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

Notice is hereby given of a special meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **June 18, 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**
None

**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.

**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 18, 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 14, 2019.

Egima Edwards
Planning Technician

missouri CITY
TEXAS
the show me city.

**PLANNING AND ZONING COMMISSION**
**STAFF REPORT**

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| | |
|---|---|
| **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<br>**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**

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**RECOMMENDED ACTION:**

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

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

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

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

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

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

   **a.** The 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

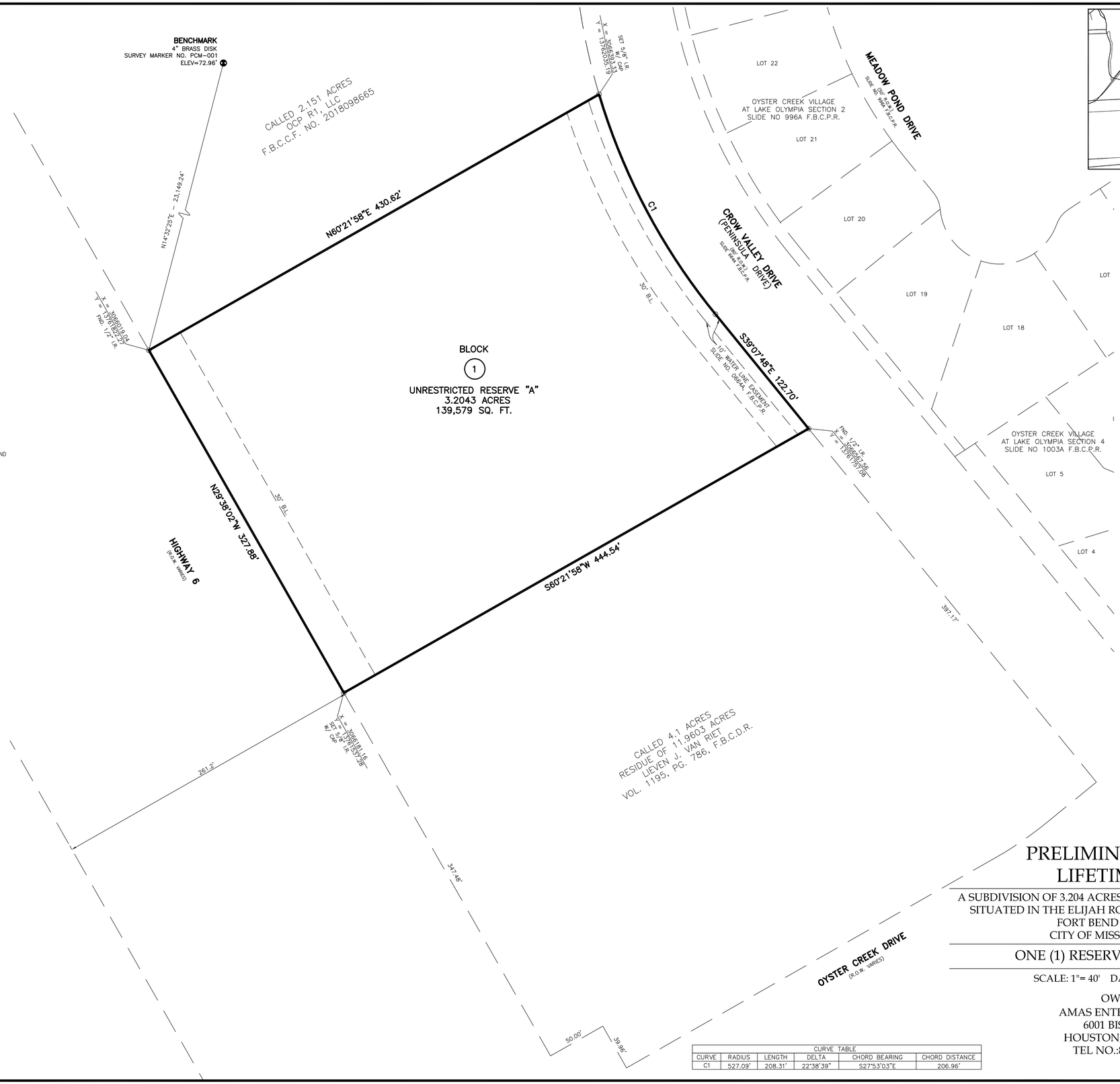
I, HENRY M. SANTOS, DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS BOTH PUBLIC AND PRIVATE, FEE STRIPS AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED 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.

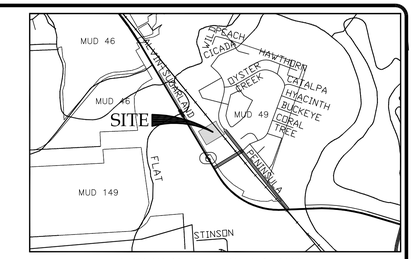
STATE OF TEXAS REGISTERED HENRY M. SANTOS 5450 PROFESSIONAL LAND SURVEYOR

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 |

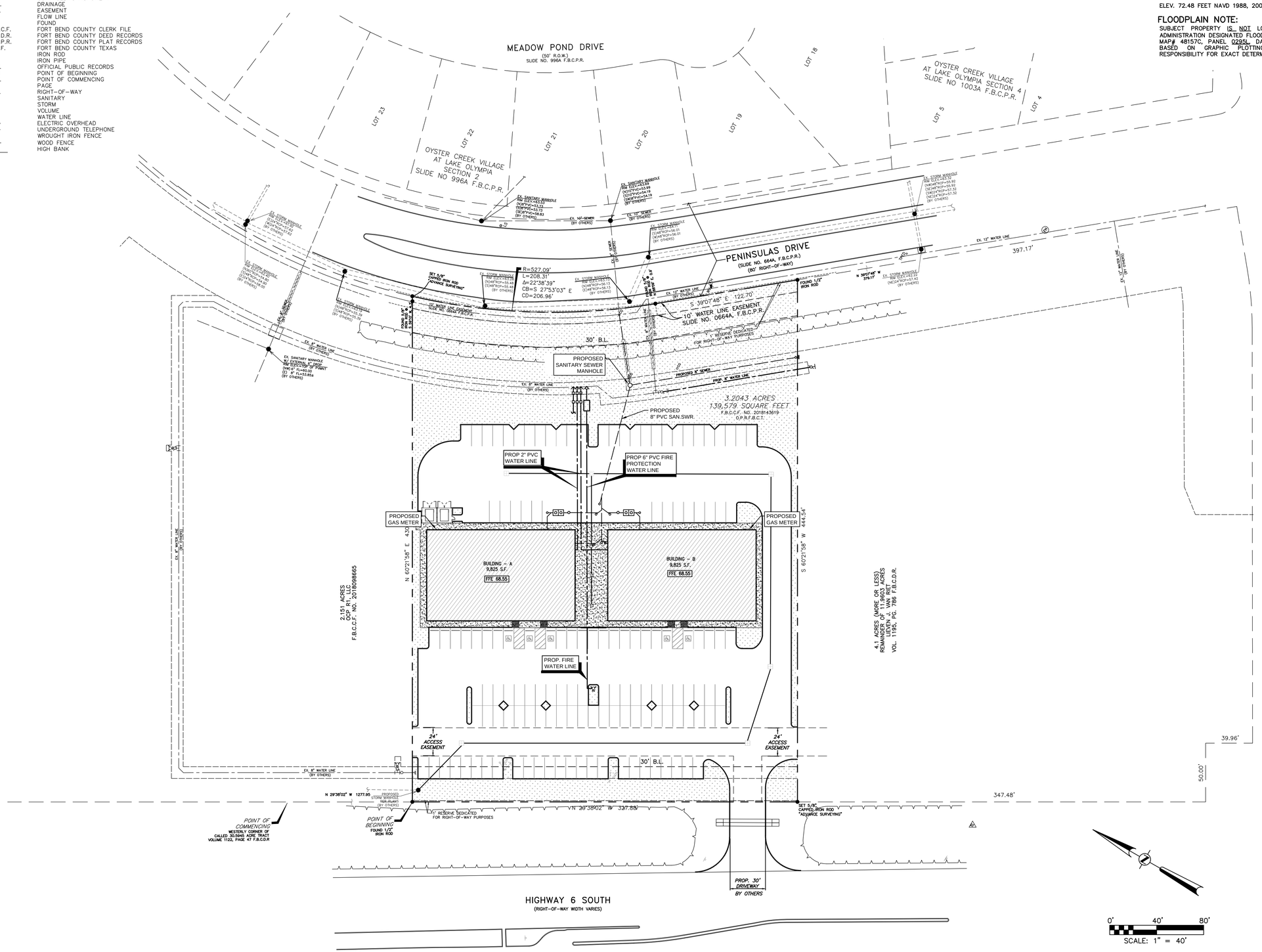
## BENCHMARK:

