CITY OF MISSOURI CITY
PLANNING AND ZONING COMMISSION AGENDA

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **August 14, 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. ELECTION OF OFFICERS
Consider electing a Chairman, Vice Chairman, and an Assistant Secretary of the Planning and Zoning Commission

4. READING OF MINUTES
Consider approval of the minutes of the July 10, 2019 Planning and Zoning Commission Special Meeting.

5. 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

6. 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.

7. PLATS

A. CONSENT AGENDA

(1) Consider approval of a preliminary plat for Life Time at Missouri City
(2) Consider approval of a preliminary plat for Sienna Plantation Section 17B
(3) Consider approval of a preliminary plat for Heritage Park Drive Bridge – Street Dedication

(4) Consider approval of a final plat for Heritage Park Drive Phase 1 – Street Dedication
(5) Consider approval of a final plat for Sienna Section 18
(6) Consider approval of a final plat for Sienna Plantation Section 40B
(7) Consider approval of a final plat for Sienna Plantation Section 41

B. PUBLIC HEARING AND CONSIDERATION OF A REPLAT

(1) Consider approval of Camden Park Townhouses Replat of Lot 6

C. SUBDIVISION ORDINANCE VARIANCE – SIENNA PUMP STATION NO. 4

(1) Consider a variance request from Section 82-7.(a) pertaining to plat approval required prior to the construction of a utility facility

8. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A ZONING MAP AMENDMENT

(1) Public hearing to receive comments for or against a request by Mary Villareal, The Interfield Group, to zone an approximate 14.11 acre tract of land from SD, suburban district to LC-3, retail district; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

(2) Consideration of the approval of a final report to City Council on item 8A(1) above.

B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT

(1) Public hearing to receive comments for or against a request by Cynthia Ramirez, STOA Architects to zone a property from LC-2, local retail district and SUP, Specific Use Permit No. 40 (Ordinance O-01-33) to PD, Planned Development District to allow for a unified development to include independent living and assisted living; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

(2) Consideration of the approval of a final report to City Council on item 8B(1) above.

9. ZONING TEXT AMENDMENTS

None

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

None

11. 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.

12. RECONVENE

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

13. 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 August 14, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on August_, 2019.

Egima Edwards
Planning Technician

PLANNING AND ZONING COMMISSION
ELECTION OF OFFICERS

AGENDA DATE:	August 14, 2019
AGENDA ITEM SUBJECT:	Election of Officers
AGENDA ITEM NUMBER:	3.

Planning and Zoning Commission Rules of Procedure duties of officers. Excerpt from the Planning and Zoning Commission Missouri City, Texas Rules of Procedure, adopted on October 20, 2014.

See attached Rules of Procedures for discription of duties

RESOLUTION NO. R-14-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, ADOPTING RULES OF PROCEDURE FOR THE PLANNING AND ZONING COMMISSION AND THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE OF THE CITY OF MISSOURI CITY, TEXAS, AND REPEALING ALL OTHER RESOLUTIONS IN CONFLICT HEREWITH.

* * * * *

WHEREAS, Section 2-133 of the Missouri City Code provides that the Planning and Zoning Commission shall have the authority and responsibility to adopt rules and regulations governing the conduct of its affairs; and

WHEREAS, Section 2-133 of the Missouri City Code requires the City Council of the City of Missouri City to approve such rules and regulations before they become effective; and

WHEREAS, Chapter 395 of the Texas Local Government Code (Chapter 395) authorizes a political subdivision to finance capital improvements associated with new development; and

WHEREAS, Chapter 395 requires that a Capital Improvements Advisory Committee be appointed to advise a political subdivision on certain matters related to the procedures promulgated by Chapter 395; and

WHEREAS, the City Council of the City of Missouri City has appointed the Planning and Zoning Commission as the Capital Improvements Advisory Committee; and

WHEREAS, on September 10, 2014, and on October 8, 2014, the Planning and Zoning Commission considered rules and regulations governing the conduct of its own affairs, including procedural rules for the Capital Improvements Advisory Committee, and adopted such rules and regulations pending the approval of the City Council of the City of Missouri City; now therefore,

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

Section 1. That the facts and recitations set forth in the preamble of this Resolution are hereby found to be true and correct, and are made a part of this Resolution for all purposes.

Section 2. That the City Council of the City of Missouri City hereby adopts the Planning and Zoning Commission Rules of Procedure attached hereto as Exhibit "A" and made a part hereof.

Section 3. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict only.

Section 4. This Resolution shall take effect immediately upon its passage.

PASSED, APPROVED, and ADOPTED on this 20 day of October, 2014.

Allen Owen, Mayor

ATTEST:

Maria Gonzalez, City Secretary
Deputy

APPROVED AS TO FORM:

Caroline Kelley, City Attorney

PLANNING AND ZONING COMMISSION
MISSOURI CITY, TEXAS
RULES OF PROCEDURE

I. ORGANIZATION AND OFFICERS

101. Organization

The Planning and Zoning Commission ("Commission") shall consist of those members appointed by the City Council and shall be organized under the laws of the State of Texas, the City Charter, as amended; the Missouri City Code, as amended; and the City Zoning Ordinance, as amended.

102. Officers

A Chairman, Vice Chairman, and an Assistant Secretary shall be elected from among the Commission's membership at the first meeting following the 31st of July of each year and at such other times as those offices may become vacant. If at any meeting of the Commission neither the Chairman, the Vice Chairman, nor the Assistant Secretary is present, those Commission members present shall elect one of their number to be Chairman for conducting the meeting as provided herein.

103. Duties

A. The Chairman shall preside at meetings, decide all points of order or procedure, execute all plat certificates, and, when authorized by the Commission, execute all official documents of the Commission.

B. The Vice Chairman shall attest the signature of the Chairman on official documents of the Commission, as required, and shall perform the duties of the Chairman in the Chairman's absence. The Vice Chairman shall be the Secretary of the Commission.

C. The Assistant Secretary shall attest the signature of the Chairman on official documents of the Commission and shall perform the duties of the Secretary in the absence of the Vice Chairman or at any meeting at which the Vice Chairman is presiding. In the absence of both the Chairman and the Vice Chairman, the Assistant Secretary shall serve as the Chairman.

D. The Director of Development Services ("Director") shall be the regular technical advisor of the Commission and the custodian of the minutes and other official records, shall attend to the correspondence of the Commission, and shall cause to be given such notices as are required in the manner prescribed by law.

E. It shall be the duty of the Commissioners to attend all meetings. Commissioners who are absent for three (3) consecutive regular meetings are subject to removal from office.

104. Rules of Order

Robert's Rules of Order, latest revision, shall be the Commission's final authority on all questions of procedure and parliamentary law not covered by these Rules of Procedure.

II. MEETINGS

201. Quorum

A quorum shall consist of a majority of members qualified and serving on the Commission.

202. Agenda

An agenda shall be prepared by the Director or his designee for each meeting of the Commission. The agenda shall include applications prepared and submitted according to the Missouri City Code, as amended, and the procedures provided herein.

203. Regular Meetings

Regular meetings shall be held on the second Wednesday of each month after proper notice is given as required by law.

204. Special Meetings

Special meetings for any purpose may be held (1) on the call of the Chairman, (2) on the call of the Director, or (3) on the request of three (3) or more Commissioners and by giving written notice to all members and the general public at least 72 hours before the meeting.

205. Public Meetings

All meetings shall be held in full compliance with the provisions of the laws of the State of Texas, the Missouri City Code, as amended, and these Rules of Procedure. Any party in interest may appear on his or her own behalf or be represented by counsel or an agent.

III. CONDUCT OF MEETINGS

301. Order of Business

The Director or his designee shall record the names of the members present and absent at each meeting of the Commission. The order of business shall be as follows:

1. Call to order.
2. Roll call.
3. Minutes.
4. Reports.

5. Public Comments. Public comments shall be limited to three (3) minutes per individual and to 10 minutes per subject. Public comments may address items that are not on the agenda.
6. Plats.
7. Zoning map amendments.
8. Zoning text amendments.
9. Other matters within the jurisdiction of the Commission or the Capital Improvements Advisory Committee.
10. Executive session as authorized by the Texas Open Meetings Act.

