALE: 3/16" = 1'

FOR REVIEW
NOT FOR CONSTRUCTION

FIRM No. F-003737

ENGINEER:
D. SPENCER CARNES, P.E.

CARNES ENGINEERING, INC.
12605 I.H. 10 EAST
BAYTOWN, TEXAS 77520
(281) 385-1200
FAX (281) 385-0920
DESIGN
ENGINEERING
INSPECTIONS
INFO@CARENG.NET
WWW.CARNESENGINEERING.COM

REV	DATE	BY	DESCRIPTION

WAREHOUSE/OFFICE
HWY 90
MISSOURI CITY, TEXAS
FORT BEND COUNTY

ELEVATIONS

DESIGNED		SCALE	AS NOTED
DRAWN	MM	DATE	03/05/2019
CHECKED			
FILE			

SHEET NO.
A-1

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Tang City Plaza

Tang City Plaza does not look like much these days: a wide tract of land stretching nine and a half acres overgrown with weeds and leveled off buildings. ()

By Meredith Mohr | 12:00 am Nov. 4, 2013 CDT

E-NEWSLETTER

Photo Courtesy "Fort Bend County: A Pictorial History"
The undeveloped Tang City Plaza in Missouri City operated as a boat racing course in the early 1930s.

Tang City Plaza does not look like much these days: a wide tract of land stretching nine and a half acres overgrown with weeds and leveled off buildings. However, this particular patch of soil and pavement has a history.

The property, which is at 1000 Hwy. 90, looked a lot different in the early 1930s. In 1932, a boat racing course was constructed by Missouri City townsman Roland Mason, featuring a 500-person grandstand and an artesian well—a kind of pressurized natural water system—that filled the course.

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According to "Fort Bend County, Texas: A Pictorial History" by Sharon Wallingford, Mason's boat racing course was successful in the bustling oil town of Missouri City until the Freeport Hurricane of 1932 destroyed the course. In the following years, Mason built a two-story clubhouse on the property and held horse racing at the old track.

In 1985, the property became home to a 120,000-square-foot shopping center, featuring Asian shops and markets, but it closed after a few years of operation, Missouri City Mayor Allen Owen said.

"It was to be the new China Town," he said. "[Tang City Plaza] had some beautiful Chinese shops and a great restaurant, but that was prior to Beltway 8 being built and was just ahead of its time. It just never made it and eventually was vacated, and the place went downhill in a hurry."

About 15 years later, the property was purchased by former Houston Rocket Hakeem Olajuwon in November 2000. He presented an elaborate proposal in June 2000 to build a mosque along with a private school, library, landscaped gardens and a 35-foot-high dome, keeping with traditional Islamic architecture, Olajuwon's contractor, Thomas Cloninger said. His plan was met with unanimous approval from the Missouri City City Council and with much community support, according to City Council records.

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Plans for the mosque never made it off the ground. In an article published by the Houston Chronicle in 2004, Missouri City's former code enforcement division supervisor Mike Fogarty said that when he last met with Olajuwon, the basketball star had said that he was not going to pursue developing the Missouri City Islamic complex after completing the Hakeem Islamic Da'wah Center in downtown Houston in November 2002.

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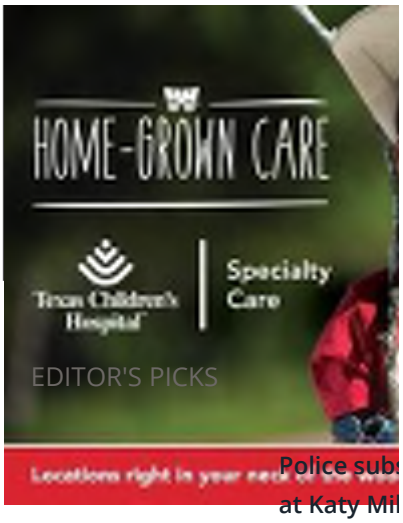
Fogarty said that Olajuwon told him he felt the success of the Hakeem Islamic Da'wah Center downtown would potentially detract from the center he planned to build in Missouri City, so he scrapped the plans to build.

Later, the existing structures were leveled to satisfy city building code violations, including broken windows, high weeds, debris and graffiti.

As of 2011, the property was still owned by Tang City Community Village and managed by Olajuwon, according to records provided by the Missouri City Economic Development Division. The property was valued at $870,000 in 2004, according to the Fort Bend County Appraisal District.



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In 2012, the Missouri City City Council approved a request by Chad Millis of Bomar Properties to re-zone about five acres for development of a mixed use complex. Millis said he was committed to “changing the image” of the area within the Tang City Plaza subdivision.

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ORDINANCE NO. O-00-34

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, CHANGING THE ZONING CLASSIFICATION OF 9.467 ACRES OF LAND FROM LC-3 RETAIL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT NO. 34; REGULATING AND RESTRICTING THE USE, SIZE, HEIGHT AND DENSITY OF BUILDINGS, THE SIZE OF YARDS AND TYPE OF USE WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; ADOPTING A SITE PLAN APPLICABLE TO SAID DISTRICT; PROVIDING FOR CONSTRUCTION ACCORDING TO SAID PLAN; DESCRIBING SAID 9.467 ACRE TRACT OF LAND; AMENDING THE ZONING DISTRICT MAP OF THE CITY AS ADOPTED BY ORDINANCE NO. 0-81-1 ADOPTED ON JANUARY 19, 1981, AS AMENDED; CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * *

WHEREAS, Thomas Cloninger is the agent for owner, Hakeem, Inc., of a 9.467 acre tract of land situated within the corporate limits of the City of Missouri City, Texas; and

WHEREAS, said 9.467 acre tract of land presently has a zoning classification of LC-3 Retail District under Ordinance No. 0-81-1, adopted on January 19, 1981, the City of Missouri City Zoning Ordinance, as amended; and

WHEREAS, the agent, on behalf of the owner, has made application to the City of Missouri City to change the zoning classification of said 9.467 acre tract of land from LC-3 Retail District to PD Planned Development District No. 34, as authorized by the City's Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the Zoning Ordinance of the City, a public hearing on such proposed change in the zoning classification; and

WHEREAS, the Planning and Zoning Commission recommended and the City Council now deems it appropriate to grant such requested change in zoning classification; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The public hearing before City Council on such request for zoning reclassification is declared closed at final adoption of this Ordinance.

Section 3. Presently, said 9.467 acre tract of land has a zoning classification of LC-3 Retail District. The zoning classification of said 9.467 acre tract of land is hereby changed from LC-3 Retail District to PD Planned Development District No. 34. The 9.467-acre tract of land is more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Section 4. The designation of PD Planned Development District No. 34 shall be, and is, conditioned upon compliance with the following regulations and restrictions:

A. **Purpose.** PD Planned Development District No. 34 is a previously developed parcel that will be redesigned to accommodate a community center, including a place of worship, a private school, a library, and gardens. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding area.

B. **Use Regulations.** In the PD Planned Development District No. 34, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged unless otherwise allowed pursuant to this Ordinance.

The following uses shall be permitted in PD Planned Development District No. 34:

1. A Community Center, integrating a place of religious worship, a private school, a library, and gardens.

C. **Height and Area Regulations.** Except as set forth herein, all buildings and structures shall meet the height and yard requirements of Section 7.12, LC-3 Retail District, of the City of Missouri City Zoning Ordinance.

D. **Building Regulations.**

1. **Architectural Standards.** Except as set forth otherwise in this Ordinance, all buildings and structures shall meet the requirements of City of Missouri City Zoning Ordinance Section 7A, Overlay Districts. Construction shall comply with all applicable chapters of the Missouri City Code. All buildings and structures within the development shall be similar in design and style. Samples of exterior color schemes and materials and color perspectives must be submitted for approval prior to issuance of any building permits.

   a. **Building Exterior(s).** The subject site shall be developed as indicated on the site plan and elevations described in Exhibit "B" attached hereto and made a part hereof for all purposes. The subject site shall be permitted to deviate from applicable provisions of Section 7A, Overlay Districts, in order to be constructed in traditional Islamic architecture, including the use of

white stucco and/or limestone brick or block on all buildings, the construction of domes, white or gold in color, and the construction of a minaret, white or gold in color, at the top of the principal building. The minaret shall not exceed eighty (80) feet in height from the normal finished grade.

b. **Roof(s).** The roof of all buildings may be flat with parapet walls decorated with geometric trim and tile. Any color for this trim and tile shall be selected from the range of earth tone colors provided in Section 7A.2.C.5, of the Zoning Ordinance.

c. **Downspouts, Exterior Utility Receptacles, and Service Boxes.** All downspouts, exterior utility receptacles, and service boxes on buildings shall be painted to match the predominant surrounding color to blend.

d. **Temporary Buildings.** With the exception of construction offices, the use, installation, and construction of temporary buildings within PD Planned Development District No. 34 shall be prohibited.

2. **Lighting.**

a. **Standards.** Lighting shall be shielded to prevent glare on adjacent properties.

b. **Lighting Fixtures.** All lighting fixtures shall be uniform and shall be selected to enhance and complement the style and design of the development.

3. **Sound.**

Sound emanating from PD, Planned Development District No. 34 shall be required to comply with all City standards. The amplification of sound to the outside of buildings is prohibited.

4. **Gross Floor Area.** Gross floor area for PD Planned Development District No. 34 shall be as shown on the site plan.

5. **Air Conditioning, Mechanical, and Ventilation Equipment.** All mechanical equipment on the tops of buildings shall be screened from public view by parapet walls. All ground-mounted mechanical equipment within view of adjacent roadways shall be screened from public view by materials similar to that of the building exterior and by landscaping. All ground-mounted mechanical equipment not within view of roadways shall be screened from public view by landscaping.

E. **Trash Disposal and Service Areas.**

1. **Location.** All trash disposal and service areas shall be located to the rear of the subject site and shall not be within view of any adjacent roadways.

2. **Screening.** All trash disposal and service areas shall be screened by masonry enclosures, a minimum eight (8) feet in height, constructed of the primary exterior material approved for buildings and structures.

F. **Landscaping, Screening and Transitional Buffer Yards.** Except as set forth herein, the requirements of Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply to PD Planned Development District No. 34, including required screening of driveways and parking areas.

The following landscaping shall be required in addition to applicable provisions in Section 11, Landscaping:

1. **Transitional Buffer Yards.** The existing buffer yard widths along US 90-A, Tang City Drive, Lo-Tang Drive, and Chang-An Drive shall be permitted with no increase to width as required by Section 11, of the Zoning Ordinance. However, each of the above-mentioned buffer yards shall be planted with Type B screening as required by Section 11.

2. **Trees.** Live oak trees, spaced thirty (30) feet or less on center, shall be planted along all perimeters of PD Planned Development District No. 34, and in all locations where a canopy tree is required to be installed. Additionally, no less than one (1) live oak tree shall be planted in each required off-street planting island. At the time of planting, all required live oak trees in the development shall be a minimum of eight (8) feet in height, with a minimum three (3) inch caliper trunk, and minimum three (3) foot canopy spread.