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
4150 Bluebonnet Dr, Suite 102
Stafford, Texas 77477
www.maxxdesigners.com
832-871-4166

BOVAY ENGINEERS, INC.
11757 Katy Freeway, Suite 700A
Houston, Texas 77079
ph. 713.777.8400
www.bovayengineers.com
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

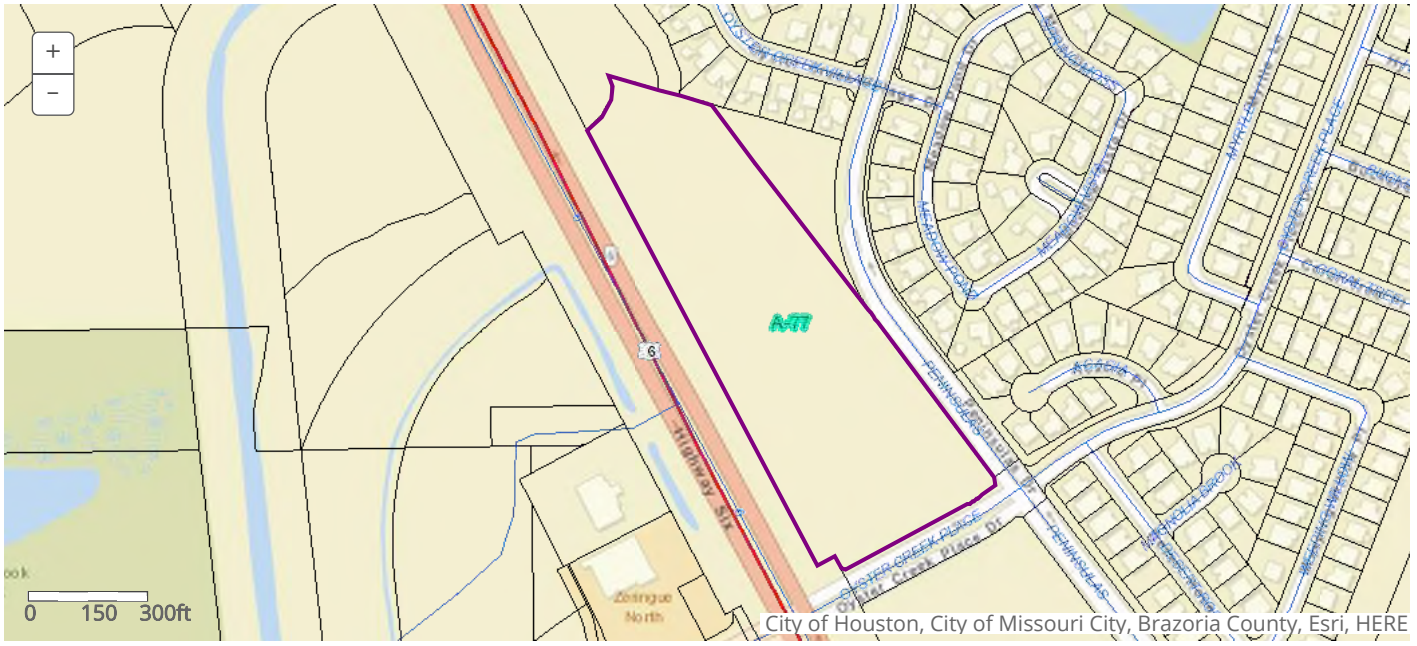
Scale:

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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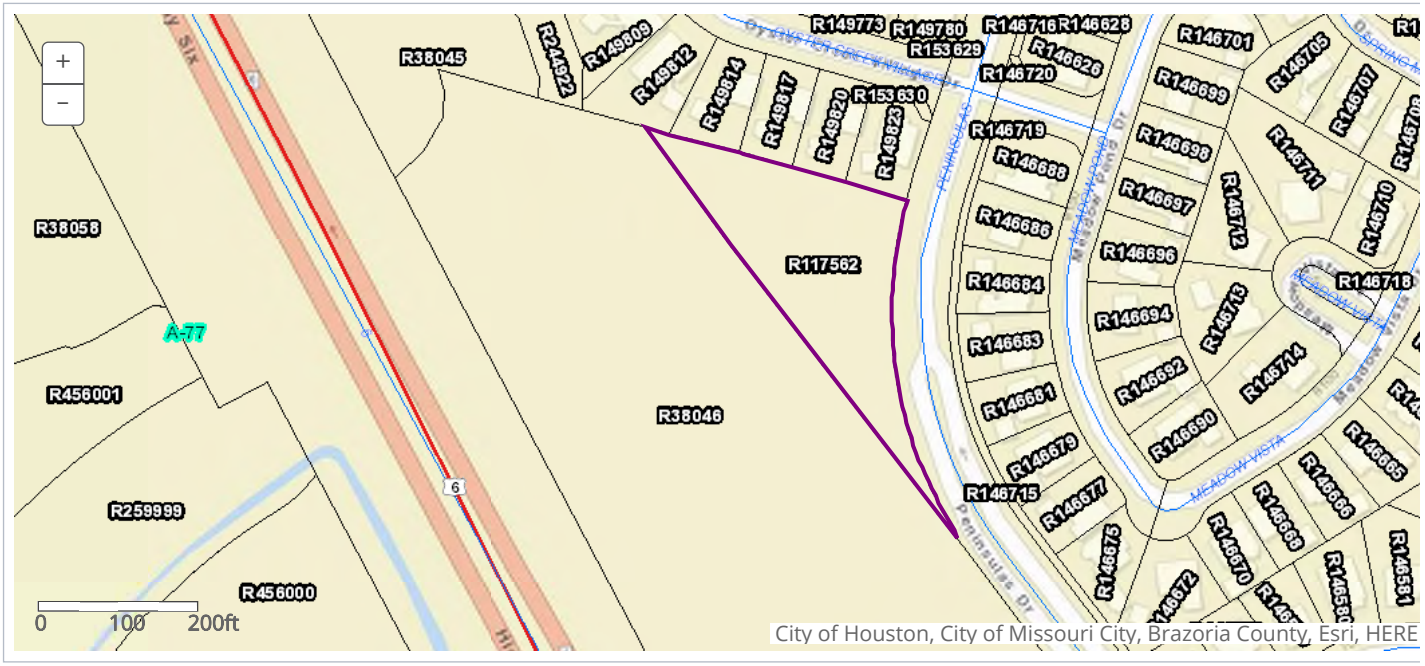


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missouri CITY
TEXAS
the show me city

**PLANNING AND ZONING COMMISSION**
**STAFF REPORT**

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|---|---|
| **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<br>**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.