302. Vote Required

A majority of the quorum present at any meeting shall be necessary to approve or disapprove items of business; provided, however, that a majority shall be no less than three (3) members.

IV. OFFICIAL RECORDS

401. Definition

The official records shall include these rules and regulations and the minutes of the Commission together with all findings, decisions, and other official actions of the Commission. Notes and tape recordings of proceedings and discussions shall not constitute the official records of the Commission.

402. Recording of Vote

The minutes of the Commission's proceedings shall show the vote of each member on each decision of the Commission, or if absent or failing to vote, shall indicate that fact.

403. Files

All applications coming before the Commission shall be filed and maintained by the Director or his designee in accordance with the City's record retention and disposition schedule.

404. Public Record

The official minutes and applications presented to the Commission shall be on file in the office of the Director or his designee and shall be open to public inspection during customary working hours.

V. APPLICATION PROCEDURES

501. Application Types

The Commission shall consider plats, plans, zoning amendments, and other matters related to City planning as requested by the City Council, City officials, or the public.

502. Application Required

Applications for consideration and discussion by the Commission shall be complete before being placed on any agenda of the Commission. The Director may require a reasonable amount of documentation to complete the application in order for the Commission to clearly understand the application. The application, in sufficient copies, shall consist of maps, plats, and written descriptions as required by the Missouri City Code, as amended, or the Director.

VI. CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

601. Membership

A. The Capital Improvements Advisory Committee (Committee) shall be composed of the Commission.

B. The Chairman and Vice Chairman of the Commission shall serve as the Chairman and Vice Chairman, respectively, of the Committee.

602. Duties

A. The Committee shall serve in an advisory capacity.

B. The Committee shall:

(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 with respect to the progress of impact fee capital improvements plans and report to the City Council any perceived inequities in implementing the plans or in 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.

C. The Committee's written comments and recommendations regarding land use assumptions, impact fee capital improvement plans, and impact fees shall be submitted to the City Council before the fifth business day before the date of any public hearing or City Council action on such assumptions, plans, or fees.

603. Rules of Order

Commission Rules of Procedure shall apply to the Committee.

VII. RULES OF PROCEDURE AND AMENDMENTS

701. Rules of Procedure

A copy of these Rules of Procedure and of any amendments thereto shall be made available in the office of the City Secretary within ten (10) days following their date of adoption.

702. Amendment Procedure

Any proposed amendment to these rules shall be considered and favorably acted on by the Commission at two separate commission meetings prior to submitting such proposed amendment to the City Council for consideration.

703. Repealing Clause

All previously adopted rules and regulations of the Commission shall be and the same are hereby expressly repealed.

ADOPTED:

This _____ day of _____, 2014.

_____
Sonya Brown-Marshall, Chairman

ATTEST:

Filed in the office of the City Secretary this _____ day of _____, 2014.

_____
Maria Gonzalez, City Secretary

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 **August 14, 2019 at 8:00 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. **PRESENTATION**
   a. 86th Texas Legislative Session Update

4. **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.

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

6. **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 August 14, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on August 9, 2019.

Egima Edwards
Planning Technician

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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	August 14, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Life Time at Missouri City
AGENDA ITEM NUMBER:	7.A.(1)
PROJECT PLANNER:	**Gretchen M. Pyle,** Interim Planning Specialist
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1900156
PROPERTY ID:	0077-00-000-1130-907
LOCATION:	Southeast corner of Oyster Creek Place and State Highway 6
ZONING DISTRICT DESIGNATION:	LC-2, Local retail district; LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is not located within a development agreement / strategic partnership.

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 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 update to show the city boundary lines and ensure that all major streets, including Sienna Ranch Road are indicated.**

   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). **All areas within 200 feet should be identified. Please revise.**

   c. 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 show all line work within 200 feet.**

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

   a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

   b. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.

   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. 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. Additionally, please provide a letter from Fort Bend County indicating that Middle Oyster Creek drainage impact fees have been paid.

e. Prior to final plat approval, al letter from Fort Bend County Municipal Utility District #49 is required indicating that both water, sanitary sewer and drainage capacity are available.

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. 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.

   b. Please clarify the conflict between plat note #4 and note #12. Revise as necessary.

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).

   b. Please insert missing elevation information in plat note #6.

----------**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:** Life Time at Missouri City
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): Van Riet, Lieven J, Tree
   Mailing Address: 2121 Kirby dr., Suite 19 Houston TX 77019
   Phone No.: (713) 874 - 1122
   Email:
5. **Applicant's name** (Engineer, Planner, Architect, Etc.): Jones|Carter - Chantelle Jamnik
   Mailing Address: 2322 W. Grand Parkway N., Suite 150 Katy TX 77494
   Phone No.: (832) 913 - 4000
   Email: cjamnik@jonescarter.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: _____ Public Streets: _____ Residential Lots: _____
   Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____
   Utility Easements: _____ Public Parkland: _____
   Other (explain): unrestricted reserve (acres): 12.22
   TOTAL ACREAGE: 12.22
8. **Estimated # of Sections:** 1 **Blocks:** 1 **Reserves:** 1
9. **Estimated # of residential lots/dwelling units:** Ø
10. **Residential lot dimensions:** N/A Average: _____ Smallest: _____
11. **Lot area:** N/A Non cul-de-sac: Cul-de-sac:
12. **Front width** (At property line): N/A Non cul-de-sac: Cul-de-sac:
13. **Front width** (At building line): N/A Non cul-de-sac: Cul-de-sac:
14. **Depth:** N/A Non cul-de-sac: Cul-de-sac
15. **Block Length:** N/A 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:** Fort Bend MUD 49

LINE	BEARING	DISTANCE
L1	S84°16'18"E	14.14'
L2	S39°08'52"E	848.42'
L3	S50°51'08"W	60.00'
L4	S39°08'52"E	451.93'
L5	S28°07'45"W	32.52'
L6	N29°39'26"W	185.92'
L7	N15°19'28"E	14.14'
L8	N60°19'28"E	353.25'
L9	N50°49'42"E	43.69'

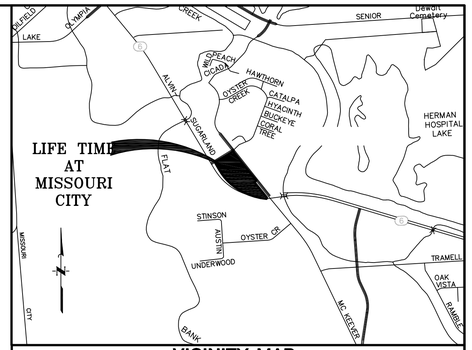
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1512.02'	20°39'18"	545.08'	N73°57'18"W	542.13'	275.53'
C2	1272.70'	34°33'28"	767.63'	N46°56'49"W	756.04'	395.89'
C3	350.00'	9°29'46"	58.01'	N55°34'35"E	57.94'	29.07'

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.