3. **Driveway Landscaping.** All driveways and any driveway medians shall be landscaped with a mixture of shrubs and perennial and annual flowering plants.

G. **Ingress and Egress.**

1. **Location.** Ingress and Egress shall be as shown on the site plan attached hereto.

2. **Standards.** All driveways constructed shall comply with the City Infrastructure Code.

H. **Parking Regulations.** The requirements of Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance, shall apply.

I. **Sign Regulations.** The requirements of Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance, for an LC-3 retail District shall apply.

J. **Fence Regulations.** Except as set forth herein the requirements of Section 14, Fence Regulations, for an LC-3 Retail District of the City of Missouri City Zoning Ordinance shall apply.

1. **Standards.** Any fencing installed in PD Planned Development District No. 34, shall consist of either a masonry wall of the same primary exterior material as approved for the buildings, wrought iron, or a combination of masonry wall and wrought iron.

K. **Outdoor Display.** There shall be no outdoor display.

L. **Outdoor Storage.** There shall be no outside storage.

M. **Outside Sales.** There shall be no outside sales.

N. **Sidewalk.** All sidewalks shall comply with applicable provisions of the Missouri City Code, including the City Infrastructure Code. A minimum six (6) foot wide sidewalk along US 90-A and a minimum four (4) foot wide sidewalk along Tang City Drive, Lo-Tang Drive, and Chang-An Drive shall be constructed within or adjacent to the transitional buffer yards.

O. **Construction Activity.** Construction Activity shall be permitted only from Monday through Saturday, and only between the hours of 7:00 a.m. and 7:00 p.m., except that during the months of June through September, construction activity consisting of the pouring of concrete may begin no earlier than 6:00 a.m.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of said 9.467 acre tract of land as provided in Section 3 hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of this change.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the change in zoning

classification of the 9.467 acres of land described in Section 3 hereof and the imposition of the findings, regulations, restrictions and conditions applicable to PD Planned Development District No. 34 contained herein.

Section 7. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this ____ day of _____, 2000.

PASSED, APPROVED and ADOPTED on second and final reading this 10th day of July, 2000.

Mayor

ATTEST:

Patrice Fogarty
City Secretary

APPROVED AS TO FORM:

City Attorney

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EXHIBIT A (PAGE 1 OF 3)

METES AND BOUNDS DESCRIPTION
9.4672 ACRES
June 24, 2000

All that certain 9.4672 acres, (412,392 square foot) tract of land located in the B. B. B. & C. R. Survey, Abstract Number 116, Fort Bend County Texas, being part of Tract "D" and all of Tract "E" and Tract "G" of Tang City Plaza, a map or plat of which is recorded under Volume 33, Page 9 of the Map Records of Fort Bend County and being more particularly described by metes and bounds as follows: (All bearings are based on the said plat and the monumentation found along Lo-Yang Drive (based on a width of 50.00 feet), Tang City Drive (based on a width of 50.00 feet), Chang-An Drive (based on a width of 50.00 feet) and U. S. Highway 59 (based on a width of 175 feet).

COMMENCING FOR REFERENCE at a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found in the southeasterly right-of-way line of said U. S. Highway 59 at the most northerly northeast corner of said Reserve "D" and a called 0.5510 acre tract of land conveyed to Lamar Savings Association by deed recorded in Volume 1900, Page 2591 of the Official Public Records of Fort Bend County, Texas;

THENCE, South 66°27'08" West, along said southeasterly right-of-way line and northwesterly line of said 0.5510 acre tract of land, a distance of 186.26 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the northwest corner of said 0.5510 acre tract of land, the most northerly northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 44°37'07" East, along the southwesterly line of said 0.5510 acre tract of land, a distance of 168.36 feet to an "X" found scribed in concrete for the southwest corner of said 0.5510 acre tract of land and an interior corner of the herein described tract of land;

THENCE, North 45°22'53" East, along the southeasterly line of said 0.5510 acre tract of land, a distance of 166.55 feet to an "X" found scribed in concrete in the southwesterly right-of-way line of said Chang-An Drive and the arc of a curve to the left, for the southeast corner of said 0.5510 acre tract of land and the most easterly northeast corner of the herein described tract of land;

THENCE, Southeasterly, a distance of 40.84 feet along said southwesterly right-of-way line and the arc of said curve having a radius of 240.29 feet through a central angle of 09°44'13" and a chord which bears South 39°45'00" East, a distance of 40.79 feet to a 5/8 inch iron rod found for the point of tangency;

THENCE, South 44°37'07" East, along said southwesterly right-of-way line, a distance of 340.86 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of curvature of a curve to the right, and the most easterly southeast corner of said Reserve "E" and the herein described tract of land, from which a 5/8 inch iron rod found bears North 10°19'15" West, a distance of 0.74 feet;

JUN 2 9 2000

SEC Job No. 99071
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THENCE, southerly, a distance of 39.27 feet along the arc of said curve having a radius of 25.00 feet through a central angle of 90°00'00" and a chord that bears South 00°22'53" West, a distance of 35.36 feet to a 5/8 inch iron rod found in the northwesterly right-of-way line of said Lo-Yang Drive for the point of tangency and most southerly southeast corner of said Reserve "E" and the herein described tract of land;

THENCE, South 45°22'53" West, along said northwesterly right-of-way line, at 211.75 feet pass the southwest corner of said Reserve "E" and the southeast corner of said Reserve "G", in all a total distance of 636.00 feet to a 5/8 inch iron rod found for the point of curvature of a curve the right and the most southerly southwest corner of said Reserve "G" the herein described tract of land;

THENCE, westerly, a distance of 39.27 feet along said the arc of said curve having a radius of 25.00 feet through a central angle of 90°00'00" and a chord which bears North 89°37'07" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR" set in the northeasterly right-of-way line of said Tang City Drive for the point of tangency and most westerly southwest corner of said Reserve "G" and the herein described tract of land, from which a 5/8 inch iron rod found bears South 70°53'14" West, a distance of 0.88 feet;

THENCE, North 44°37'07" West, along said northeasterly right-of-way line, a distance of 459.08 feet to a 5/8 inch iron rod found for the point of curvature of a curve to the right;

THENCE, northerly, a distance of 197.12 feet along said northeasterly right-of-way line and the arc of said curve having a radius of 536.01 feet through a central angle of 21°04'15" and a chord which bears North 34°05'00" West, a distance of 196.01 feet to a 5/8 inch iron rod found for the point of tangency;

THENCE, North 23°32'52" West, along said northeasterly right-of-way line, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of curvature of a curve to the right and the most westerly northwest corner of the herein described tract of land;

THENCE, northeasterly, a distance of 39.27 feet along the arc of said curve having a radius of 25.00 feet through a central angle of 90°00'00" and a chord which bears North 21†827'08" East, a distance of 35.36 feet to a 1/2 inch rod found in the said southeasterly line of U. S. Highway 59 for the point of tangency and the most northerly northwest corner of said Reserve G and the herein described tract of land;

THENCE, North 66°27'08" East, along said southeasterly right-of-way line, at 387.21 feet pass the northeast corner of said Reserve "G" and the northwest corner of said Reserve "D", in all a total distance of 466.15 feet to the **POINT OF BEGINNING** and containing a computed area of 9.4672 acres, (412,392 square feet) of land.

JUN 2 9 2000

This description is based on a ground survey completed during June of 2000 and is issued in conjunction with a boundary and improvements survey dated June 24, 2000 prepared by BENCHMARK ENGINEERING CORPORATION, Job Number 99071.

Saib Y. Saour, R.P.L.S.
Texas Registration Number 3540

BENCHMARK ENGINEERING CORPORATION

STATE OF TEXAS
REGISTERED
SAIB Y. SAOUR
3540
PROFESSIONAL
LAND SURVEYOR

JUN 2 9 2000

BEC Job No. 99071
L:\99071\survey\bndy\lang legal.doc

SITE PLAN FOR:

NEW ISLAMIC COMMUNITY CENTER

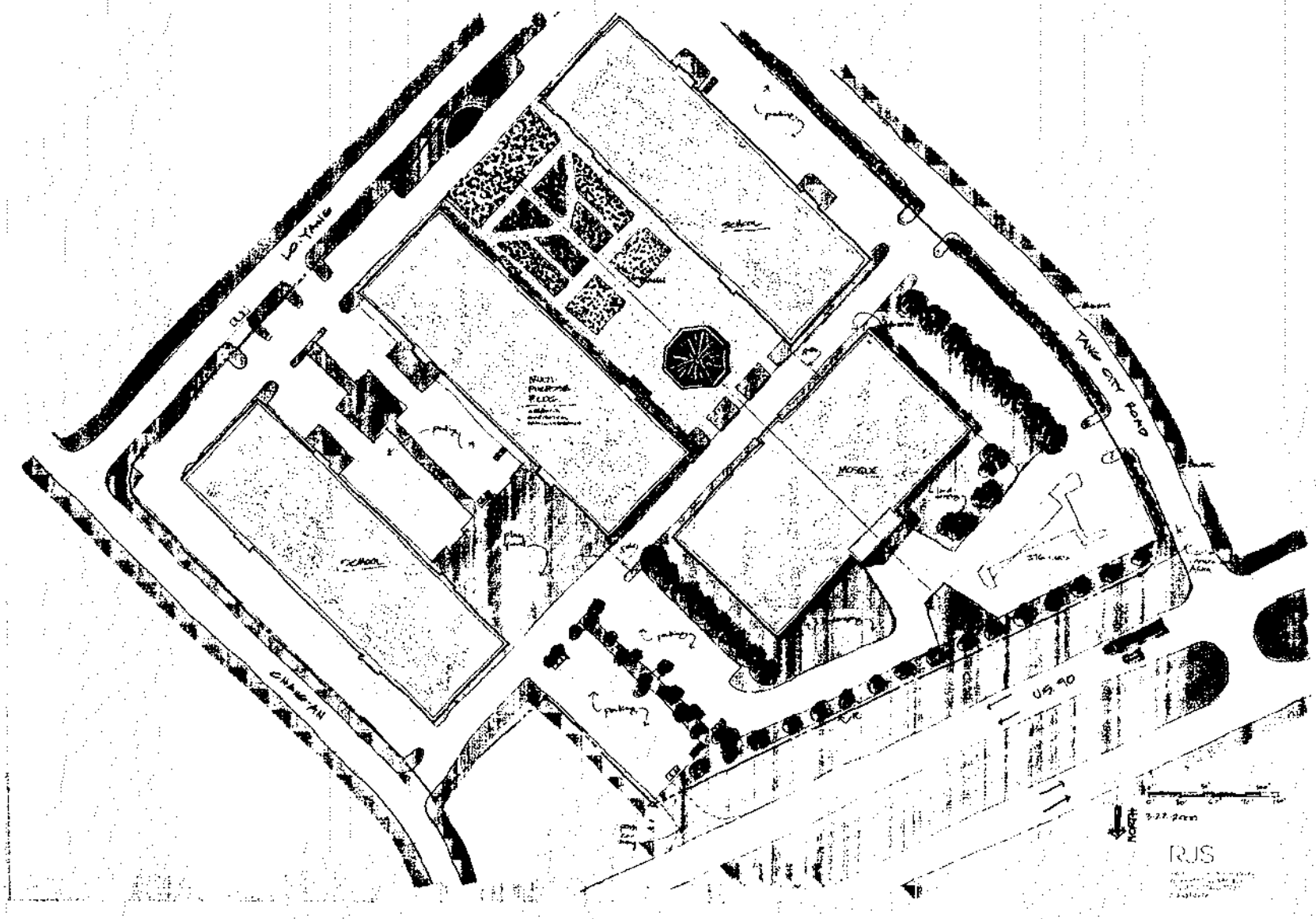
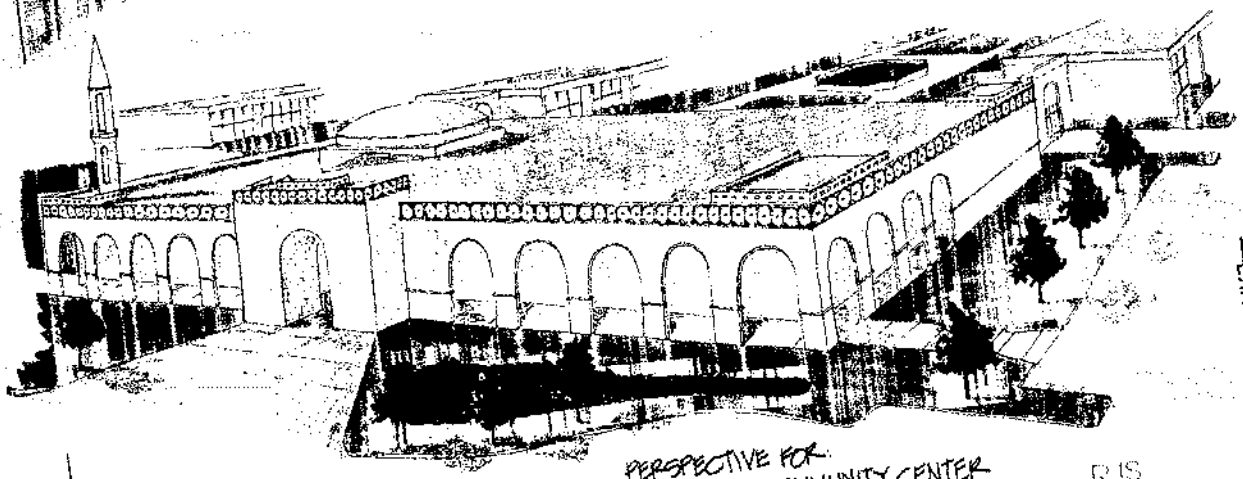