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**RECOMMENDED ACTION:**

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

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

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

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

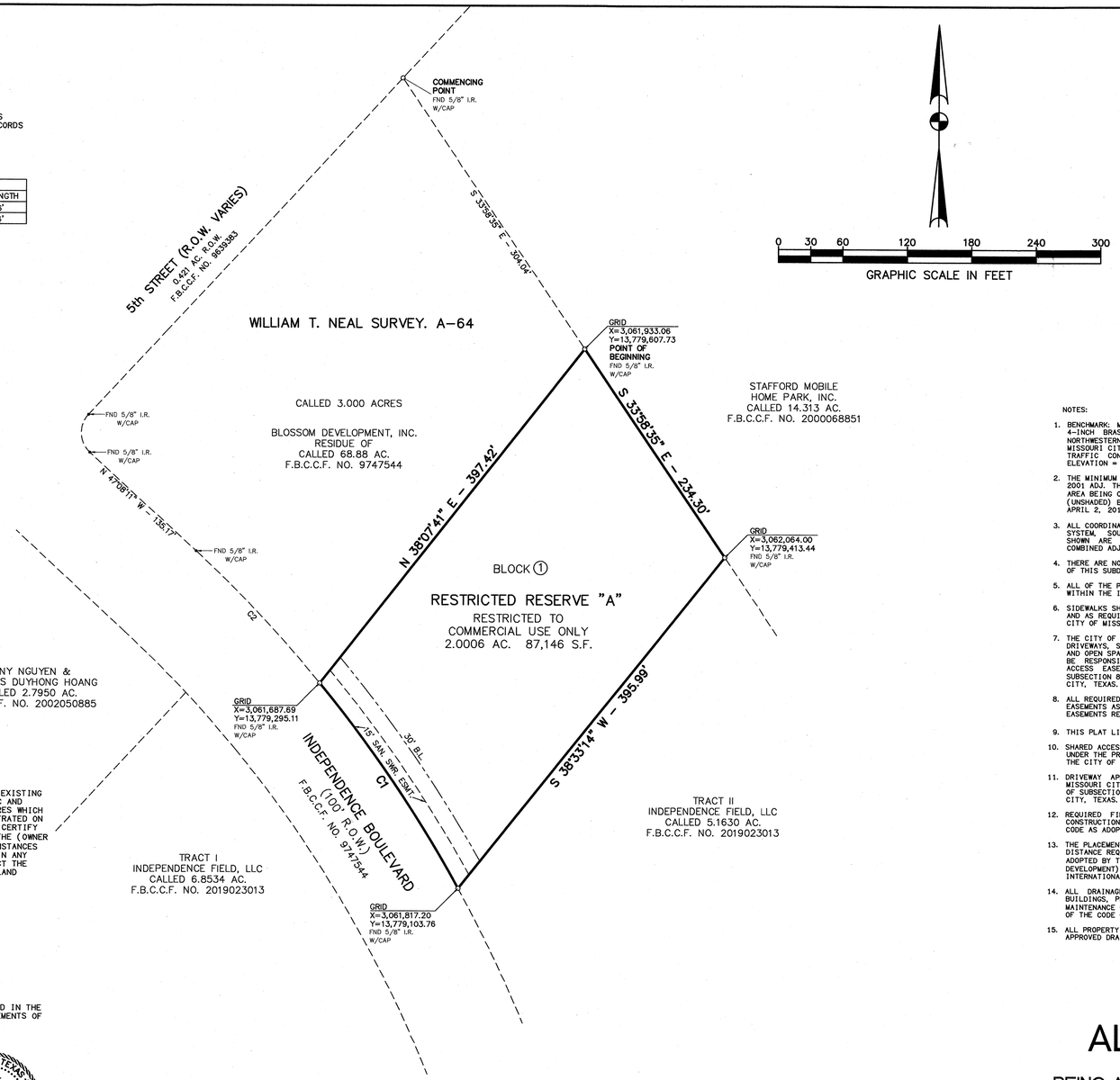
BY: _____
DEPUTY

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

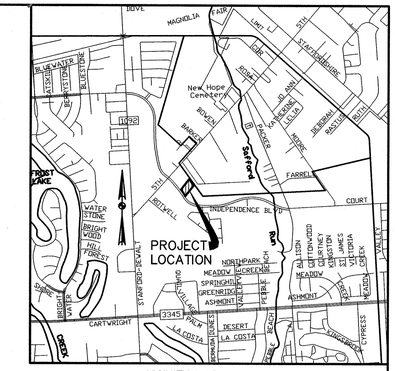
CURVE TABLE

| 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

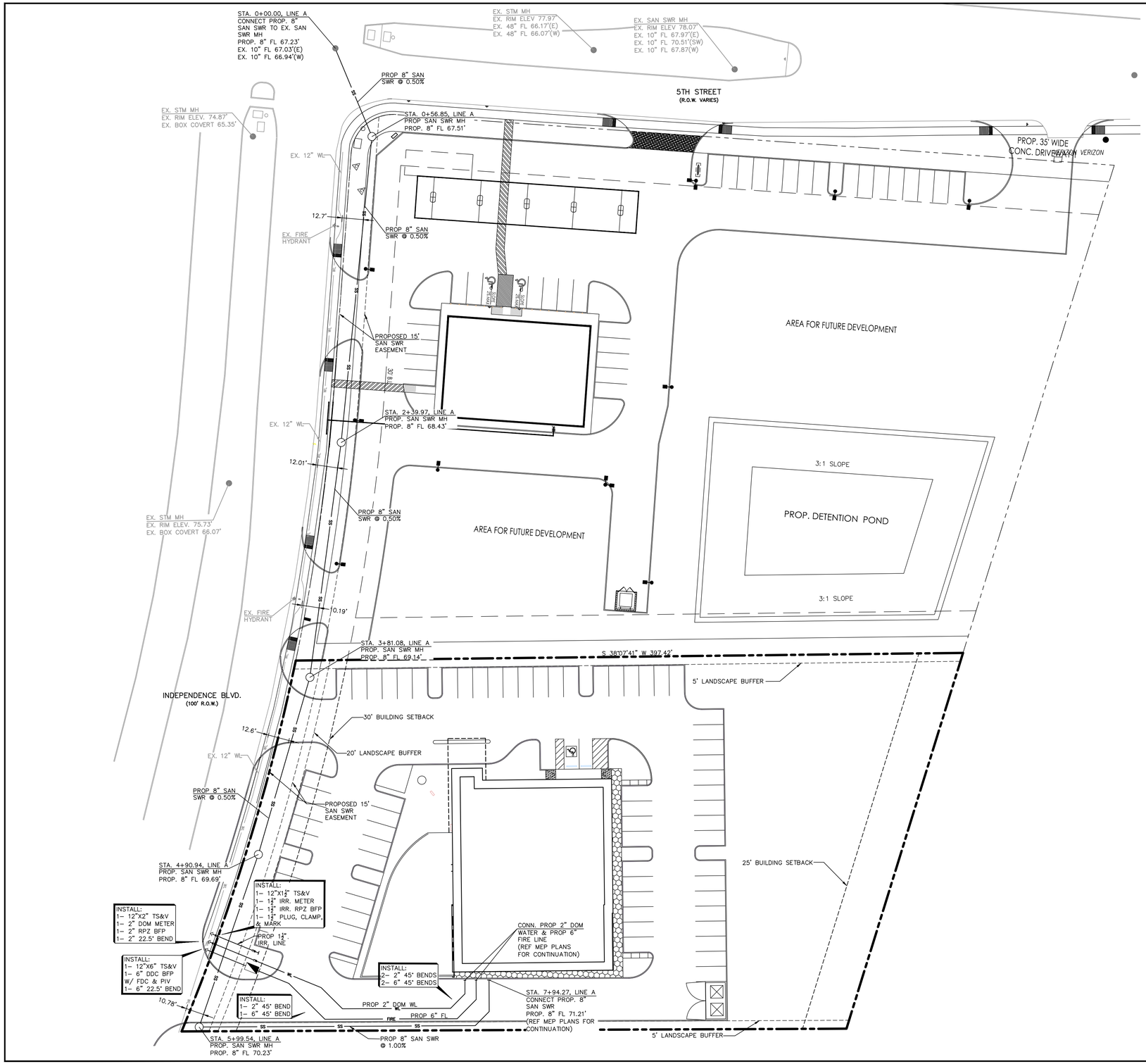
BEING A SUBDIVISION OF 2.0006 ACRES
LOCATED IN THE WILLIAM T. NEAL SURVEY,
A-64, FORT BEND COUNTY, TEXAS.