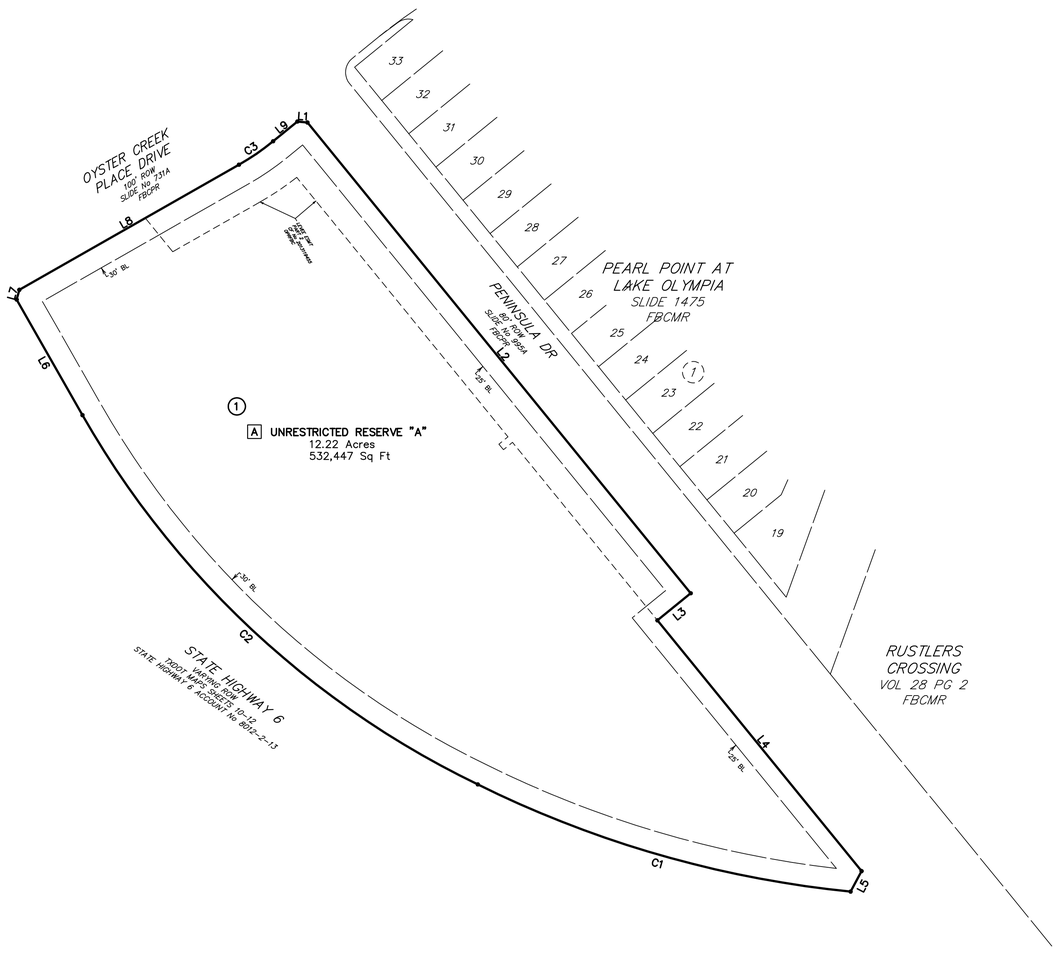
0 50 100 200 300

SCALE: 1" = 100'



FORT BEND COUNTY
KEY MAP: 609 V & 610 S

VICINITY MAP
Scale: 1" = 1/2 MILE



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
IR . . . . . "Iron Rod"
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 PROPERTY CORNER" as Per Certification

4) 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.

5) All building lines along street rights-of-way as shown on the plat.

6) Elevations shown hereon are based on Missouri City RM 7331 located on the inlet on the northwest corner on the northwest side of entrance ramp to the west bound lanes of Highway 6, west of the Fort Bend Toll road, with a published elevation of __.__ feet, NAVD 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 owner 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 pipeline easements within the platted area.

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) Unrestricted Reserve "A" is unrestricted
Restricted Reserve "A" is 12.22 acres, 532,447 square feet.

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 25 feet.

20) There shall be a side yard of not less than 30 feet when abutting a street or residential district, otherwise the side yard will be determined by the building and fire codes

21) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732.

22) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.

LIFE TIME
AT MISSOURI CITY

A SUBDIVISION OF 12.22 ACRES OF LAND
OUT OF THE
ELIJAH ROARK LEAGUE, A-77
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

0 LOTS **1 RESERVES** **1 BLOCKS**

JULY 25, 2019

DEVELOPER/OWNER:
Lieven Van Riet
2121 Kirby Dr, Suite 19
Houston, Texas 77019
Phone: (713) 874-1122

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 Jares, R.P.L.S. No. 5317

ENGINEER:
JONES|CARTER
Texas Board of Professional Land Surveying Registration No. 100461-00
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
PATRICK BYRNE, P.E.

K:\02480\02480-0011-00 Life Time - Missouri City\2 Design Phase\Platting\PRELIM\Liftetime COMC PLAT.dwg Jul 31,2019 - 12:28pm DAV

LEGEND

XX.X' [X PS] — PARKING COUNT (FROM FACE OF CURB)

BENCHMARK
ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF FORT BEND COUNTY BENCHMARK NO. 314
ELEV = 63.90 FT (NAVD 88 ,2001 ADJ)

T.B.M.
A SET 5/8" CIR STS ON THE EAST ESPLANADE ON OYSTER CREEK DRIVE AT THE INTERSECTION OF OYSTER CREEK DRIVE AND HIGHWAY 6.
ELEV = 66.39 FT (NAVD 88, 2001 ADJ)

100-YEAR FLOOD PLAIN
PROPERTY LIES WITHIN FLOOD ZONE X-SHADED AND AE, ACCORDING TO FIRM MAP NO. 48157C0285LM DATE APRIL 2, 2014

0 10 30 50 100 150
SCALE: 1" = 50'

DIMENSION NOTES:

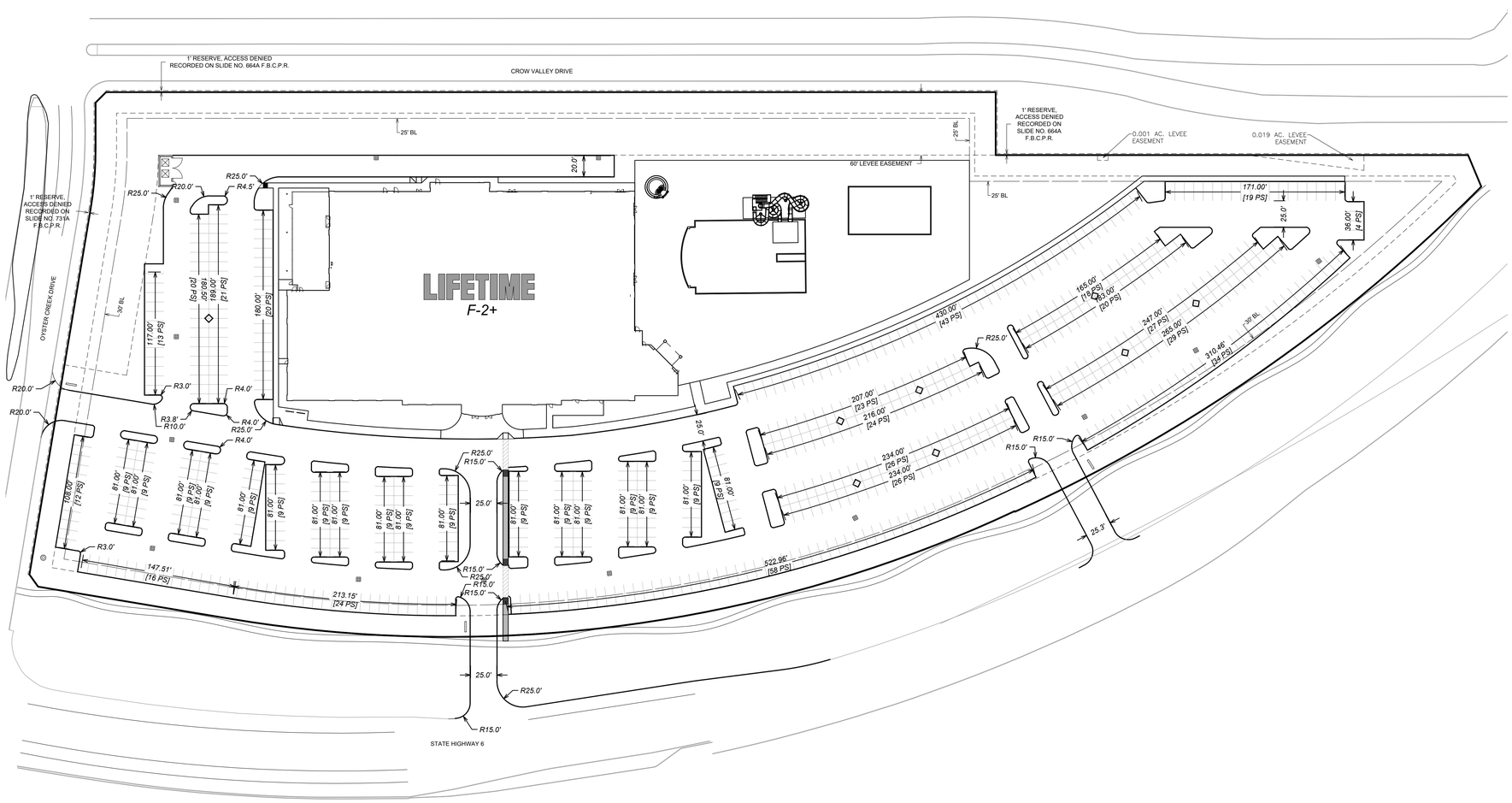
1. ALL DIMENSION ARE SHOWN FROM FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 3'R UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH OF A FOOT.
4. ALL DIMENSIONS TO THE PROPERTY LINE ARE SHOWN PERPENDICULAR TO THE PROPERTY LINE.
5. ALL PROPOSED PUBLIC SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED. FOR SIDEWALKS ADJACENT TO PUBLIC STREETS, 6" CURB IS NOT TO BE INCLUDED IN SIDEWALK DIMENSION. MINIMUM WALKABLE SIDEWALK AROUND OBSTRUCTIONS IS 3'.
6. ALL DRIVE AISLES ARE 25' UNLESS OTHERWISE NOTED.