EXHIBIT B (PAGE 1 OF 3)



PERSPECTIVE FOR
NEW ISLAMIC COMMUNITY CENTER

RJS

EXHIBIT B (PAGE 2 OF 3)

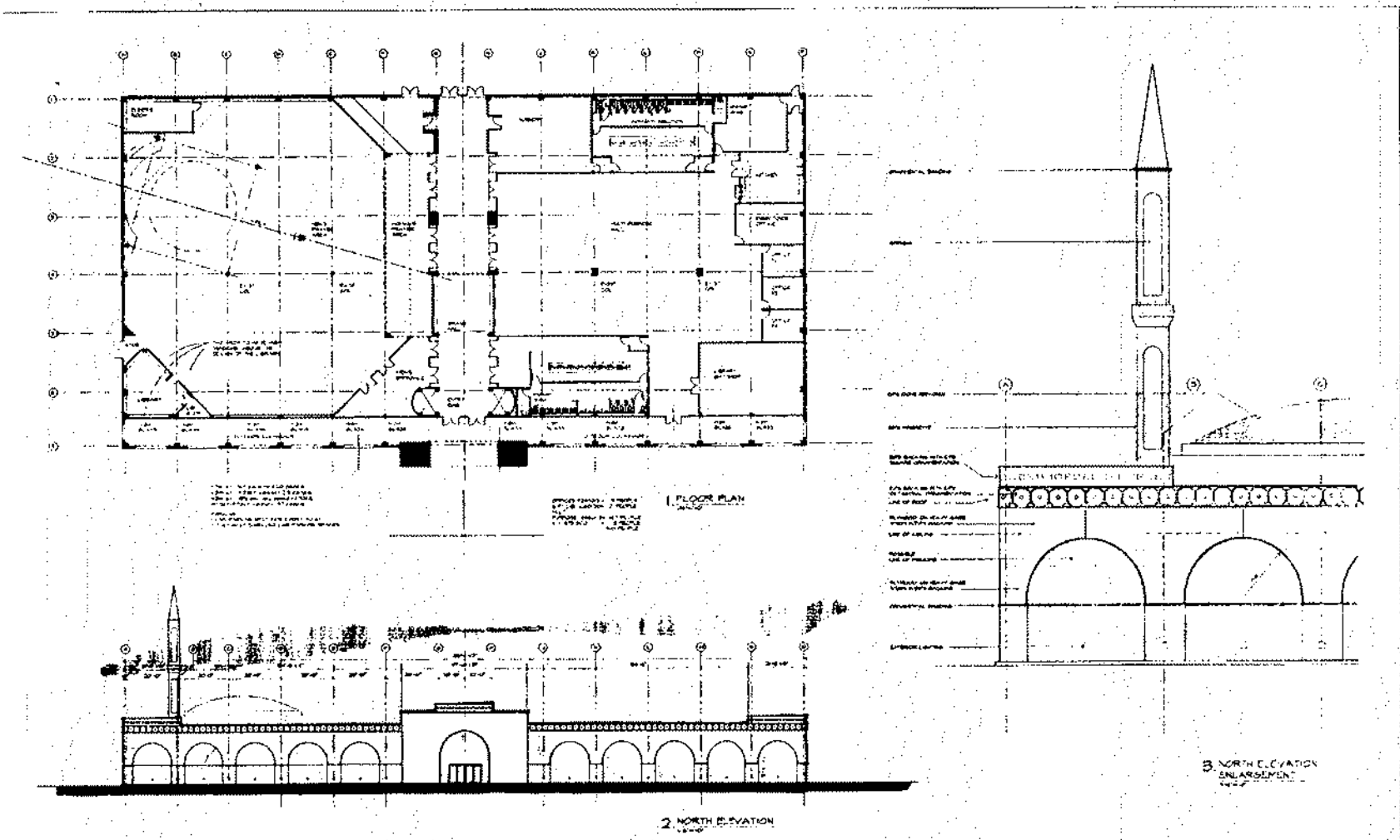


EXHIBIT B (PAGE 3 OF 3)

missouri CITY
TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY **MISSOURI CITY, TEXAS 77489**

NOTICE OF PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS
WITHIN 200 FEET OF PROPERTY SUBJECT TO REZONING

DATE OF NOTICE: May 31, 2019

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, June 12, 2019, at the City Council Chambers – 2nd 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 request by Morgan Myers on behalf of the Tang City Community Village LLC, to amend the regulations and restrictions of PD, Planned Development District No. 34 pertaining to ordinance O-00-34 to allow for the development of office and warehouse and retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of the Timber Falls Business Park, south of US 90A – South Main Street, east of the Second Mile Mission Center and west of S Cravens Road.

SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 9.4672 acre tract of land located in the B.B.B. & C. R. Survey, A-116, Fort Bend County, Texas, being part of Tract "D" and all of Tract "E" and Tract "G" of Tang City Plaza, a map or plat of which is recorded under Volume 33, Page 9 of the Map Records of Fort Bend County, Texas.

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 for further information.

missouri CITY
TEXAS

DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY **MISSOURI CITY, TEXAS 77489**

May 31, 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, June 12, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Morgan Myers on behalf of the Tang City Community Village LLC, to amend the regulations and restrictions of PD, Planned Development District No. 34 pertaining to ordinance O-00-34 to allow for the development of office and warehouse and retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

****

Dear City Representatives:

____ I/We protest this proposed rezoning because

___ I/We support this proposed rezoning because

Sincerely,

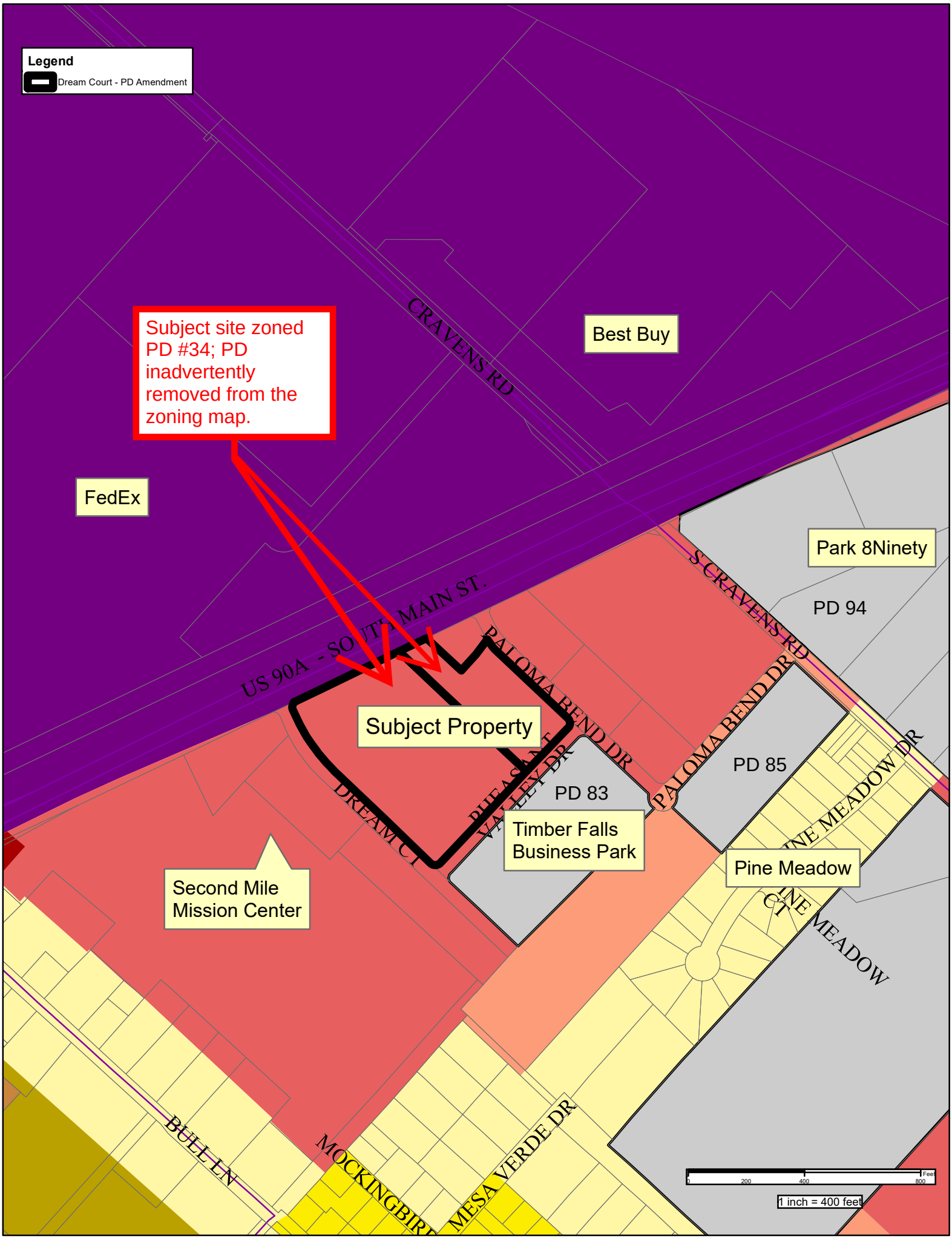
_____ _____
Signature Print Name

_____ _____
Street Address Subdivision

_____ Return to: Development Services Department
Phone Number 1522 Texas Parkway
Missouri City, TX 77489
FAX 281-403-8962