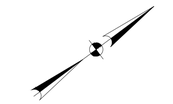
0 LOTS 1 BLOCK 1 RESERVE

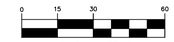
DATE: MAY, 2019 SCALE: 1" = 60'

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**

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| | |
|---|---|
| **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<br>**Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director |

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| | |
|---|---|
| **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.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.
All conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

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

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

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

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

   a. 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<br>Lakes/Ponds (non-recreational): ____ Irrigation/Drainage Canals: ____ Recreational Uses: ____<br>Utility Easements: ____ Public Parkland: ____<br>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.

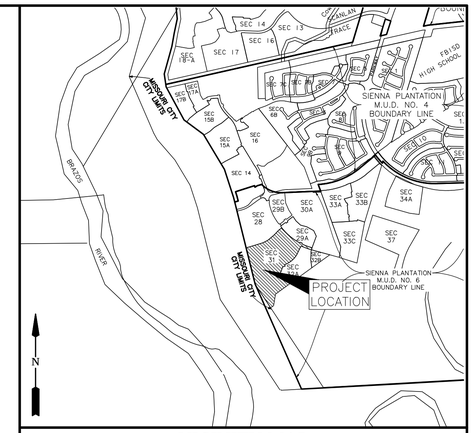
35. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

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

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

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SURVEYORS:

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TBPLS FIRM # 10130300

ENGINEER:

LJA Engineering, Inc.

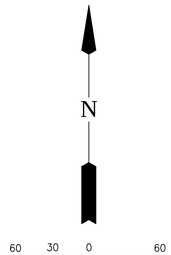
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

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 |
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| 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" |

### 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**

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| | |
|---|---|
| **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<br>**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.

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**RECOMMENDED ACTION:**

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

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

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

as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise. 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

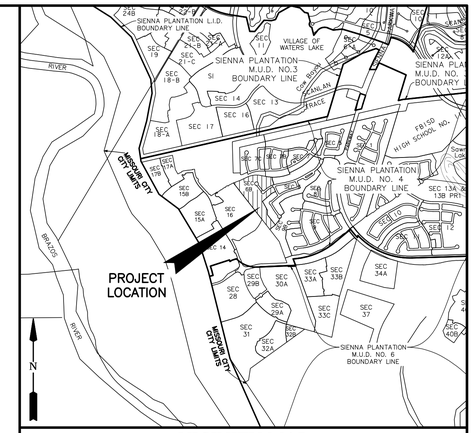
THIS _____ DAY OF _____, 2019.

_____
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
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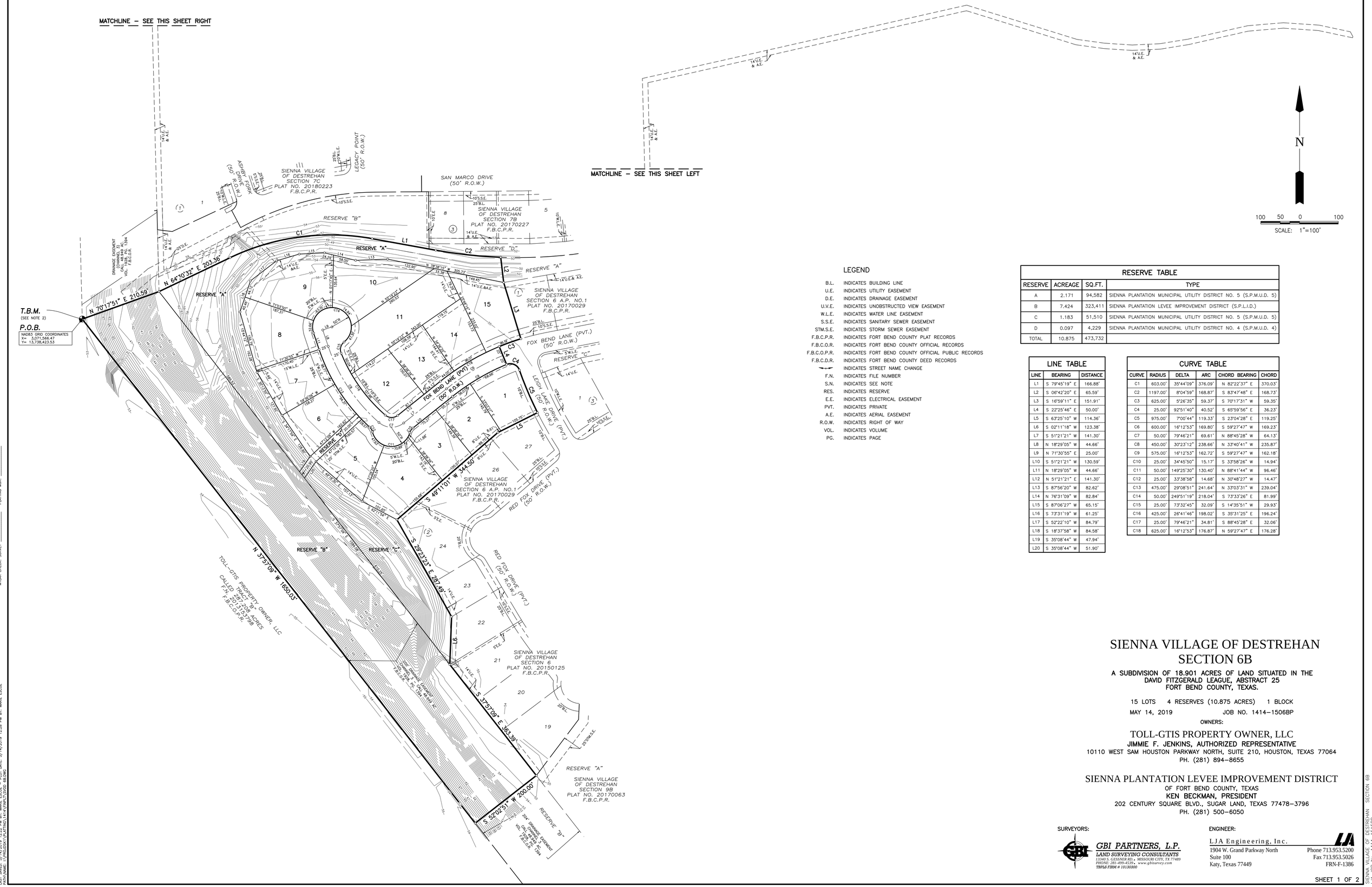
SIENNA VILLAGE OF DESTREHAN SECTION 6B
LJA JOB No. 1414-1513BP




## 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
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MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

missouri CITY
TEXAS
*the show me city*

**PLANNING AND ZONING COMMISSION**
**STAFF REPORT**

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| | |
|---|---|
| **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<br>**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.

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**RECOMMENDED ACTION:**

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

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

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

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

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

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

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

    a. 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<br>Lakes/Ponds (non-recreational): 0 Irrigation/Drainage Canals: Recreational Uses: 0<br>Utility Easements: 0 Public Parkland: 0<br>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.