PARKING ANALYSIS

	NO. OF PARKING SPACES	NO. OF HANDICAP PARKING SPACES
REQUIRED	494	13
PROVIDED	640	13*
NOTE: 4.0 PARKING SPACES REQUIRED PER 1000 GSF		
* TO BE PROVIDED		

LINE	BEARING	DISTANCE
L1	N 15°19'28" E	14.14'
L2	N 60°19'28" E	135.73'
L3	N 50°49'42" E	43.69'
L4	S 84°16'18" E	14.14'
L5	S 39°08'52" E	848.42'
L6	S 50°51'08" W	60.00'
L7	S 39°08'52" E	451.93'
L8	S 28°07'45" W	32.52'
L9	N 29°39'26" W	185.92'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	350.00'	19°29'46"	58.01'	N 55°34'55" E	57.94'
C2	1512.02'	20°39'18"	545.08'	N 73°57'18" W	542.13'
C3	1272.70'	34°33'28"	767.63'	N 46°56'49" W	756.04'



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REVISIONS

No.	Date	App.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: 1" = 50'
DATE: JULY 2019
JOB NO.: 02480-0900-19
DESIGNED BY: WGH
CHECKED BY: JPB
DRAWN BY: DER

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: JAMES PATRICK BYRNE, P.E.
P.E. Serial No.: 125344
Date: JULY 2019

LIFETIME - MISSOURI CITY
OYSTER CREEK DRIVE & HIGHWAY 6

PRELIMINARY DIMENSION PLAN

SHEET NO.
3 / 9

© 2019 Jones | Carter

K:\02480\02480-0011-00 Life Time - Missouri City\2 Design Phase\CAD\PLAN\LIFETIME - MISSOURI CITY.dwg WGH: July 25, 2019

missouri CITY
TEXAS
the show me city.

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	August 14, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Sienna Plantation 17B
AGENDA ITEM NUMBER:	7.A.(2)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

---

PERMIT NUMBER:	PLAT1900162
PROPERTY ID:	0025-00-000-1945-907 (FBCAD)
LOCATION:	North of Sienna Plantation Section 14, south of Sienna Village of Waters Lake, east of the Brazos River, and west of Sienna Village of Destrehan

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

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

   b. 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 provide the registered professionals.**

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

   a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

   b. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.

   c. 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.

   d. Prior to final plat approval a letter shall be provided from Sienna Plantation Municipal Utility District #4 indicating that both water and sanitary sewer capacity are available. The approval letter should include acceptance of ownership and maintenance referenced in plat notes #30 and 31.

   e. Please provide a no objection letter from the Sienna Levee Improvement District (LID). The no objection letter should include acceptance of ownership and maintenance referenced in plat note #30.

   f. Please provide proof of acceptance of ownership and maintenance by Sienna Plantation Municipal Utility District #5 as referenced in plat notes #30 and 31.

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**----------

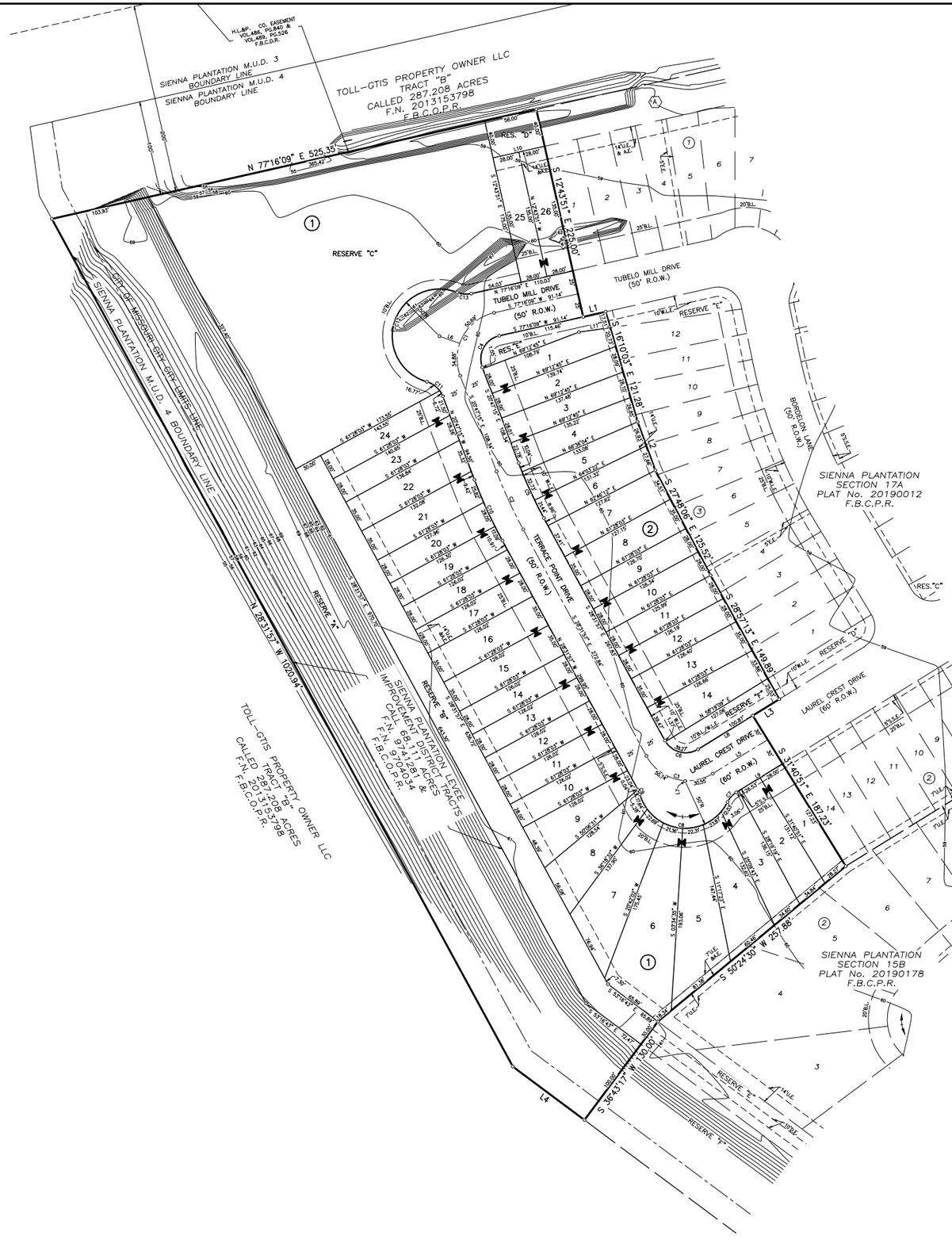
DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