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


Legend
Dream Court - PD Amendment
Subject site zoned PD #34; PD inadvertently removed from the zoning map.
CRAVENS RD
Best Buy
FedEx
Park 8Ninety
PD 94
S CRAVENS RD
US 90A - SOUTH MAIN ST.
PALOMA BEND DR
Subject Property
PALOMA BEND DR
PD 85
PD 83
Timber Falls Business Park
DREAM CT
Pine Meadow
Second Mile Mission Center
PINE MEADOW DR
PINE MEADOW CT
BULL LN
MOCKINGBIRD
MESA VERDE DR
0 200 400 800 Feet
1 inch = 400 feet

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Shipman's Cove - Parkland dedication
AGENDA ITEM NUMBER:	9.A.1
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP**, Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP**, Director, Development Services

RECOMMENDED ACTION:

The Parks and Recreation Board officially considered on June 6, 2019 (with a 4 to 4 vote, measure failure) the Shipman's Cove Parkland Dedication case, which was originally considered and approved on May 2, 2019 (with a 6 to 4 vote); however, due to the agenda not being posted properly that vote was deemed invalid and the Board had to review their recommendation.

The P&Z Commission is requested to reconsider its May 8, 2019 approval and forward a positive recommendation to City Council, as recommended by both the Parks Department and Planning Division staff.

BACKGROUND:

On January 9, 2019, the Planning & Zoning Commission considered and approved a conceptual plan for the proposed Shipman's Cove residential subdivision Sections 1 and 2. The preliminary plat for Shipman's Cove Section 1 was also conditionally approved. To date, no final plats have been submitted for this subdivision. Based on the approved concept plan, Shipman's Cove is a proposed single family residential subdivision to consist of 139 lots in Section 1 and 135 lots in Section 2 (50 percent of private parkland dedication) on an approximate 95.31 acre tract of land. The subdivision is being developed by Jones | Carter.

The attached parkland dedication proposal was provided to the Parks Board. The proposal indicates that the subdivision would consists of a total of 274 lots. The proposal includes a dedication of approximately 1.76 acres of land (shown as Reserves B and I on the included preliminary plat) as private parkland and cash in lieu of parkland totaling $1,400.00 per half of the number of dwelling units. The cash payment, based upon the dedication would be for $191,800.00.

The Parks Board considered the proposal on May 2, 2019 and recommended approval to forward a positive recommendation, and as noted above the item failed when reconsidered on June 6, 2019.

Section 82-174.(b).(6) provides that "if the actual number of completed dwelling units exceeds the figure upon which the original dedication was based, such additional dedication shall be required, and shall be made by payment of the cash in lieu of land...or by the conveyance of additional land by amendment of plat or separate instrument.

Therefore, if the final plats for the subdivision are approved for more than 274 residential lots, then an additional cash dedication should be provided based upon half of the total number of dwelling units.

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

MISSOURI CITY TEXAS
the show me city

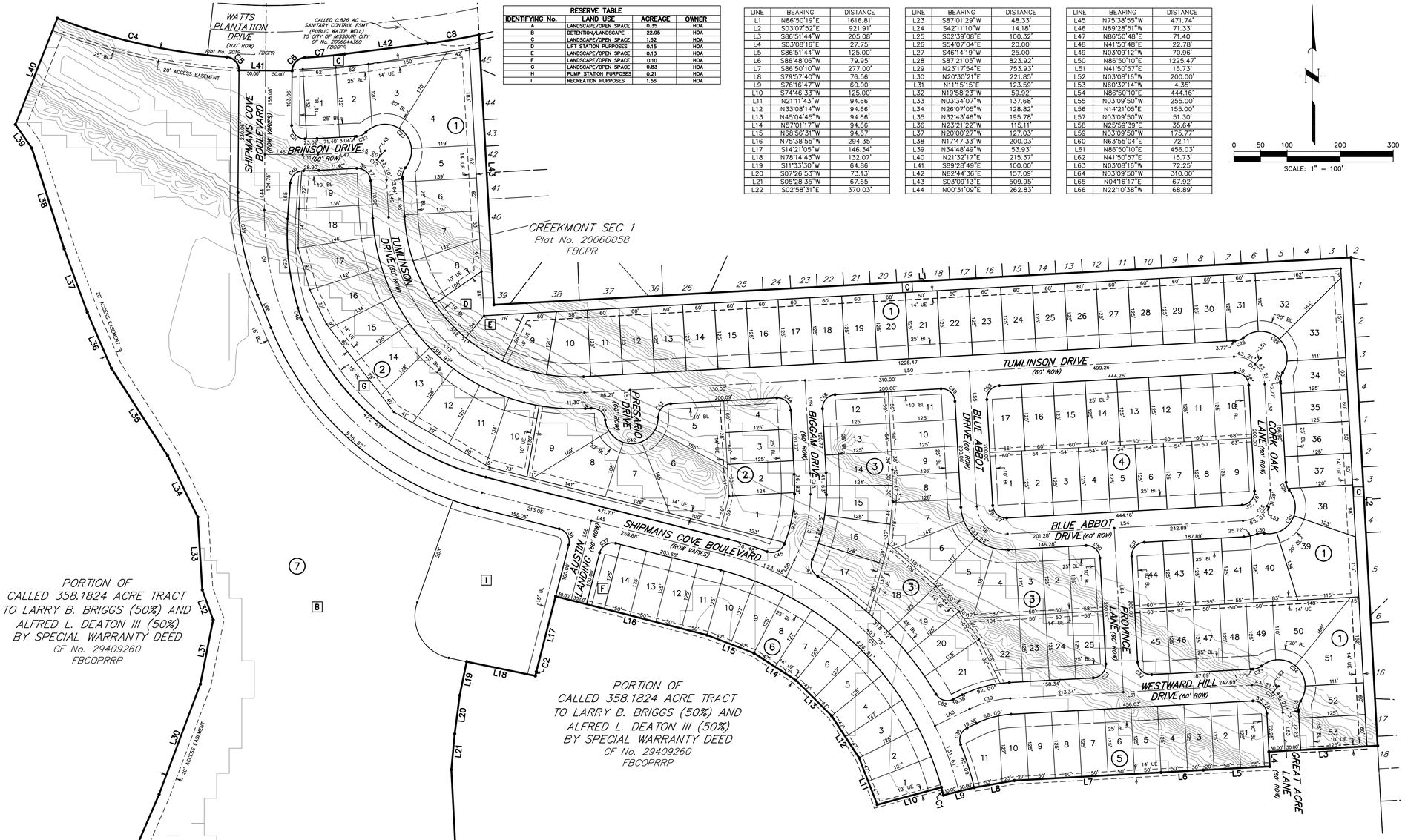
DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ▪ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [ ] **REVISED CONCEPTUAL PLAN** [✓] **PRELIMINARY** [ ] **REVISED PRELIMINARY**

Date of Application:

1. Name of plat: Shipmans Cove Sec 1
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) (Single Family Residential) Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer): Junious Williams
   Mailing Address: 11375 W. Sam Houston Pkwy S. Suite 100 Houston TX 77031
   Phone No.: (281) 561 - 7773
   Email: junious.williams@ashtonwoods.com
5. Applicant's name (Engineer, Planner, Architect, Etc.): Jones|Carter daniel Valdez
   Mailing Address: 2322 W. Grand parkway N. Suite 150, Katy TX 77449
   Phone No.: (832) 913 - 4000
   Email: cjamnikar@jonescarter.com
6. Is plat located inside the City limits or City's ETJ? (Circle One): (CITY LIMITS) ETJ
7. Is plat located inside the City's ETJ? (Circle One): YES (NO)
8. Total acreage: 63.34
9. Estimated # of Sections: 1 Blocks: 7 Reserves: 9
10. Estimated # of residential lots/dwelling units: 139
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above.*
    Private Streets: _____ Public Streets: _____ Residential Lots: _____
    Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: 22.95 (drainage) Recreational Uses: 1.56
    Utility Easements: 0.15 - lift station, 0.21 - pump station Public Parkland: _____
    Other (explain): landscape/open space (acres): 3.03
12. Residential lot dimensions: Average: 125 · 60 Smallest: 125 · 47
13. Lot area: Non cul-de-sac: .1673 Cul-de-sac: .2884
14. Front width (At property line): Non cul-de-sac: 53' Cul-de-sac: 53'
15. Front width (At building line): Non cul-de-sac: 57' Cul-de-sac: 57'
16. Depth: Non cul-de-sac: 125' Cul-de-sac 158'
17. Block Length: _____ Average: 636.25 Longest: 1,057.72 Shortest: 214.78
18. Type of Streets (Circle One): (Public) Private 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: Missouri City Management District No. 1



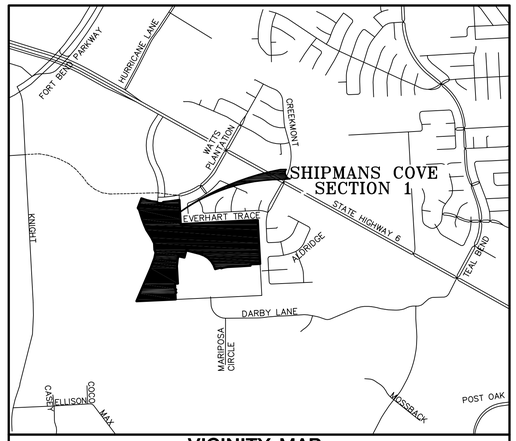
RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	LANDSCAPE/OPEN SPACE	0.35	HOA
B	DETENTION/LANDSCAPE	22.95	HOA
C	LANDSCAPE/OPEN SPACE	1.62	HOA
D	LIFT STATION PURPOSES	0.15	HOA
E	LANDSCAPE/OPEN SPACE	0.13	HOA
F	LANDSCAPE/OPEN SPACE	0.10	HOA
G	LANDSCAPE/OPEN SPACE	0.83	HOA
H	PUMP STATION PURPOSES	0.21	HOA
I	RECREATION PURPOSES	1.56	HOA