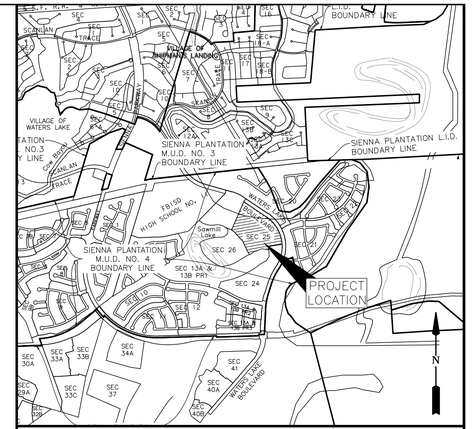
35. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

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**

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| | |
|---|---|
| **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<br>**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.

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**RECOMMENDED ACTION:**

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

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

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

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

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

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

    a. 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.

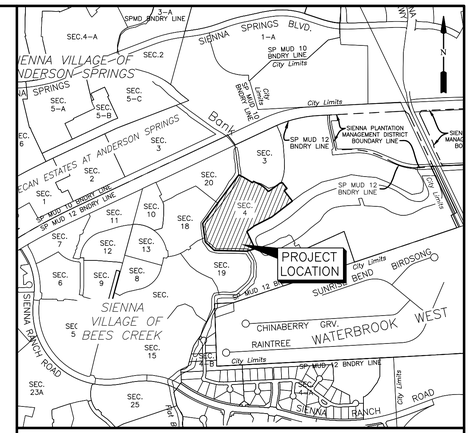
33. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

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
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the show me city

**PLANNING AND ZONING COMMISSION**
**STAFF REPORT**

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| | |
|---|---|
| **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<br>**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)<br>Private Streets: n/a Public Streets: n/a Residential Lots: n/a<br>Lakes/Ponds (non-recreational):____ Irrigation/Drainage Canals: n/a Recreational Uses: n/a<br>Utility Easements: n/a Public Parkland: n/a<br>Other (explain): 0.1464 ( Lift Station) (acres):____<br>***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

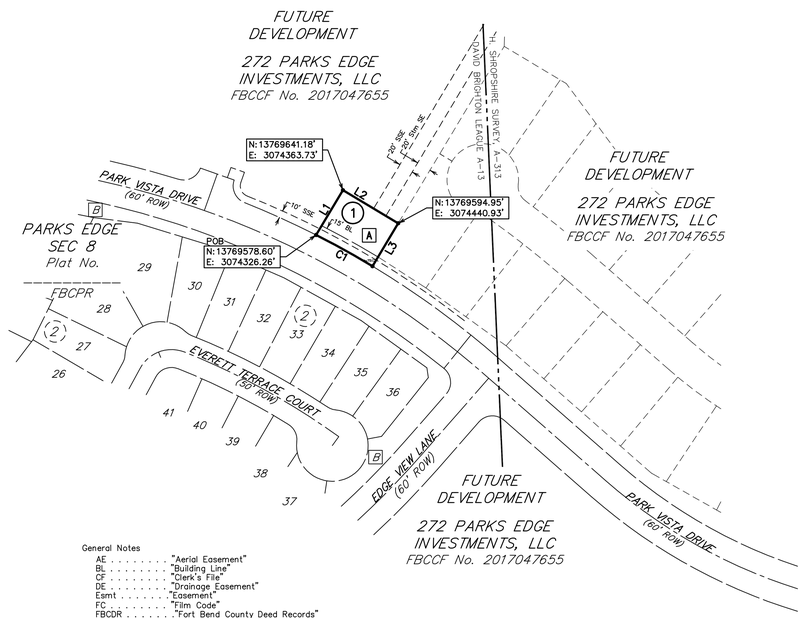
| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N30°54'50"E | 72.95' |
| L2 | S59°05'10"E | 90.00' |
| L3 | S30°54'50"W | 69.89' |

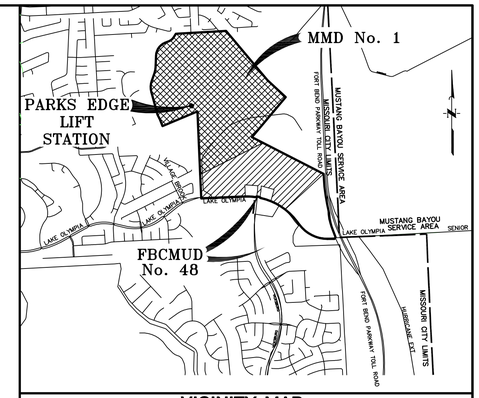
| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 1230.00' | 4°11'45" | 90.07' | N61°02'00"W | 90.05' | 45.06' |

| 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**

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| | |
|---|---|
| **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<br>**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.

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**RECOMMENDED ACTION:**

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

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

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

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

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

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

    a. 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)<br>Private Streets: n/a Public Streets: n/a Residential Lots: 1.217<br>Lakes/Ponds (non-recreational): Irrigation/Drainage Canals: n/a Recreational Uses: n/a<br>Utility Easements: n/a Public Parkland: n/a<br>Other (explain): (acres):<br>***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

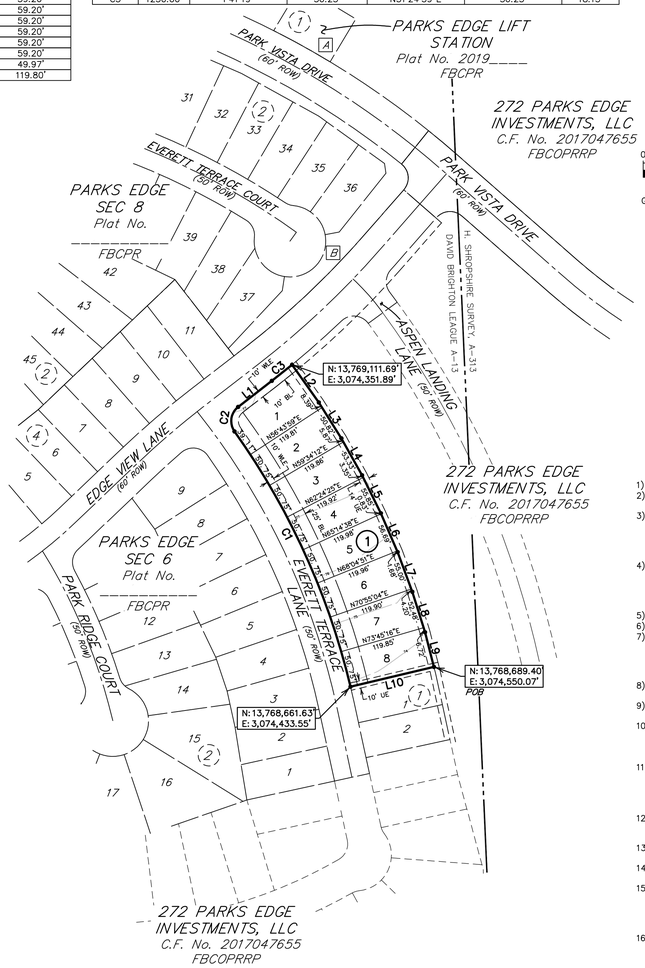
By: _____
Timothy R. Haney
Vice Chair

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.