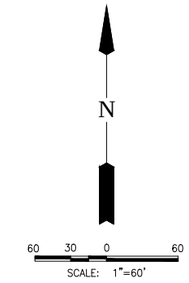
APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat:	Sienna Plantation Section 17B
2. Name of conceptual plan that encompasses this plat (if applicable):	Sienna Plantation 2D
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) / Sienna Plantation L.I.D. (Ken Beckman)
Mailing Address:	10110 W. Sam Houston Pkwy N, Suite 210 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478
Phone No.:	(281) 894-8655 / (281) 500-6050
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:	9.938
9. Estimated # of Sections:	1 Blocks: 2 Reserves: 6
10. Estimated # of residential lots/dwelling units:	40
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: ____ Public Streets: 1.055 Residential Lots: 3.926 Lakes/Ponds (non-recreational): ____ Irrigation/Drainage Canals: ____ Recreational Uses: ____ Utility Easements: ____ Public Parkland: ____ Other (explain): Reserves (acres): 4.957
12. Residential lot dimensions:	Average: 130'x35' Smallest: 125'x21'
13. Lot area:	Non cul-de-sac: 5,200sqft. Cul-de-sac: n/a
14. Front width (At property line):	Non cul-de-sac: 35' Cul-de-sac: n/a
15. Front width (At building line):	Non cul-de-sac: 35' Cul-de-sac: n/a
16. Depth:	Non cul-de-sac: 130' Cul-de-sac n/a
17. Block Length: ____	Average: 259' Longest: 535' Shortest: 99'
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





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
A.E.	INDICATES AERIAL EASEMENT
V.A.M.	INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
U.V.E.	INDICATES UNOBSTRUCTED VISIBILITY 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
F.N.	INDICATES FILE NUMBER
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
	INDICATES ZERO LOT LINE
	INDICATES STREET NAME CHANGE
RES.	INDICATES RESERVE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 77°16'09" E	24.32'
L2	S 20°03'14" E	54.59'
L3	S 58°19'09" W	32.78'
L4	N 53°16'43" W	94.40'
L5	N 58°19'09" E	68.37'
L6	N 70°49'14" W	22.71'
L7	S 03°19'30" W	0.57'
L8	N 58°19'09" E	68.09'
L9	S 58°19'09" W	57.59'
L10	S 77°16'09" W	56.00'
L11	S 81°53'10" W	33.43'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	98°03'25"	85.57'	S 28°14'27" W	75.50'
C2	500.00'	7°44'41"	67.59'	S 24°39'36" E	67.54'
C3	50.00'	93°08'54"	81.29'	S 75°06'24" E	72.63'
C4	25.00'	98°03'25"	42.79'	S 28°14'27" W	37.75'
C5	475.00'	7°44'41"	64.21'	S 24°39'36" E	64.16'
C6	25.00'	93°08'54"	40.64'	S 75°06'24" E	36.31'
C7	25.00'	32°02'31"	13.98'	S 42°17'54" W	13.80'
C8	50.00'	137°23'24"	119.90'	N 85°01'40" W	93.17'
C9	25.00'	12°11'58"	5.32'	N 22°25'57" W	5.31'
C10	525.00'	7°44'41"	70.97'	N 24°39'36" W	70.91'
C11	25.00'	53°49'23"	23.48'	N 47°41'57" W	22.63'
C12	50.00'	186°42'34"	162.93'	N 18°44'39" E	99.83'
C13	25.00'	34°49'46"	15.20'	S 85°18'57" E	14.96'

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	2.478	107,925	RESTRICTED TO LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
B	0.488	21,276	RESTRICTED TO DRAINAGE/LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
C	1.805	78,621	RESTRICTED TO PARK	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
D	0.051	2,240	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
E	0.065	2,821	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
F	0.070	3,027	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I)
TOTAL	4.957	215,911		

PRELIMINARY PLAT

SIENNA SECTION 17B

A SUBDIVISION OF 9.938 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25
FORT BEND COUNTY, TEXAS.

40 LOTS 6 RESERVES (4.957 ACRES) 2 BLOCKS

JULY 25, 2019 JOB NO. 1414-1517BP

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, SUGARLAND, TEXAS 77478-3796
PH. (281) 500-6050

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com
TBPLS FIRM #10130300 • www.GBIsurvey.com

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: 7/25/2019 3:57 PM BY: LAURIE CHAPA — PLOT DATE: 7/25/2019 3:58 PM BY: LAURIE CHAPA
PATH\NAME: Z:\PROJDSK1\PLATTING\1414\FINPLT\SIENNA PLANTATION SECTION 17B.DWG
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____
SIENNA PLANTATION SECTION 17B
LJA JOB No. 1414-1417BP

missouri CITY
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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	August 14, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Heritage Park Drive Bridge Street Dedication
AGENDA ITEM NUMBER:	7.A.(3)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services SK **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

---

PERMIT NUMBER:	PLAT1900158
PROPERTY ID:	0031-00-000-3048-907
LOCATION:	South of Plantation River Parkway, east of the Brazos River

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

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. 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 provide the registered professionals.**

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

    a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

    b. 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 82-68(15).

    c. Please provide a no objection letter from Sienna Plantation Municipal Utility District #6

    d. Please provide a no objection letter from the Sienna Levee Improvement District (LID). The no objection letter should include acceptance of ownership and maintenance referenced in plat note #28.

    e. Please provide proof of acceptance of ownership and maintenance by Sienna Plantation Municipal Utility District #4 and #5 as referenced in plat notes #29.

    f. 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

   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: Heritage Park Drive Bridge Street Dedication	
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): Street Dedication	
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: 1.098 Acres	
9. Estimated # of Sections: 1 Blocks: 0 Reserves: 0	
10. Estimated # of residential lots/dwelling units: 0	
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*: Private Streets: _____ Public Streets: 1.098 Residential Lots: _____ Lakes/Ponds (non-recreational):_____ Irrigation/Drainage Canals:_____ Recreational Uses:_____ Utility Easements: _____ Public Parkland: _____ Other (explain): _____(acres):_____	
12. Residential lot dimensions:	Average: N/A Smallest: N/A
13. Lot area:	Non cul-de-sac: Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: Cul-de-sac:
16. Depth:	Non cul-de-sac: Cul-de-sac
17. Block Length: _____	Average: _____ Longest: _____ Shortest: _____
18. Type of Streets (Circle One):	Public 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
   SET BOX CUT ON INLET SW CORNER OF PLANTATION DRIVE AND HERITAGE PARK DRIVE
   ELEV. = 54.53 (NAVD 88, 2001 ADJ.)

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. _____ DATED _____, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WHOLLY WITHIN SIENNA 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, AND PARTIALLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4 AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.

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

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

14. SIDEWALK 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.

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

16. 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.

17. 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.

18. 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.

19. 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.

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

21. 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.

22. 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.

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

24. 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.

25. 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.

26. 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.

27. 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.

28. 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 COMMUNITY ASSOCIATION, INC. (S.P.C.A.I.)

29. 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.

30. THIS PLAT IS SUBORDINATED BY:
    CHERIE HARPER, BANKING OFFICER, 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.

31. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

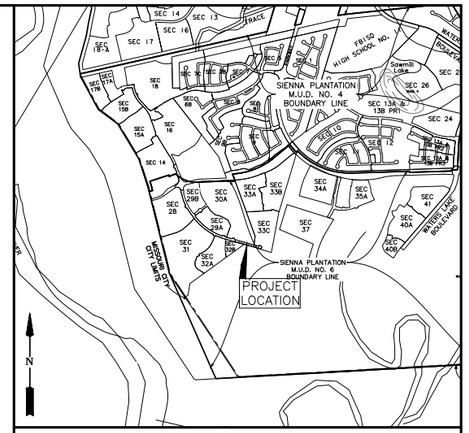
32. THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.R.

33. 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.

34. 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.

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
RES.	INDICATES RESERVE
V.A.M.	INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT



missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	August 14, 2019
AGENDA ITEM SUBJECT:	Final Plat of Heritage Park Drive Phase 1 Street Dedication
AGENDA ITEM NUMBER:	7.A.(4)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1900160
PROPERTY ID:	0031-00-000-3036-907
LOCATION:	South of Plantation River Parkway, east of the Brazos River
ZONING DISTRICT DESIGNATION:	ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **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 current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9).

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

   a. A no objection letter shall be provided from Sienna Plantation Municipal Utility District #6.

   b. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

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

   None

B. STANDARD PLAT NOTES:

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

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

   None

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

   a. All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).