LINE	BEARING	DISTANCE
L1	N86°50'19"E	1616.81'
L2	S03°07'52"E	921.91'
L3	S86°51'44"W	205.08'
L4	S03°08'16"E	27.75'
L5	S86°51'44"W	125.00'
L6	S86°48'06"W	79.95'
L7	S86°50'10"W	277.00'
L8	S79°57'40"W	76.56'
L9	S76°16'47"W	60.00'
L10	S74°46'33"W	125.00'
L11	N21°11'43"W	94.66'
L12	N33°08'14"W	94.66'
L13	N45°04'45"W	94.66'
L14	N57°01'17"W	94.66'
L15	N68°56'31"W	94.67'
L16	N75°38'55"W	294.35'
L17	S14°21'05"W	146.34'
L18	N78°14'43"W	132.07'
L19	S11°13'30"W	64.86'
L20	S07°26'53"W	73.13'
L21	S05°28'35"W	67.65'
L22	S02°58'31"E	370.03'

LINE	BEARING	DISTANCE
L23	S87°01'29"W	48.33'
L24	S42°11'10"W	14.18'
L25	S02°39'08"E	100.32'
L26	S54°07'04"E	20.00'
L27	S46°14'19"W	25.00'
L28	S87°21'05"W	823.92'
L29	N23°17'54"E	753.93'
L30	N20°30'21"E	221.85'
L31	N11°15'15"E	123.59'
L32	N19°58'23"W	59.92'
L33	N03°34'07"W	137.68'
L34	N26°07'05"W	128.82'
L35	N32°43'46"W	195.78'
L36	N23°21'22"W	115.11'
L37	N20°00'27"W	127.03'
L38	N17°47'33"W	200.03'
L39	N34°48'49"W	53.93'
L40	N21°32'17"E	215.37'
L41	S89°28'49"E	100.00'
L42	N82°44'36"E	157.09'
L43	S03°09'13"E	509.95'
L44	N00°31'09"E	262.83'

LINE	BEARING	DISTANCE
L45	N75°38'55"W	471.74'
L46	N89°28'51"W	71.33'
L47	N86°50'48"E	71.40'
L48	N41°50'48"E	22.78'
L49	N03°09'12"W	70.96'
L50	N86°50'10"E	1225.47'
L51	N41°50'57"E	15.73'
L52	N03°08'16"W	200.00'
L53	N60°32'14"W	4.35'
L54	N86°50'10"E	444.16'
L55	N03°09'50"W	255.00'
L56	N14°21'05"E	155.00'
L57	N03°09'50"W	51.30'
L58	N25°59'39"E	35.64'
L59	N03°09'50"W	175.77'
L60	N63°55'04"E	72.11'
L61	N86°50'10"E	456.03'
L62	N41°50'57"E	15.73'
L63	N03°08'16"W	72.25'
L64	N03°09'50"W	310.00'
L65	N04°16'17"E	67.92'
L66	N22°10'38"W	68.89'

SCALE: 1" = 100'



FORT BEND COUNTY
KEY MAP: 650D

VICINITY MAP
Scale: NTS

General Notes

1) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
2) All block corner and cul-de-sac return to tangent radii are twenty five feet (25').
3) AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
CF . . . . . "Clerk's File"
DE . . . . . "Drainage Easement"
Esmt . . . . . "Easement"
FC . . . . . "Film Code"
FBCDR . . . . . "Fort Bend County Deed Records"
FBCMR . . . . . "Fort Bend County Map Records"
FBCMUD . . . . . "Fort Bend County Municipal Utility District"
FBCOPR . . . . . "Fort Bend County Official Public Records"
FBCOPRRP . . . . . "Fort Bend County Official Public Records of Real Property"
FBCPR . . . . . "Fort Bend County Plat Records"
FND . . . . . Found
No . . . . . "Number"
POB . . . . . "Point of Beginning"
ROW . . . . . "Right-of-Way"
Sq Ft . . . . . "Square Feet"
SSE . . . . . "Sanitary Sewer Easement"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol _, Pg _ . . . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"
• . . . . . Set 3/4-inch Iron With Cap Stamped "Cotton Surveying" as Per Certification
"F" . . . . . Found 3/4-inch Iron With Cap Stamped "Cotton Surveying"
4) All easements are centered on lot lines unless shown otherwise.
5) All building lines along street rights-of-way as shown on the plat.
6) Elevations shown hereon are based on Missouri City Benchmark PCM-003, located at the southwest corner of the intersection of Sienna Parkway and Trammel-Fresno Road behind a concrete walk with a published elevation of 66.07 feet, NAVD 88, 2001 Adjustment.
7) Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
8) Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
9) 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 adopted by the City.
10) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the Olympia Estates Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Subsection 3.C.12 of the Code of Ordinances of the City of Missouri City, Texas.
11) 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.
12) There are no existing or proposed pipeline easements within the limits of the subdivision.
13) All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
14) 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.The minimum slab elevation for Section 11 is 73.80'.
15) 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.
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) 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
18) 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.
19) There shall be a rear building line of not less than 15 feet. Detached garages shall have a rear yard setback of not less than eight feet.
20) There shall be a side building line of not less than five feet except as provided by this subdivision. The combined side yards between a building on a lot in question and a building on an adjacent lot shall not be less than ten feet. There shall be a side building line of not less than three feet for accessory buildings or garages on interior lots.
21) Garages facing a side street must have a setback of not less than 20 feet.
22) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732
23) 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.
24) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
25) Restricted Reserve "A" is restricted to landscape/open space purposes only. Restricted Reserve "A" is 0.35 acres, 15,027 square feet.
Restricted Reserve "B" is restricted to detention/landscape purposes only. Restricted Reserve "B" is 22.95 acres, 999,792 square feet.
Restricted Reserve "C" is restricted to landscape/open space purposes only. Restricted Reserve "C" is 1.62 acres, 70,705 square feet.
Restricted Reserve "D" is restricted to lift station purposes only. Restricted Reserve "D" is 0.15 acres, 6,351 square feet.
Restricted Reserve "E" is restricted to landscape/open space purposes only. Restricted Reserve "E" is 0.13 acres, 5,657 square feet.
Restricted Reserve "F" is restricted to landscape/open space purposes only. Restricted Reserve "F" is 0.10 acres, 4,198 square feet.
Restricted Reserve "G" is restricted to landscape/open space purposes only. Restricted Reserve "G" is 0.83 acres, 36,119 square feet.
Restricted Reserve "H" is restricted to pump station purposes only. Restricted Reserve "H" is 0.21 acres, 9,322 square feet.
Restricted Reserve "I" is restricted to recreation purposes only. Restricted Reserve "I" is 1.56 acres, 67,964 square feet.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	580.00'	1°30'14"	15.23'	N14°28'20"W	15.22'	7.61'
C2	830.00'	0°35'06"	8.48'	S14°03'32"W	8.48'	4.24'
C3	50.00'	79°38'37"	69.50'	S03°56'23"E	64.04'	41.69'
C4	1100.00'	17°07'09"	328.67'	S77°05'54"E	327.44'	165.57'
C5	25.00'	86°10'38"	37.60'	S42°34'09"E	34.16'	23.39'
C6	25.00'	86°10'40"	37.60'	N43°36'29"E	34.16'	23.39'
C7	1100.00'	3°57'13"	75.91'	N84°43'13"E	75.89'	37.97'
C8	1196.00'	4°43'26"	98.61'	N80°22'53"E	98.58'	49.33'
C9	545.00'	76°10'04"	724.51'	N37°33'53"W	672.33'	427.09'
C10	610.00'	61°55'42"	659.32'	N44°41'04"W	627.69'	366.01'
C11	450.00'	3°40'24"	28.85'	S88°41'00"W	28.85'	14.43'
C12	55.00'	90°00'00"	86.39'	N48°09'12"W	77.78'	55.00'
C13	350.00'	90°00'38"	549.84'	N48°09'31"W	495.02'	350.06'
C14	55.00'	90°01'34"	86.42'	N48°09'03"W	77.80'	55.03'
C15	55.00'	89°58'26"	86.37'	N41°50'57"E	77.76'	54.97'
C16	55.00'	90°00'00"	86.39'	N48°09'50"W	77.78'	55.00'
C17	300.00'	24°40'06"	129.16'	N13°39'36"E	128.17'	65.60'
C18	500.00'	4°29'23"	39.18'	N00°55'09"W	39.17'	19.60'
C19	200.00'	22°55'06"	80.00'	N75°22'37"E	79.47'	40.54'
C20	55.00'	90°01'34"	86.42'	N48°09'03"W	77.80'	55.03'
C21	25.00'	90°31'57"	39.50'	N44°44'49"W	35.52'	25.23'
C22	25.00'	44°57'43"	19.62'	N66°24'54"E	19.12'	10.35'
C23	50.00'	175°49'30"	153.44'	S48°09'12"E	99.93'	1371.71'
C24	25.00'	44°57'43"	19.62'	S17°16'41"W	19.12'	10.35'
C25	25.00'	39°32'58"	17.26'	N69°36'12"E	16.92'	8.99'
C26	50.00'	164°02'28"	143.15'	S48°09'03"E	99.03'	356.70'
C27	25.00'	39°32'58"	17.26'	S14°05'41"W	16.92'	8.99'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C28	25.00'	36°52'12"	16.09'	S21°34'22"E	15.81'	8.33'
C29	50.00'	140°06'09"	122.26'	S30°02'36"W	94.00'	137.76'
C30	25.00'	30°35'55"	13.35'	S84°47'43"W	13.19'	6.84'
C31	25.00'	90°00'00"	39.27'	S41°50'10"W	35.36'	25.00'
C32	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C33	25.00'	39°32'58"	17.26'	N69°36'12"E	16.92'	8.99'
C34	50.00'	164°02'28"	143.15'	S48°09'03"E	99.03'	356.70'
C35	25.00'	39°32'58"	17.26'	S14°05'41"W	16.92'	8.99'
C36	25.00'	85°15'21"	37.20'	S21°17'23"W	33.86'	23.01'
C37	25.00'	90°00'00"	39.27'	S59°21'05"W	35.36'	25.00'
C38	25.00'	90°00'00"	39.27'	N30°38'55"W	35.36'	25.00'
C39	500.00'	22°41'47"	198.06'	N10°49'44"W	196.77'	100.35'
C40	25.00'	86°01'29"	37.54'	N47°17'01"E	34.11'	23.32'
C41	25.00'	87°10'14"	38.04'	S49°34'44"E	34.47'	23.79'
C42	50.00'	174°20'27"	152.14'	N86°50'10"E	99.88'	1011.63'
C43	25.00'	87°10'14"	38.04'	N43°15'03"E	34.47'	23.79'
C44	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C45	25.00'	89°11'28"	38.92'	S66°36'11"W	35.10'	24.65'
C46	200.00'	6°42'40"	23.43'	N19°42'25"W	23.41'	11.73'
C47	25.00'	82°31'40"	36.01'	N18°02'00"W	32.98'	21.94'
C48	25.00'	90°00'00"	39.27'	N41°50'10"E	35.36'	25.00'
C49	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C50	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C51	25.00'	90°00'00"	39.27'	S41°50'10"W	35.36'	25.00'
C52	25.00'	85°15'21"	37.20'	N73°27'16"W	33.86'	23.01'
C53	25.00'	90°00'00"	39.27'	N41°50'10"E	35.36'	25.00'
C54	500.00'	19°27'28"	169.80'	N06°37'21"W	168.99'	85.73'

A RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space Purposes Only
0.35 Acres
15,027 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Detention/Landscape Purposes Only
22.95 Acres
999,792 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space Purposes Only
1.62 Acres
70,705 Sq Ft

D RESTRICTED RESERVE "D"
Restricted to Lift Station Purposes Only
0.15 Acres
6,351 Sq Ft

E RESTRICTED RESERVE "E"
Restricted to Landscape/Open Space Purposes Only
0.13 Acres
5,657 Sq Ft

F RESTRICTED RESERVE "F"
Restricted to Landscape/Open Space Purposes Only
0.10 Acres
4,198 Sq Ft

G RESTRICTED RESERVE "G"
Restricted to Landscape/Open Space Purposes Only
0.83 Acres
36,119 Sq Ft

H RESTRICTED RESERVE "H"
Restricted to Pump Station Purposes Only
0.21 Acres
9,322 Sq Ft

I RESTRICTED RESERVE "I"
Restricted to Recreation Purposes Only
1.56 Acres
67,964 Sq Ft

PRELIMINARY PLAT OF SHIPMANS COVE SECTION 1

A SUBDIVISION OF 63.34 ACRES OF LAND OUT OF THE M. SHIPMAN SURVEY, A-86 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS
DECEMBER 14, 2018

139 LOTS **9 RESERVES** **7 BLOCKS**

AW
ASHTON WOODS

OWNER/DEVELOPER:
ASHTON HOUSTON RESIDENTIAL, L.L.C.
11375 W. Sam Houston Pkwy S., Ste 100
Houston, Texas 77031
281-561-7773

SURVEYOR:
JONES|CARTER
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10096200
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
Steven A. Jones, R.P.L.S. No. 5317

ENGINEER:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
23306 Merchants Way, Suite 170 • Katy, TX 77449 • 832.311.4000
SEAN P. BURCH, P.E.

SHEET 1 OF 2

K:\00427\00427-0082-01 Shipman's Cove -Sec 1 Paving & Platting\2 Design Phase\CAD\Platting\Prelim Plat\Shipmans Cove Sec 1 Prelim Plat.DWG Dec 13,2018 – 4:12pm DAV

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, Ashton Houston Residential, L.L.C., a Texas limited liability company, acting by and through _____, it's President, and, Authorized Agent, herein referred to as Owner of the 63.34 acre tract described in the above and foregoing plat of SHIPMANS COVE 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, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my 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 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 feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial 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 subdivision of Olympia Estates Section Nine 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.

IN TESTIMONY WHEREOF, Ashton Houston Residential, L.L.C., a Texas limited liability company, has cased these presents to be signed by _____, its President, hereunto authorized, and its common seal hereunto affixed

this _____ day of _____ 2019.

Ashton Houston Residential, L.L.C., a Texas limited liability company

By: _____
_____, President

Attest: _____
(Signature of Secretary or Authorized Trust Officer)
Title:

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____, President 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 corporation.

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

_____
(Signature of Notary Public)
Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally 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 corporation.

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

_____
(Signature of Notary Public)
Notary Public in and for the State of Texas

I, Steven A. Jares, 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 and a length of not less than three (3) feet except as shown hereon; and that the plat boundary corners have been tied to the nearest survey corner.

I further certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the (owner or subdivider) owns or has a legal interest in.

_____
Steven A. Jares
Registered Professional Land Surveyor
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of SHIPMANS COVE 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
Chair

By: _____
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

PRELIMINARY PLAT OF SHIPMANS COVE SECTION 1

A SUBDIVISION OF 63.34 ACRES OF LAND OUT OF THE M. SHIPMAN SURVEY, A-86 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS DECEMBER 14, 2018

139 LOTS 9 RESERVES 7 BLOCKS

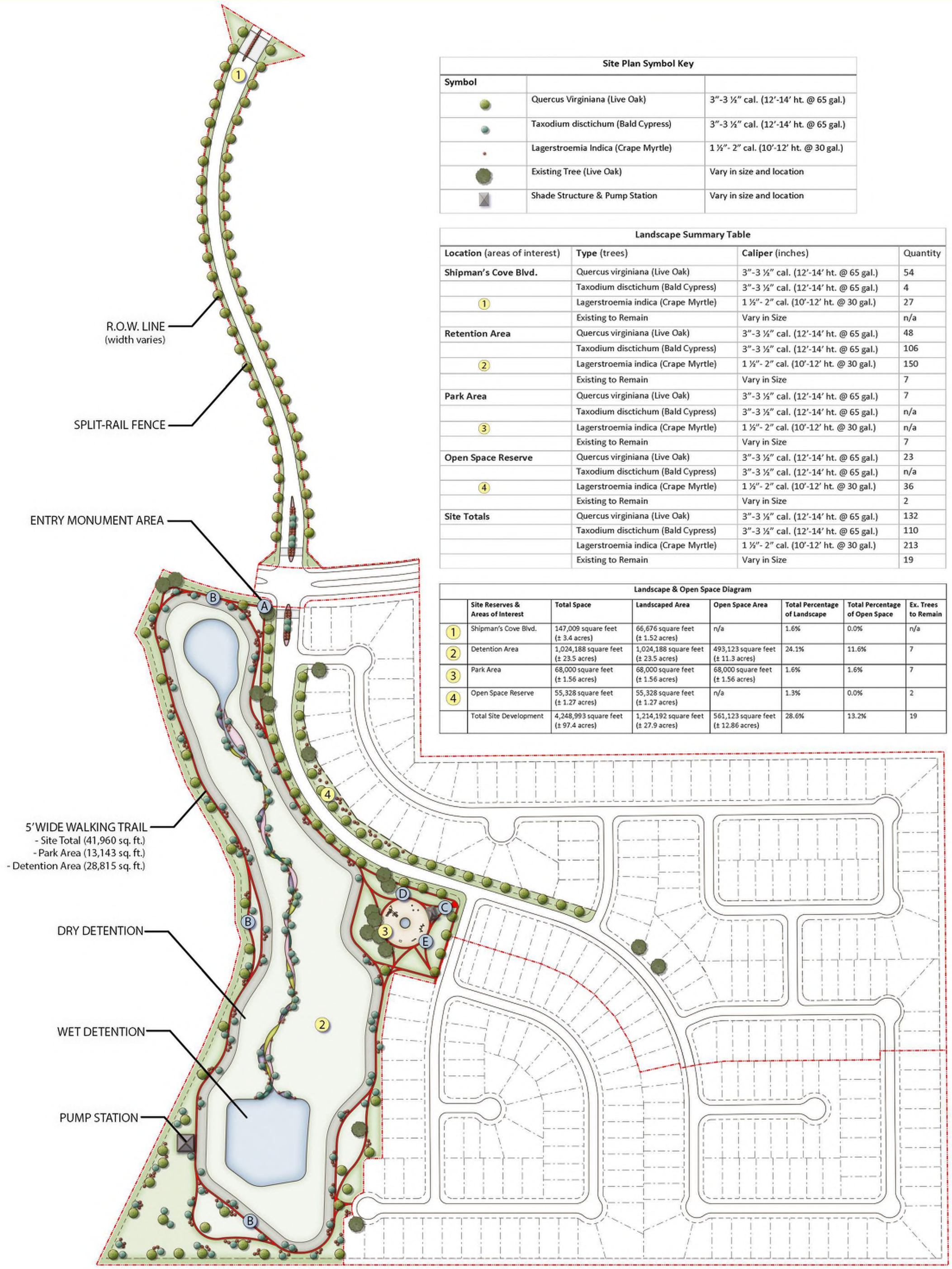
ASHTON WOODS

OWNER/DEVELOPER:
ASHTON HOUSTON RESIDENTIAL, L.L.C.
11375 W. Sam Houston Pkwy S., Ste 100
Houston, Texas 77031
281-561-7773

SURVEYOR:
JONES|CARTER
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
Steven A. Jares, R.P.L.S. No. 5317

ENGINEER:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
22330 Merchants Way, Suite 170 • Katy, TX 77449 • 832.913.4000
SEAN P. BURCH, P.E.

K:\00427\00427-0082-01 Shipman's Cove -Sec 1 Paving & Platting\2 Design Phase\CAD\Platting\Prelim Plat\Shipmans Cove Sec 1 Prelim Plat.DWG Dec 13,2018 - 4:12pm DAV



Site Plan Symbol Key		
Symbol		
	Quercus Virginiana (Live Oak)	3"-3 ½" cal. (12'-14' ht. @ 65 gal.)
	Taxodium disctichum (Bald Cypress)	3"-3 ½" cal. (12'-14' ht. @ 65 gal.)
	Lagerstroemia Indica (Crape Myrtle)	1 ½"- 2" cal. (10'-12' ht. @ 30 gal.)
	Existing Tree (Live Oak)	Vary in size and location
	Shade Structure & Pump Station	Vary in size and location

Landscape Summary Table			
Location (areas of interest)	**Type** (trees)	**Caliper** (inches)	Quantity
Shipman's Cove Blvd.	Quercus virginiana (Live Oak)	3"-3 ½" cal. (12'-14' ht. @ 65 gal.)	54
	Taxodium disctichum (Bald Cypress)	3"-3 ½" cal. (12'-14' ht. @ 65 gal.)	4
1	Lagerstroemia indica (Crape Myrtle)	1 ½"- 2" cal. (10'-12' ht. @ 30 gal.)	27
	Existing to Remain	Vary in Size	n/a
Retention Area	Quercus virginiana (Live Oak)	3"-3 ½" cal. (12'-14' ht. @ 65 gal.)	48
	Taxodium disctichum (Bald Cypress)	3"-3 ½" cal. (12'-14' ht. @ 65 gal.)	106
2	Lagerstroemia indica (Crape Myrtle)	1 ½"- 2" cal. (10'-12' ht. @ 30 gal.)	150
	Existing to Remain	Vary in Size	7
Park Area	Quercus virginiana (Live Oak)	3"-3 ½" cal. (12'-14' ht. @ 65 gal.)	7
	Taxodium disctichum (Bald Cypress)	3"-3 ½" cal. (12'-14' ht. @ 65 gal.)	n/a
3	Lagerstroemia indica (Crape Myrtle)	1 ½"- 2" cal. (10'-12' ht. @ 30 gal.)	n/a
	Existing to Remain	Vary in Size	7
Open Space Reserve	Quercus virginiana (Live Oak)	3"-3 ½" cal. (12'-14' ht. @ 65 gal.)	23
	Taxodium disctichum (Bald Cypress)	3"-3 ½" cal. (12'-14' ht. @ 65 gal.)	n/a
4	Lagerstroemia indica (Crape Myrtle)	1 ½"- 2" cal. (10'-12' ht. @ 30 gal.)	36
	Existing to Remain	Vary in Size	2
Site Totals	Quercus virginiana (Live Oak)	3"-3 ½" cal. (12'-14' ht. @ 65 gal.)	132
	Taxodium disctichum (Bald Cypress)	3"-3 ½" cal. (12'-14' ht. @ 65 gal.)	110
	Lagerstroemia indica (Crape Myrtle)	1 ½"- 2" cal. (10'-12' ht. @ 30 gal.)	213
	Existing to Remain	Vary in Size	19