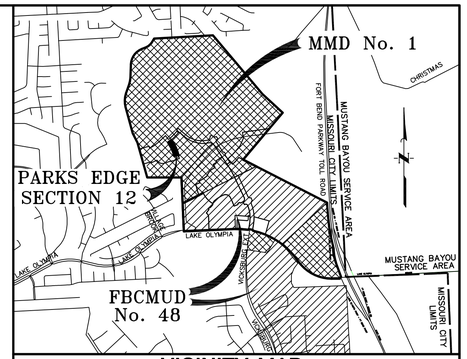
0 50 100 200 300

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**

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| | |
|---|---|
| **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<br>**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 |

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**RECOMMENDED ACTION:**

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

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

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

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

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

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

   a. A Parkland Dedication 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

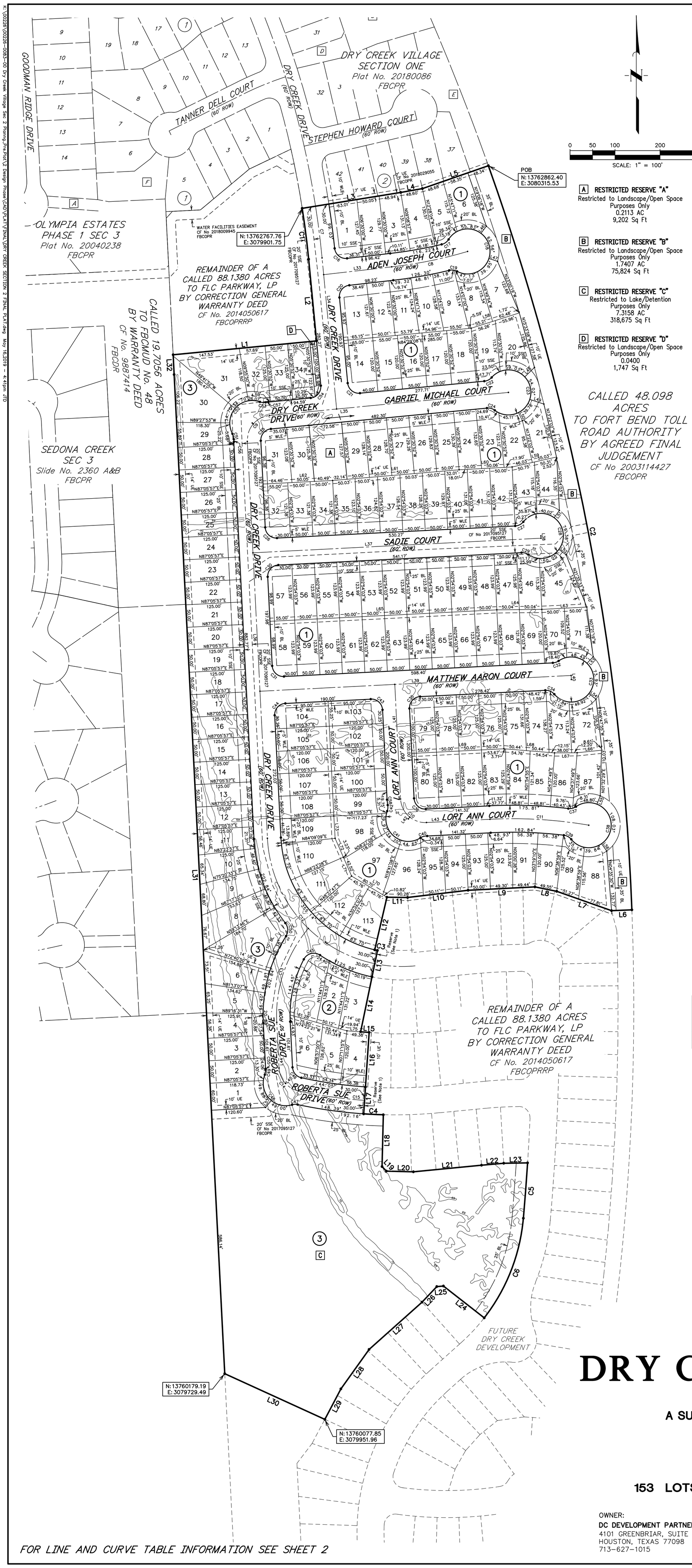
# APPLICATION FOR PLAT APPROVAL

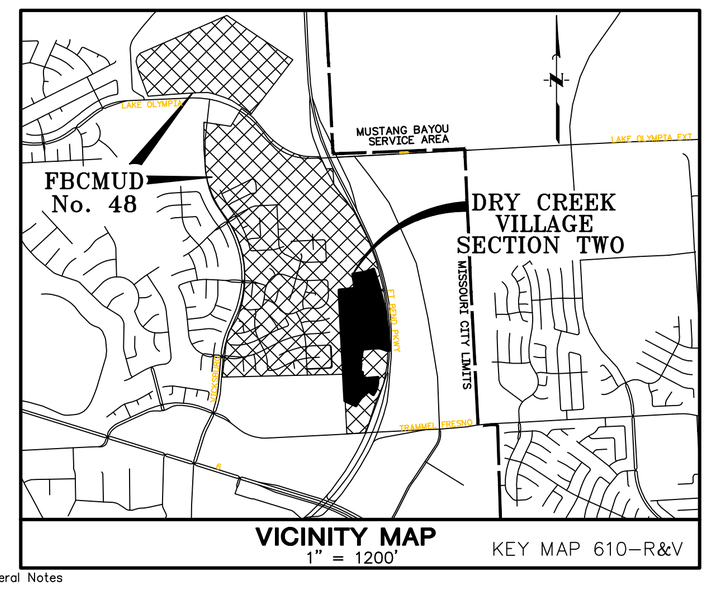
**Check One:** [ ] **AMENDING** [ ] **FINAL (including Replat)**
[ ] **LARGE ACREAGE TRACT**

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**

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| | |
|---|---|
| **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<br>**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

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**RECOMMENDED ACTION:**

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

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

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

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

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

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

   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.