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

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: Heritage Park Drive Phase 1 Street Dedication
2.	Name of preliminary plat that encompasses this plat (if applicable): Sienna Plantation 2E
3.	Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain): Street Dedication
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)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: 3.269
9.	Number of sections: 1 Blocks: 0 Reserves: 0
10.	Number of residential lots/dwelling units: 0
11.	Land distribution (in acres) - *Must total acreage indicated in Line 8 above*: Private Streets: _____ Public Streets: 3.269 Residential Lots: _____ Lakes/Ponds (non-recreational):_____ Irrigation/Drainage Canals:_____ Recreational Uses:_____ Utility Easements: _____ Public Parkland: _____ Other (explain): _____(acres):_____
12.	Average lot area: N/A
13.	Typical lot area: N/A
14.	Block Length: Average: _____ Longest: _____ Shortest: _____
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. 6

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 3.269 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF HERITAGE PARK DRIVE STREET DEDICATION, 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 HERITAGE PARK DRIVE STREET DEDICATION 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 HERITAGE PARK DRIVE STREET DEDICATION 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

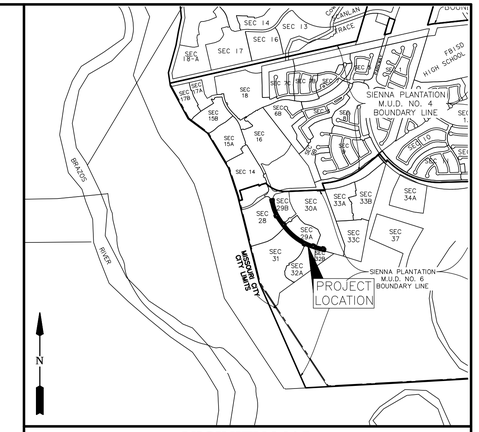
THIS _____ DAY OF _____, 2019.

_____
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
   SET BOX CUT ON INLET SW CORNER OF PLANTATION DRIVE AND HERITAGE PARK DRIVE
   ELEV. = 54.53 (NAVD 88, 2001 ADJ.)
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. _____ DATED _____, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN SIENNA 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, AND PARTIALLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4 AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.
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. 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. 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 PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
14. SIDEWALK 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.
15. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
16. 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.
17. 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.
18. 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.
19. 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.
20. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
21. 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.
22. 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.
23. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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 COMMUNITY ASSOCIATION, INC. (S.P.C.A.I.)
29. 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.
30. THIS PLAT IS SUBORDINATED BY:
    CHERIE HARPER, BANKING OFFICER, 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.
31. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
32. THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.R.
33. 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.
34. 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"= 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

HERITAGE PARK DRIVE PHASE 1 STREET DEDICATION

A SUBDIVISION OF 3.269 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

JULY 24, 2019 JOB NO. 1416-1702AP

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
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com
TBPLS FIRM #10130300 • www.GBIsurvey.com

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: 7/26/2019 8:29 AM BY: MARIE ESCUE — PLOT DATE: 7/26/2019 8:30 AM BY: MARIE ESCUE
DATA NAME: L:\PROJECTS\TBPLS\LJA TEXAS\GBI HERITAGE PARK DRIVE\PHASE 1 — MYLAR CHECK SURVEY _____ PLATTING MGR. _____
HERITAGE PARK DRIVE PHASE 1 STREET DEDICATION
LJA JOB No. 1416-1702AP

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
RES.	INDICATES RESERVE
V.A.M.	INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 80°33'20" E	80.00'
L2	S 09°26'40" E	5.78'
L3	S 02°06'41" E	34.10'
L4	S 35°58'21" E	98.35'
L5	S 36°07'18" E	60.00'
L6	S 72°52'48" E	50.00'
L7	N 16°10'43" E	1.42'
L8	S 73°49'17" E	50.00'
L9	S 74°38'01" E	10.00'
L10	S 15°21'59" W	60.00'
L11	N 64°26'40" W	50.00'
L12	N 25°33'20" E	1.73'
L13	N 45°52'03" W	50.00'
L14	N 44°07'57" E	4.22'
L15	S 65°59'42" W	7.50'
L16	N 24°00'18" W	50.00'
L17	N 16°46'39" W	45.63'
L18	N 09°26'40" W	5.78'
L19	N 65°59'42" E	57.90'
L20	S 54°01'39" W	55.08'
L21	N 44°07'57" E	56.40'
L22	N 25°33'20" E	55.12'
L23	S 17°29'15" W	55.81'
L24	S 16°10'43" W	55.71'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	300.00'	7°19'59"	38.40'	S 05°46'40" E	38.37'
C2	300.00'	9°41'45"	50.77'	S 06°57'33" E	50.71'
C3	1170.00'	24°09'55"	493.46'	S 23°53'23" E	489.81'
C4	25.00'	90°00'00"	39.27'	S 80°58'21" E	35.36'
C5	25.00'	90°48'55"	39.63'	S 08°37'12" W	35.61'
C6	1570.00'	34°03'14"	933.13'	S 53°48'53" E	919.46'
C7	25.00'	91°40'15"	40.00'	N 63°19'23" E	35.87'
C8	25.00'	92°02'18"	40.16'	S 28°31'54" E	35.98'
C9	1570.00'	0°04'58"	2.27'	S 74°35'32" E	2.27'
C10	25.00'	89°11'16"	38.92'	N 60°46'21" E	35.10'
C11	25.00'	90°48'44"	39.62'	S 29°13'39" E	35.61'
C12	1630.00'	9°27'03"	268.86'	N 69°54'30" W	268.56'
C13	25.00'	89°15'42"	38.95'	S 70°11'11" W	35.13'
C14	25.00'	87°16'31"	38.08'	N 18°04'56" W	34.50'
C15	1630.00'	16°32'06"	470.40'	N 53°27'09" W	468.77'
C16	25.00'	90°40'57"	39.57'	S 89°28'26" W	35.57'
C17	25.00'	85°51'07"	37.46'	N 01°12'24" E	34.05'
C18	1630.00'	5°44'49"	163.49'	N 38°50'45" W	163.43'
C19	1230.00'	5°23'27"	115.73'	N 33°16'37" W	115.69'
C20	25.00'	83°25'24"	36.40'	N 72°17'36" W	33.27'
C21	25.00'	91°59'50"	40.14'	N 19°59'47" E	35.97'
C22	1230.00'	14°47'10"	317.42'	N 18°36'32" W	316.54'
C23	300.00'	5°33'42"	29.12'	N 13°59'48" W	29.11'
C24	300.00'	7°19'59"	38.40'	N 13°06'40" W	38.37'
C25	1200.00'	26°31'41"	555.60'	S 22°42'30" E	550.65'
C26	1600.00'	38°39'41"	1079.63'	S 55°18'11" E	1059.26'

HERITAGE PARK DRIVE PHASE 1 STREET DEDICATION

A SUBDIVISION OF 3.269 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

JULY 24, 2019 JOB NO. 1416-1702AP

TOLL-GTIS PROPERTY OWNER, LLC
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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

HERITAGE PARK DRIVE PHASE 1 STREET DEDICATION
LJA JOB No. 1416-1702AP

LAST SAVE: 7/25/2019 8:29 AM BY: MARIE ESCUE — PLOT DATE: 7/25/2019 8:30 AM BY: MARIE ESCUE
DWG NAME: U:\PROJDATA\TURNCO\14\1702\FIELD\HERITAGE PARK DRIVE.DWG

MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	August 14, 2019
AGENDA ITEM SUBJECT:	Final Plat of Sienna Section 18
AGENDA ITEM NUMBER:	7.A.(5)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1900157
PROPERTY ID:	0025-00-000-1945-907
LOCATION:	East of the Brazos River, west of Sienna Parkway

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

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

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

    c. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9).

    d. 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).

    e. Please ensure that the sheet numbers are listed correctly. Sheet 3 indicates 3 of 3.

    f. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). Please clearly indicate that lots 18-29 and lots 41-45 are in block 3 as shown on sheet 2 of 3.

    g. 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 ensure that all match lines are correctly demonstrating the subdivision lots/layout.**

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.

    a. A no objection letter shall be provided from Sienna Plantation Municipal Utility District #6 indicating that water and sewer capacity is available.

    b. 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.

c. A no objection letter shall be provided from the Levee Improvement District (LID).