Landscape & Open Space Diagram							
	Site Reserves & Areas of Interest	**Total Space**	**Landscaped Area**	**Open Space Area**	**Total Percentage of Landscape**	**Total Percentage of Open Space**	**Ex. Trees to Remain**
1	Shipman's Cove Blvd.	147,009 square feet (± 3.4 acres)	66,676 square feet (± 1.52 acres)	n/a	1.6%	0.0%	n/a
2	Detention Area	1,024,188 square feet (± 23.5 acres)	1,024,188 square feet (± 23.5 acres)	493,123 square feet (± 11.3 acres)	24.1%	11.6%	7
3	Park Area	68,000 square feet (± 1.56 acres)	68,000 square feet (± 1.56 acres)	68,000 square feet (± 1.56 acres)	1.6%	1.6%	7
4	Open Space Reserve	55,328 square feet (± 1.27 acres)	55,328 square feet (± 1.27 acres)	n/a	1.3%	0.0%	2
	Total Site Development	4,248,993 square feet (± 97.4 acres)	1,214,192 square feet (± 27.9 acres)	561,123 square feet (± 12.86 acres)	28.6%	13.2%	19

A

B

C

D

E

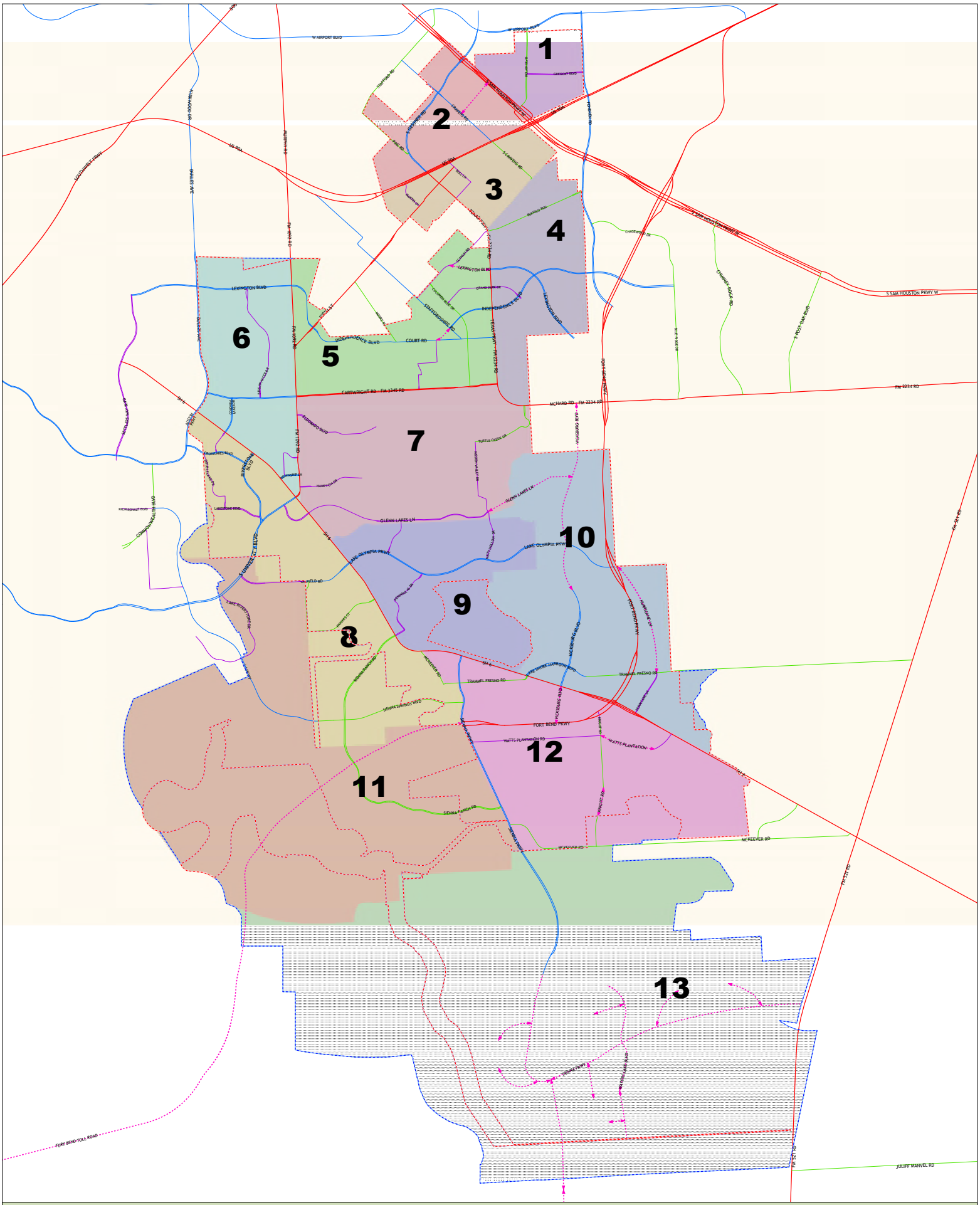
PLAYGROUND AMENITIES:
- OPEN-AIR SHADE STRUCTURE
- REEN VALLEY BENCHES
- GREEN VALLEY TABLES
- TRASH RECEPTACLES
- RECYCLING RECEPTACLES
- DOG WASTE RECEPTACLES

PLAYGROUND EQUIPMENT:
- CUSTOM SPLASH PAD
- TIMBERFORM SWINGSET
- TIMBERFORM CLIMBING TREE
- TIMBERFORM JUNGLE GYM
- ID SCULPTURE HALLOW LOG
- ID SCULPTURE BALANCE LOG

OPEN SPACE PLAN
Date: February 2019
Scale: 1"=200'-0"

SHIPMAN'S COVE
MI Homes, LLC & Ashton Residential, LLC

Landscape Architects
7155 Old Katy Road
Suite 270
Houston, Texas 77024
713-869-6987



Map By:
GIS Division
December 2014

Missouri City Texas

Park Zones

Legend

Major Thoroughfare

State

Major Arterial

Minor Arterial

Major Collector

Proposed Major Thoroughfare

City Limits

ETJ

0 2,000 4,000 8,000 12,000 Feet

Geographic Coordinate System North American Datum 1983 (NAD83)

The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recorded deeds, plats, and other public records, which are primary sources for this public information. The data layers do not take the place of a legal survey or other primary source documentation. The City and its vendors assume no legal responsibility for the information on this map.

missouri CITY
TEXAS

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
STAFF REPORT

AGENDA DATE: June 12, 2019

AGENDA ITEM SUBJECT: Impact Fee Six Month Update

AGENDA ITEM NUMBER: 9.A.1

SUBMITTED BY: **Shashi Kumar, PE, CFM,** Director, Public Works/City Engineer

BACKGROUND:

The members of the Planning and Zoning Commission serve in an advisory capacity as the Capital Improvement Advisory Committee (CIAC) to (1) advise and assist the City Council in adopting land use assumptions; (2) review impact fee capital improvements plans and file written comments; (3) monitor and evaluate the implementation of the impact fee capital improvements plans; (4) file semiannual reports to the progress of impact fee capital improvement plans, reporting to the City Council any perceived inequities in implementing the plans or imposing the impact fees; and (5) advise the City Council of the need to update or revise land use assumptions impact fee capital improvements plans, and impact fees.

The City has adopted three impact fees by ordinance or resolution; (1) Lake Olympia Parkway Extension (0 -10-28), (2) Mustang Bayou (0-15-04), and (3) Northeast Oyster Creek Sub-Watershed (R-12-33).

Section (d) of 395.058, Texas Local Government Code, requires that the City make available to the CIAC any professional reports with respect to implementing the capital improvements plan. Shashi Kumar, P.E., Director of Public Works/City Engineer has reviewed the reports and recommends no changes be made to the land use assumptions, capital improvement plan, or impact fees for Lake Olympia Parkway Extension, Mustang Bayou and the North East Oyster Creek Sub-watershed.

RECOMMENDED ACTION: Staff recommends that the Capital Improvement Advisory Committee approve that no changes be made to the land use assumptions, capital improvements plan, or the impact fees for the Lake Olympia Parkway Extension or Mustang Bayou

	Watershed and forward this report to City Council with a recommendation for consideration and adoption thereof.

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

9.A.3 Sienna Joint Development Agreement

This item is being forwarded back to the P & Z Commission due to a number of modifications in the agreement document since the previous approval.

TENTH AMENDMENT
TO THE SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT

This Tenth Amendment (the "Tenth Amendment") to the Sienna Plantation Joint Development Agreement is made and entered into as of the date set forth below by and between Sienna/Johnson North, L.P. ("Developer"), and THE CITY OF MISSOURI CITY, TEXAS, a municipal corporation in Fort Bend and Harris Counties, Texas ("City"), acting by and through its governing body, the City Council of the City of Missouri City ("City Council").

RECITALS

WHEREAS, the City entered into the Sienna Plantation Joint Development Agreement adopted by Ordinance No. O-96-05 on February 19, 1996 (the "Agreement"), with Sienna Plantation Development Company as the Developer and certain landowners and shareholders of the Developer including Sienna Plantation Partners, LP (the "Tract A Owner"), AFG Pacific Properties, Inc. (the predecessor in interest to the "Tract B Owner") and Thompson Lake Partners, Ltd. (the "Tract C Owner"); and

WHEREAS, Original Agreement was amended nine times prior to this Tenth Amendment for the purposes of including additional tracts, adding landowners, amending the master plan and establishing and clarifying certain development guidelines; and

WHEREAS, pursuant to Ordinance No. O-13-07, the City approved entering into the Seventh Amendment to the Agreement ("Seventh Amendment") on or about February 4, 2013, to modify the allocations of residential units and commercial and rural estate lot acreage and to amend the Master Plan applicable to Tracts D, F, and I; and

WHEREAS, pursuant to Ordinance No. O-13-27, the City approved entering into the Eighth Amendment to the Agreement ("Eighth Amendment") on or about July 15, 2013, to modify the terms of the Agreement and the development plans applicable to Tract B and to clarify certain terms of the Agreement applicable to certain portions of the development; and

WHEREAS, pursuant to Ordinance No. O-13-39, the City approved entering into the Ninth Amendment to the Agreement ("Ninth Amendment") on or about December 2, 2013, to modify the allocations of residential units and commercial acreage and to amend the Masster Plan applicable to Tract D; and

WHEREAS the Agreement, as amended by subsequent and applicable amendments, remains in full force and effect; and

WHEREAS, pursuant to Section 3.06 of the Second Amendment and pursuant to Section 4.05 of the Third Amendment, the City and a developer or landowner of

property subject to the Agreement, as amended, may agree to amend the terms and conditions of the Agreement, as amended, only as to the consenting parties; and