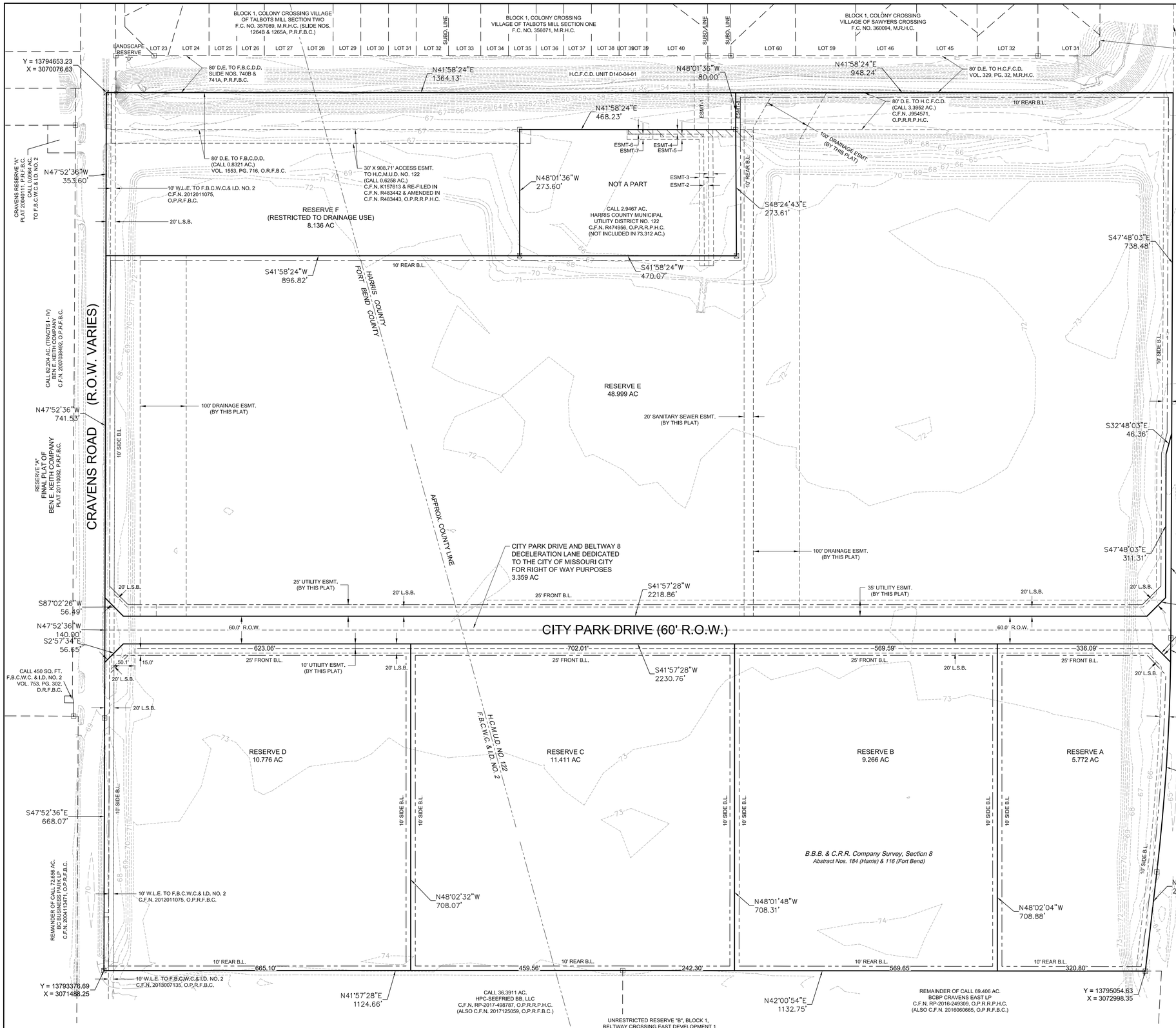
----------**END OF REPORT**----------

**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<br>Private Streets: 0 Public Streets: 3.359 ac Residential Lots: 0<br>Lakes/Ponds (non-recreational): Irrigation/Drainage Canals: Recreational Uses:<br>Utility Easements: Public Parkland:<br>Other (explain): reserves for industrial use (acres): 86.224 ac<br>***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 | |

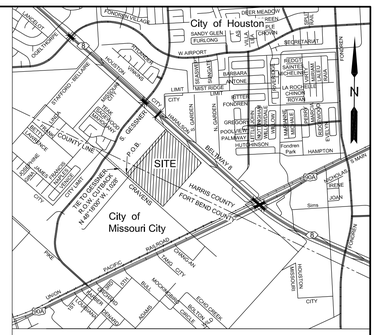



EASEMENT INFORMATION

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:** | 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

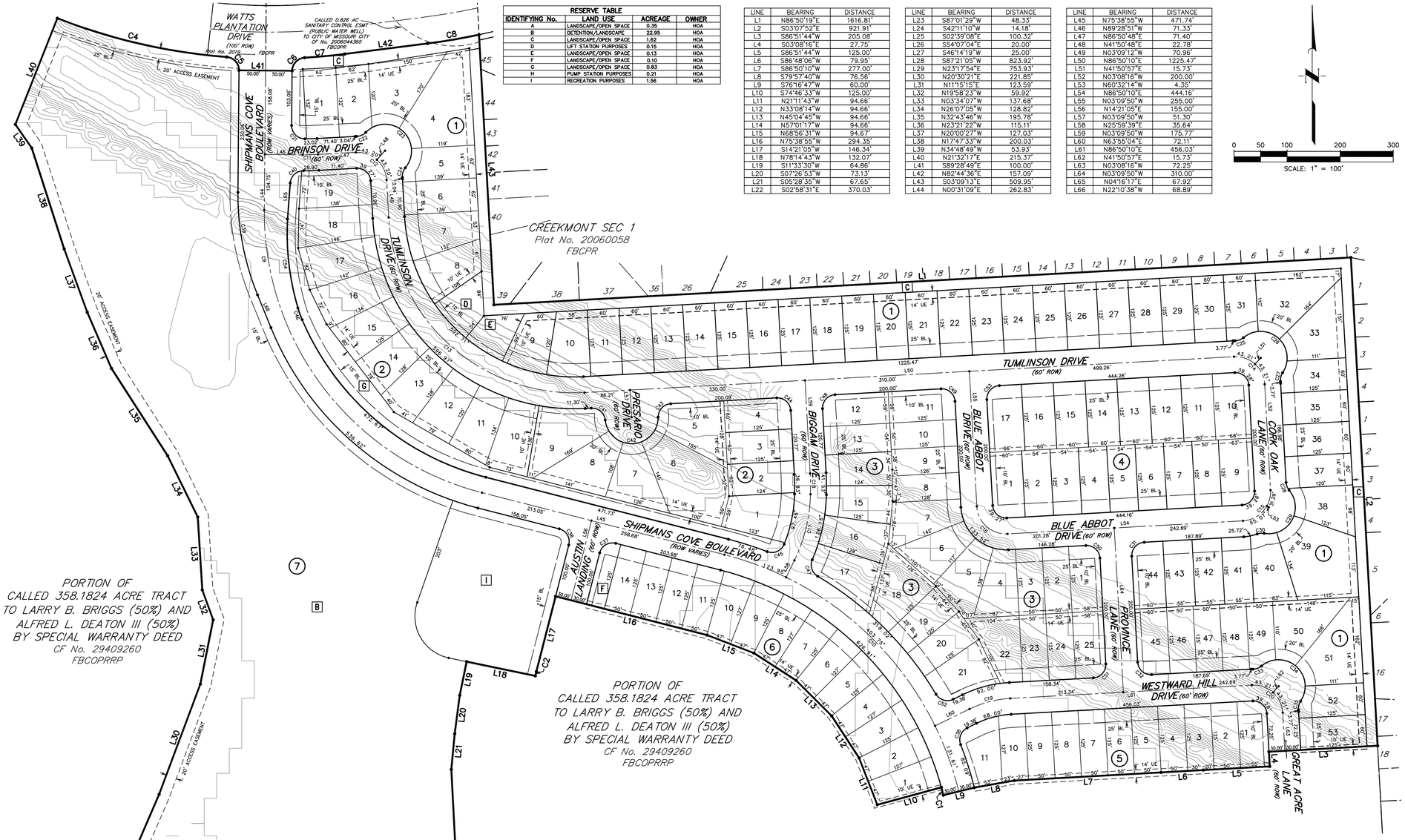
**DEVELOPMENT SERVICES DEPARTMENT**
**Planning & Development Division**
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ▪ 281-208-5551 (Fax)
www.missouricitytx.gov

# 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



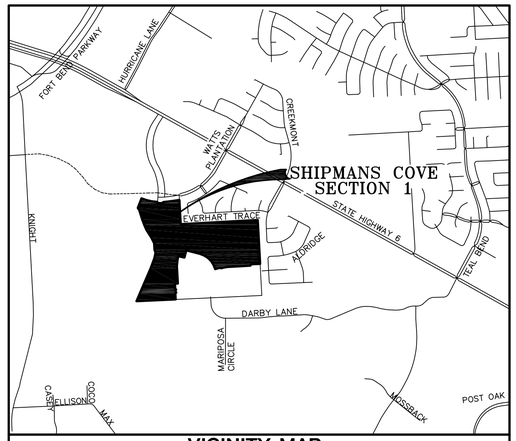

| RESERVE TABLE | | | |
|---|---|---|---|
| IDENTIFYING No. | LAND USE | ACREAGE | OWNER |
| A | LANDSCAPE/OPEN SPACE | 0.35 | HOA |
| B | DETENTION/LANDSCAPE | 22.95 | HOA |
| C | LANDSCAPE/OPEN SPACE | 1.62 | HOA |
| D | LIFT STATION PURPOSES | 0.15 | HOA |
| E | LANDSCAPE/OPEN SPACE | 0.13 | HOA |
| 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