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: Sienna Section 18
2. Name of preliminary plat that encompasses this plat (if applicable): Sienna Plantation 2E
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 Owner, LLC (Jimmie Jenkins) / Sienna Plantation L.I.D. (Ken Beckman)
   Mailing Address: 10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478
   Phone No.: (281) 894-8655 / (281) 500-6050
   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: 33.335
9. Number of sections: 1 Blocks: 3 Reserves: 9
10. Number of residential lots/dwelling units: 92
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:
    Private Streets: _____ Public Streets: 5.814 Residential Lots: 19.263
    Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____
    Utility Easements: _____ Public Parkland: _____
    Other (explain): Reserves (acres): 8.258
12. Average lot area: 8,700sqft.
13. Typical lot area: 7,680sqft.
14. Block Length: Average: 600' Longest: _____ Shortest: 265'
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. 6

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 33.334 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 18, 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 SECTION 18 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 SECTION 18 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

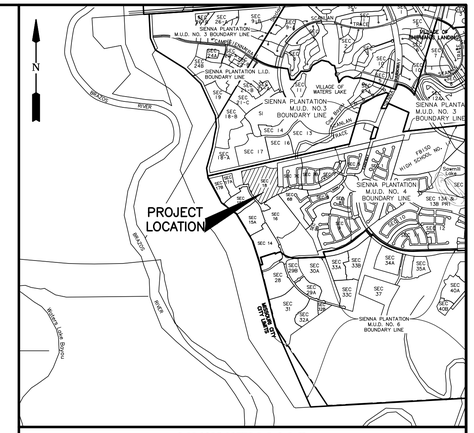
THIS _____ DAY OF _____, 2019.

_____
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
   SET 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING"
   ELEV. = 54.53 (NAVD 88, 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 58.10 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 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 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 SECTION 18

A SUBDIVISION OF 33.334 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25 FORT BEND COUNTY, TEXAS.
PARTIAL REPLAT OF 0.187 ACRES OF SIENNA PLANTATION SEC 17A PLAT NO. 2019005082

92 LOTS 9 RESERVES (8.258 ACRES) 3 BLOCKS

JULY 24, 2019 JOB NO. 1414-1518P

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

SURVEYORS:

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com
TBPLS FIRM #10130300 • www.GBIsurvey.com

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 4

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MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

SIENNA SECTION 18
LJA JOB No. 1414-1518P

SIENNA SECTION 18

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FRN-F-1386

SHEET 2 OF 4

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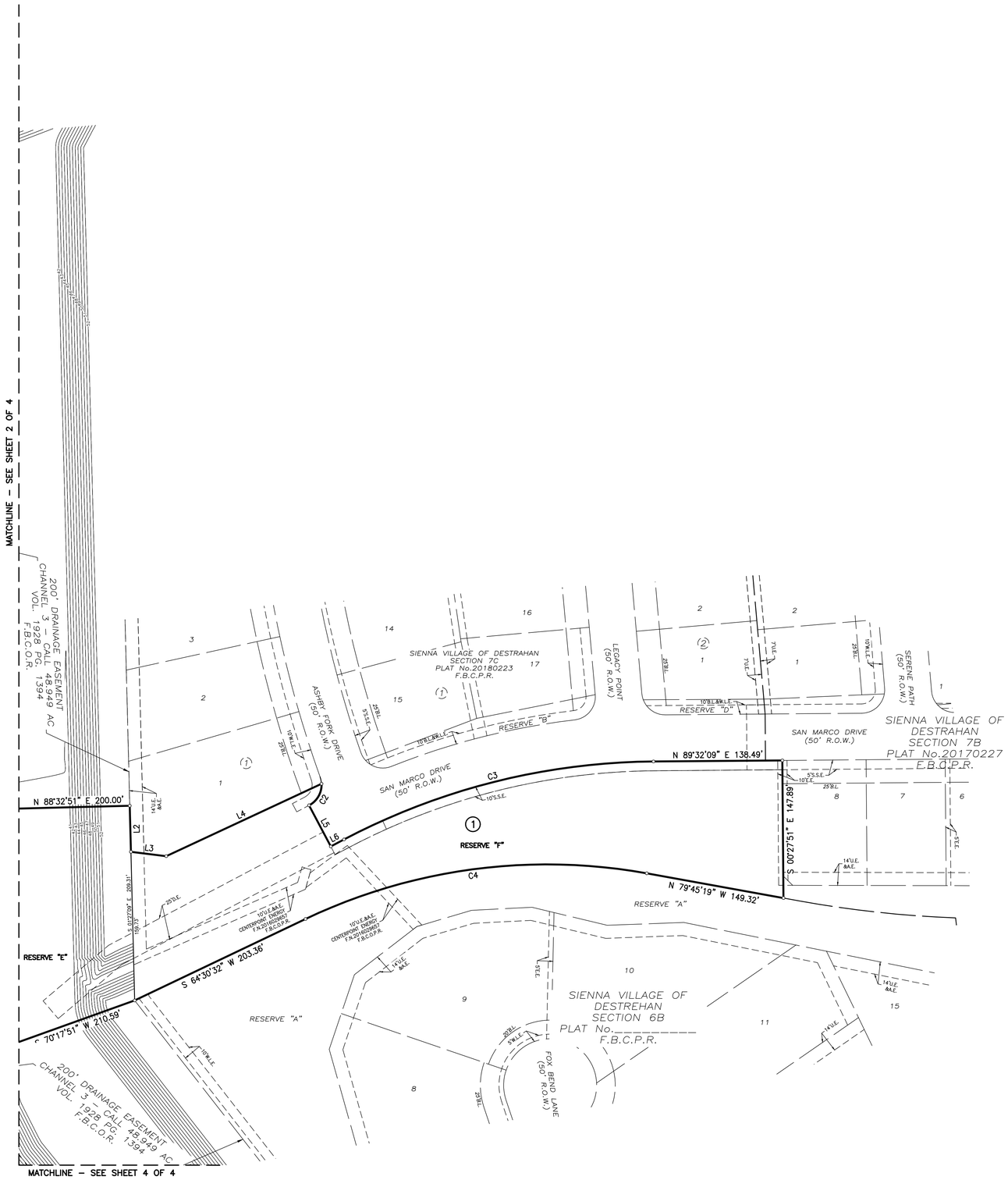
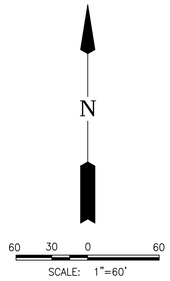
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

SIENNA SECTION 18
LJA JOB No. 1414–1518P





SIENNA SECTION 18

A SUBDIVISION OF 33.334 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25
FORT BEND COUNTY, TEXAS.
PARTIAL REPLAT OF 0.187 ACRES OF SIENNA PLANTATION SEC 17A
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92 LOTS 9 RESERVES (8.258 ACRES) 3 BLOCKS