WHEREAS, Developer has petitioned the City to modify the approximate allocations of minimum and maximum development allocations and the Master Plan applicable to Tract D and Tract F; and

WHEREAS, it is desired by both parties to this Tenth Amendment that the use allocations and the Master Plan relating to Tract D and Tract F be modified as so requested; and

WHEREAS, all other parties to the Agreement, as amended, were duly notified of such proposed change and no written protest was made following such notice; now therefore

FOR AND IN CONSIDERATION of the premises, and the receipt of other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I
AMENDMENTS TO THE AMENDED AGREEMENT

Section 1.01. Definitions for Major Modifications/Minor Modifications. Section 1.01 of Article I of the Original Agreement is amended by adding the following definitions:

a) "Major Modification" means a significant modification or amendment to either the Master Plan or Development Guidelines that materially impacts the theme, character, or continuity of the integrated development proposed and approved by this Agreement. A Major Modification must be reviewed and approved by the City Council as an amendment to the Original Agreement. A Major Modification would include, but is not limited to,

   i. a change in a particular land use category as applicable to each Landowner's respective Master Plan (other than civic or park or multi-family) that results in a net increase or decrease of more than 10% of the acreage allocated to such category, or a series of modifications that would collectively result in a net increase or decrease of more than 15% of the acreage allocated in such land use category (excluding civic or park); or

   ii. a major traffic impact, which would include the elimination of a major thoroughfare or major collector street, an adjustment in alignment of a roadway of over 1000 linear feet in any direction, or a change in land use that lowers the level of service despite the implementation of mitigating improvements; or

iii. any change in civic or park uses that would result in a net decrease of the parkland dedication requirements pursuant to the City Parkland Dedication Ordinance, as applicable to each Landowner and such Landowner's respective Master Plan; or

iv. Any change in multi-family use that would result in a net increase of the units or acreage dedicated to such uses.

b) "Minor Modification" means a minor modification or amendment to either the Master Plan or Development Guidelines that is an elaboration, refinement or clarification of, or the addition of more precise specificity to the Master Plan or Development Guidelines and does not materially impact the theme, character, or continuity of the development. Minor Modifications to the Master Plan or Development Guidelines are authorized under this Agreement upon review and approval of the City Manager, or designee. An approved Minor Modification will be evidenced by a filed memorandum filed by the City Manager, or designee, with the City Secretary with Notice provided to all Parties to the Tenth Amendment, in accordance with Section 11.01 of the Original Agreement. A Minor Modification would include, but is not limited to,

i. A change in a particular land use category as applicable to each Landowner's respective Master Plan (other than civic or park or multi-family) that results in a net increase or decrease of less than 10% of the acreage allocated to such category, or a series of modifications that would collectively result in a net increase or decrease of less than 15% of the acreage allocated to such land use category (excluding civic or park); or

ii. An adjustment in the alignment a roadway of less than 1000 linear feet in any direction; or

iii. An adjustment in civic or park use that does not affect the overall parkland dedication requirements pursuant to City Parkland Dedication Ordinance, the Parks Master Plan or the Development Guidelines as applicable to each Landowner and such Landowner's respective Master Plan; or

iv. An adjustment in the trail plan that does not affect the continuity of the system as shown on the most recent Parks Master Plan; or

v. An adjustment or relocation of public utility infrastructure if approved by the City Manager or designee; or

vi. An adjustment in multi-family use that decreases the overall units or acreage dedicated to such uses; or

vii. Any modification that is an elaboration, refinement or clarification of the Master Parks Plan or the Development Guidelines and deemed to be a Minor Modification by the City Manager.

Section 1.02. Tract D Lot Count. Developer now wishes to amend the total Single Family lot count for the Tract D and Tract F. A rendering of the land plan for Tract D is attached as **Exhibit A** to this Tenth Amendment. Section 2.02 of Article II of the Amended Agreement (Section 2.02 of the Third Amendment to the Sienna Plantation Joint Development Agreement, as amended by Section 3.01 of the Seventh Amendment and by Section 1.02 of the Ninth Amendment) is hereby amended to read in its entirety as follows:

Section 2.02. **Development of Sienna North**. Developer hereby agrees that the development of Sienna North shall be in accordance with the Master Plan and the Amended Agreement both as amended hereby. The approximate allocations of the residential units and commercial acreage for the individual tracts in Sienna North are set forth below:

	Tract D	Tract F
Residential Units		
--Single Family	700 units	2,850 units
--Multifamily	870 units	1,550 units
--Retirement Residential	0	0
Commercial/Retail/Civic Community	95.82 acres[1]	232.95 acres
Rural Estate Lot Acreage	0 acres	444.4 acres

[1] Of the 95.82 acres allocated to Commercial/Retail/Civic Community uses, DeWalt intends to develop 59 acres as a "mixed use" development. A "mixed use" may be comprised of multifamily residential, condominium residental, commercial/office and retail uses. A "mixed use" may also include concert and performance halls, movie theaters, and outdoor amphitheaters. Such use may include one, some or all uses. To the extent that a mixed use inculdes a residential use, the number of residential untis provided by such development shall be included in the total number of residential units allocated for Tract D and alleocated to the specific type of each residential unit. To the extnet that a mixed use inludes a commercial use, the acreage for such use shall be included in the total acreage allocated for commercial/retail/civic community uses in Tract D.

ARTICLE II
MISCELLANEOUS PROVISIONS

Section 2.01. Representation of ownership. Sienna/Johnson North, L.P., represents that it is the landowner of Tract D and Tract F.

Section 2.02. Legal authority. By signature below, Sienna/Johnson North, L.P., represents that it has full legal authority to enter into this Tenth Amendment without the approval of any third party.

Section 2.03. Written notice of sale and assignment. By signature below, the City acknowledges that Sienna/Johnson North, L.P., intends to sell Tract D and assign a portion of its rights and obligations under the Agreement, as amended, to Taylor Morrison.

Section 2.04. Applicability of the Tenth Amendment. This Tenth Amendment in no way affects the applicability of the Agreement, as amended, to all tracts specifically made subject to said Agreement and the Master Plan, as amended, referenced therein save and except as to Tract D and Tract F. as set forth herein.

Section 2.05. Notice. All required notices permitted under this Tenth Amendment shall be in writing and shall be served on the parties at the following addresses:

City:
City of Missouri City
1522 Texas Parkway
Missouri City, Texas 77489
Attention: City Manager

With a copy to:
City Attorney

Tract D Owner:
Sienna/Johnson North, L.P
c/o Alvin San Miguel
5777 Sienna Parkway, Suite 100
Missouri City, Texas 77459

Tract F Owner:
Sienna/Johnson North, L.P
5005 Riverway Drive, Suite 500
Houston, Texas 77056

Section 2.06. Conflict, term. The Agreement, as amended, shall remain in full force and effect except as specifically amended hereby. This Tenth Amendment shall continue in force and be in effect so long as the Agreement, as amended, is in force and effect.

Section 2.07. Severability. The provisions of this Tenth Amendment are severable, and if any provision or part of this Tenth Amendment or the application thereof to any person or circumstances shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Tenth Amendment and the application of such provision or part of this Tenth Amendment to other persons or circumstances shall not be affected thereby.

Section 2.08. Merger. This Tenth Amendment, together with the Agreement, as amended, but excluding the Eighth Amendment, constitutes the entire agreement among the parties relative to the subject matter hereof and thereof.

Section 2.09. Waiver of actions under Private Real Property Rights Preservation Act. Developer and landowners hereby waive their right, if any, to assert any causes of action against the City accruing under the Private Real Property Rights Preservation Act, Chapter 2007, Texas Government Code (the "Act"), that the City's execution or performance of this Tenth Amendment or any authorized amendment or supplements thereto may constitute, either now or in the future, a "taking" of developer's, landowners', or a grantee's successor's "private real property," as such terms are defined in the Act. Provided, however, that this waiver does not apply to, and the developer, landowners, and grantees and successors do not waive their rights under the Act to assert a claim under the Act for any action taken by the City beyond the scope of the Agreement, as amended, which otherwise may give rise to a cause of action under the Act.

Section 2.10. Incorporation of recitals. The recitals to this Tenth Amendment are deemed to be true and correct and shall be a part of this Tenth Amendment for all purposes.

Section 2.11. Effective Date. This Tenth Amendment shall be effective by and between the City and Sienna/Johnson North, L.P. and the City when executed by those parties.

[EXECUTION PAGE FOLLOWS]

IN WITNESSETH THEREOF, The Undersigned Parties have executed this Tenth Amendment to the Development Agreement effective as of this ___ day of _____, 2019.

CITY OF MISSOURI CITY, TEXAS

_____
Yolanda Ford, Mayor

ATTEST:

_____
Maria Jackson, City Secretary

(SEAL)

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was acknowledged before me on _____, 2019, by Yolanda Ford as Mayor of the City of Missouri City, Texas, a Texas municipal corporation.

_____
Notary Public, State of Texas

(NOTARY SEAL)

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was acknowledged before me on _____, 2019, by Maria Jackson as City Secretary of the City of Missouri City, Texas, a Texas municipal corporation.

_____
Notary Public, State of Texas

(NOTARY SEAL)

Tract D and Tract F Owner

Sienna/Johnson North, L.P., a Texas limited partnership

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2019, by _____ as President of Sienna/Johnson North, L.P., a Texas limited partnership.

_____
Notary Public, State of Texas

(NOTARY SEAL)

Exhibit A

Proposed

TENTH AMENDMENT TO THE SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT EXHIBIT A

Planning and Zoning - 03/13/2019
Agenda Item 9A

Phase 1		
	80'x140'	26
	70'x130'	54
	65'x125'	0
	60'x130'	46
	50'x130'	0
	30'x110'	0
Total		126

Phase 2		
	80'x140'	20
	70'x130'	0
	65'x125'	0
	60'x130'	47
	50'x130'	0
	30'x110'	0
Total		67

Phase 3		
	80'x140'	0
	70'x130'	0
	65'x125'	0
	60'x130'	0
	50'x130'	55
	30'x110'	0
Total		55

Phase 4		
	80'x140'	12
	70'x130'	16
	65'x125'	0
	60'x130'	28
	50'x130'	2
	30'x110'	0
Total		58

Phase 5		
	80'x140'	0
	70'x130'	0
	65'x125'	20
	60'x130'	0
	50'x130'	0
	30'x110'	0
Total		20

Phase 6		
	80'x140'	0
	70'x130'	0
	65'x125'	19
	60'x130'	0
	50'x130'	0
	30'x110'	30
Total		49

Phase 7		
	80'x140'	0
	70'x130'	0
	65'x125'	0
	60'x130'	0
	50'x130'	49
	30'x110'	0
Total		49

Total		
	80'x140'	69
	70'x130'	70
	65'x125'	39
	60'x130'	121
	50'x130'	106
	30'x110'	30
Total		424

TBG

Avalon at
Sienna Plantation

Master
Plan

Missouri City, Texas
01/23/2019
Taylor Morrison