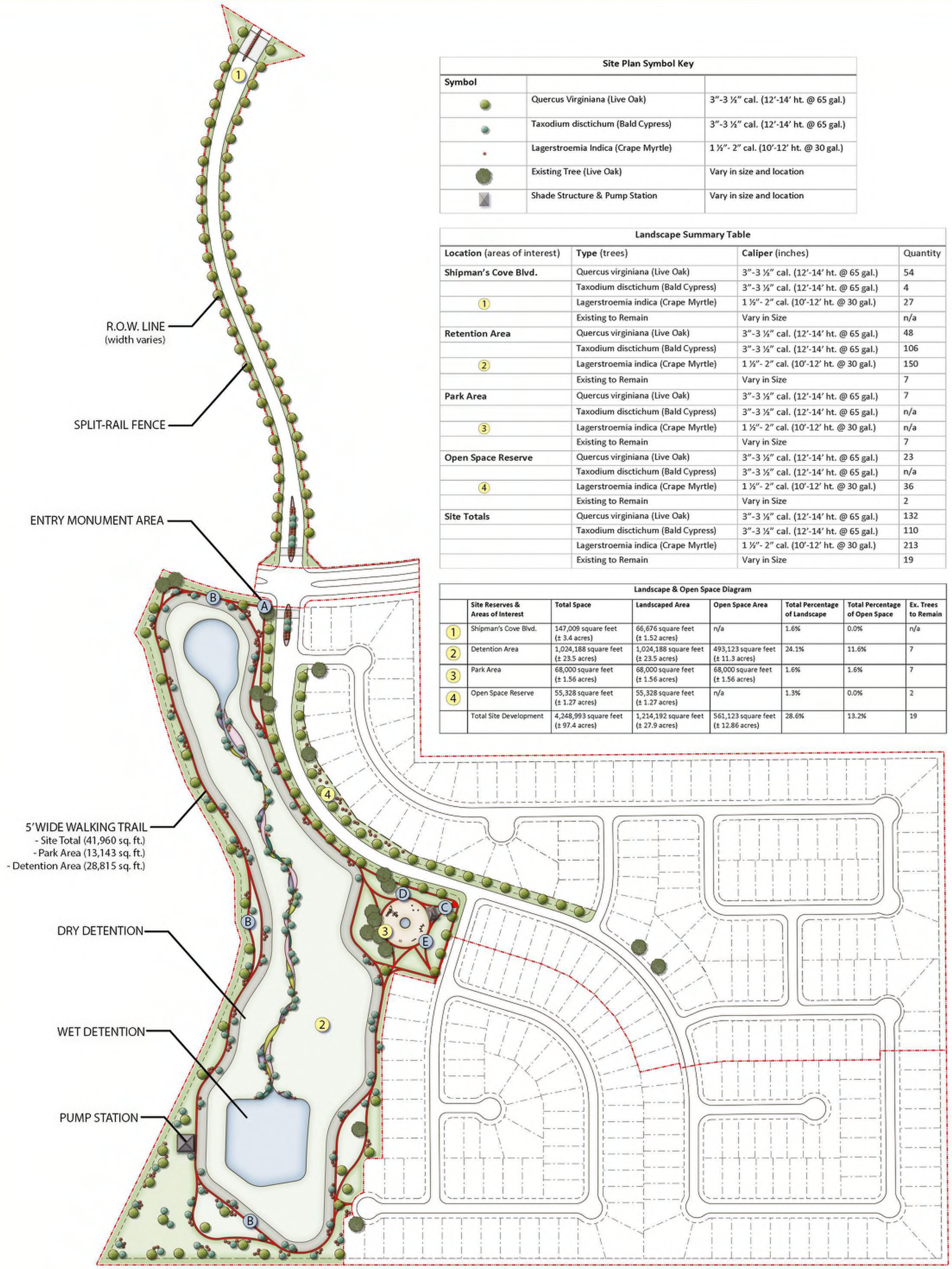
OWNER/DEVELOPER:
**ASHTON HOUSTON RESIDENTIAL, L.L.C.**
11375 W. Sam Houston Pkwy S., Ste 100
Houston, Texas 77031
281-561-7773

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

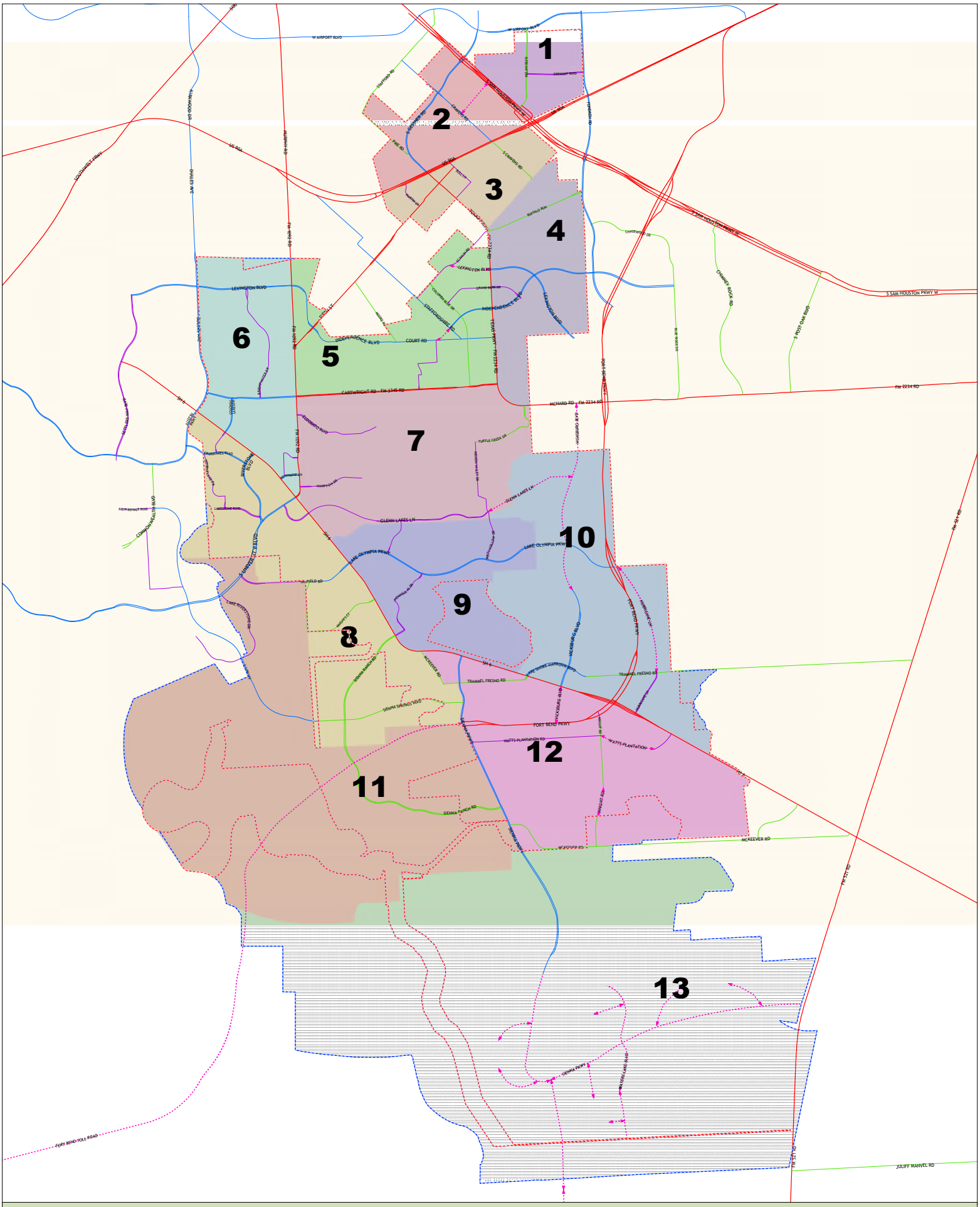
# OPEN SPACE PLAN

Date: February 2019
Scale: 1"=200'-0"

# SHIPMAN'S COVE

MI Homes, LLC & Ashton Residential, LLC

KUDELA & WEINHEIMER
Landscape Architects
7155 Old Katy Road
Suite 270
Houston, Texas 77024
713-869-6987




Map By:
GIS Division
December 2014

# 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

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| | Watershed and forward this report to City Council with a recommendation for consideration and adoption thereof. |

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