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SHEET 3 OF 3

LAST SAVED: 7/30/2019 4:03 PM BY: MARIE ESCUE – PLOT DATE: 7/30/2019 4:04 PM BY: MARIE ESCUE
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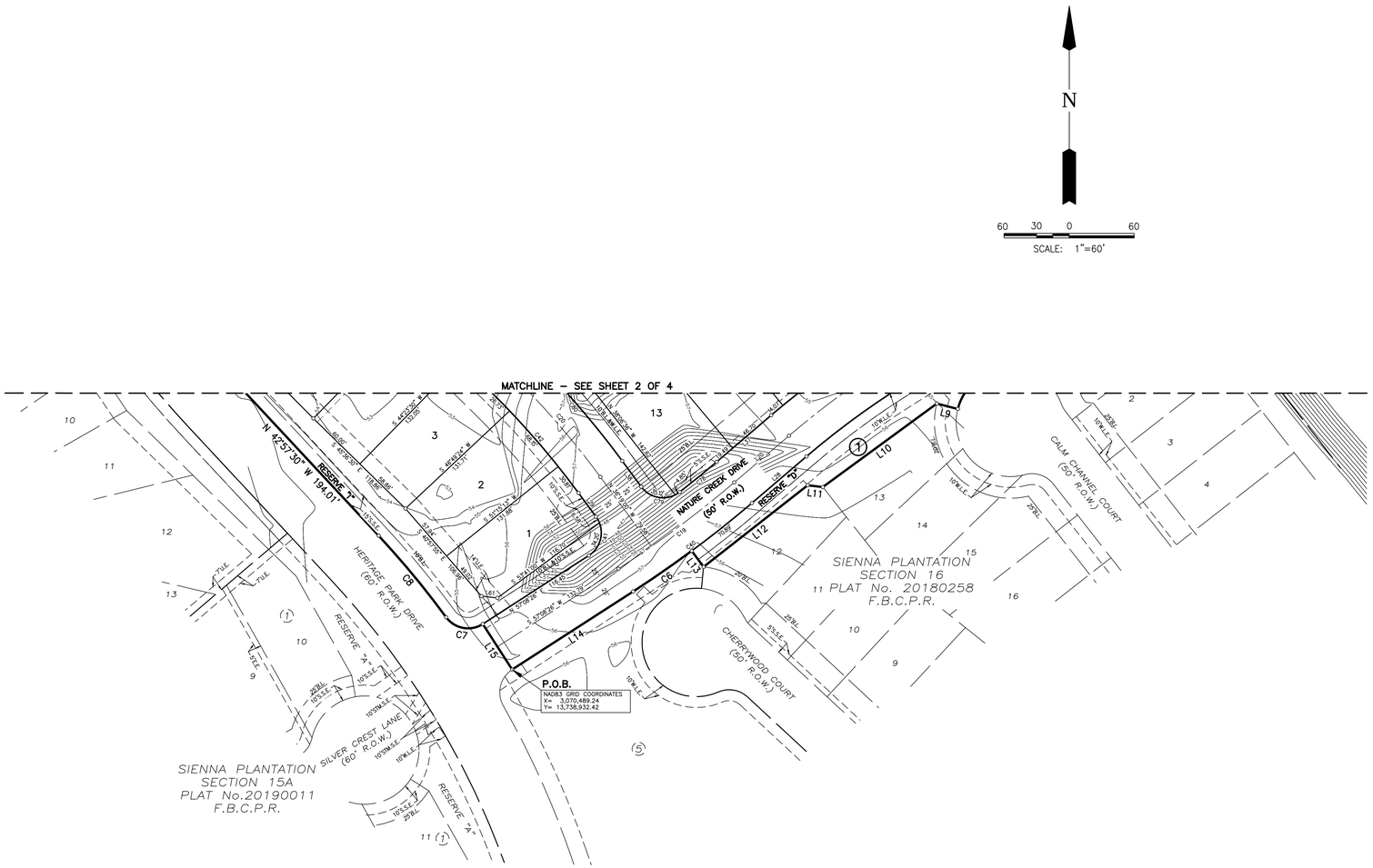
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

SIENNA SECTION 18
LJA JOB No. 1414–1518P



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°16'18" E	47.90'
L2	S 01°27'09" E	49.59'
L3	S 83°03'22" E	38.20'
L4	N 65°01'09" E	184.07'
L5	S 27°49'54" E	50.00'
L6	N 62°10'06" E	16.06'
L7	S 62°28'19" W	155.21'
L8	S 23°38'32" W	20.00'
L9	N 75°41'38" W	20.00'
L10	S 53°46'23" W	130.23'
L11	N 83°10'17" W	14.15'
L12	S 51°51'54" W	121.98'
L13	N 36°32'03" W	18.38'
L14	S 57°08'26" W	132.79'
L15	N 32°51'34" W	50.00'
L16	N 05°08'25" W	24.51'
L17	S 84°51'35" W	60.00'
L18	S 84°51'45" W	129.01'
L19	N 06°51'21" W	65.02'
L20	S 49°30'12" W	66.19'
L21	S 87°05'22" E	1.00'
L22	N 79°45'30" E	18.45'
L23	N 48°33'41" E	35.71'
L24	N 57°15'36" E	50.00'
L25	N 83°30'16" E	54.20'
L26	N 60°43'33" E	25.50'
L27	N 29°16'27" W	1.29'
L28	S 49°30'12" W	66.19'
L29	N 36°19'00" W	27.15'
L30	S 10°14'30" E	23.57'
L31	N 83°30'16" E	7.37'
L32	S 10°14'30" E	29.77'
L33	S 45°36'30" E	21.48'
L34	N 57°15'36" E	50.00'
L35	N 57°15'36" E	50.00'
L36	S 01°27'09" E	62.65'
L37	S 49°30'12" W	66.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L38	N 36°19'00" W	29.49'
L39	N 45°36'30" W	64.22'
L40	N 79°51'21" W	20.02'
L41	S 81°45'01" W	87.05'
L42	S 84°57'48" W	60.59'
L43	N 88°08'10" W	65.01'
L44	N 81°00'12" W	65.37'
L45	N 83°33'29" W	120.23'
L46	N 73°36'54" W	51.03'
L47	S 87°42'09" E	53.17'
L48	S 87°44'10" E	32.98'
L49	N 43°33'13" E	14.21'
L50	N 57°38'57" W	44.98'
L51	S 73°41'29" W	26.13'
L52	S 05°13'02" E	20.00'
L53	S 57°38'57" E	35.61'
L54	N 87°42'09" W	30.38'
L55	N 72°57'49" E	20.00'
L56	N 12°54'58" E	59.78'
L57	N 50°03'49" W	39.74'
L58	N 70°39'43" W	55.49'
L59	N 72°55'55" W	41.19'
L60	S 77°02'32" W	48.13'
L61	S 83°38'29" E	14.75'
L62	N 44°31'38" W	26.72'
L63	N 22°04'45" E	36.16'
L64	N 46°57'45" E	41.62'
L65	N 54°17'05" E	66.85'
L66	N 54°17'05" E	44.47'
L67	N 69°53'52" E	36.02'
L68	S 61°09'40" W	56.35'
L69	S 67°14'18" W	54.30'
L70	S 73°34'14" W	64.73'
L71	N 27°13'47" W	40.33'
L72	S 53°10'14" W	60.00'
L73	N 01°59'33" E	65.12'
L74	N 42°19'23" E	24.97'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	522.00'	47°36'04"	433.68'	S 78°55'41" E	421.31'
C2	25.00'	64°27'36"	28.13'	S 29°56'18" W	26.67'
C3	725.00'	27°22'03"	346.30'	N 75°51'08" E	343.01'
C4	603.00'	35°44'09"	376.09'	S 82°22'37" W	370.03'
C5	50.00'	99°20'10"	86.69'	S 63°58'27" W	76.23'
C6	1025.00'	3°40'29"	65.74'	S 55°18'11" W	65.73'
C7	25.00'	86°38'51"	37.81'	N 79°32'09" W	34.31'
C8	830.00'	6°44'46"	97.73'	N 39°35'07" W	97.67'
C9	770.00'	37°49'05"	508.24'	N 24°02'57" W	499.06'
C10	25.00'	26°33'28"	11.59'	S 08°08'19" W	11.48'
C11	450.00'	5°06'56"	40.18'	N 07°41'53" W	40.16'
C12	50.00'	90°03'41"	78.59'	N 34°46'30" E	70.75'
C13	1500.00'	4°54'50"	128.64'	N 77°20'56" E	128.61'
C14	750.00'	18°01'08"	235.87'	N 83°54'05" E	234.89'
C15	50.00'	85°38'13"	74.73'	S 44°16'15" E	67.97'
C16	450.00'	17°08'28"	134.63'	S 10°01'22" E	134.12'
C17	50.00'	84°13'35"	73.50'	S 23°31'11" W	67.06'
C18	800.00'	16°07'47"	225.21'	S 57°34'05" W	224.47'
C19	1000.00'	7°38'14"	133.29'	S 53°19'19" W	133.20'
C20	800.00'	9°17'30"	129.74'	N 40°57'45" W	129.59'
C21	450.00'	35°22'01"	277.77'	N 27°55'30" W	273.38'
C22	450.00'	8°41'55"	68.32'	N 52°54'38" E	68.25'
C23	450.00'	4°05'22"	32.12'	N 55°12'55" E	32.11'
C24	450.00'	36°47'16"	288.93'	N 71°33'52" E	283.99'
C25	450.00'	22°46'43"	178.90'	N 72°06'54" E	177.73'
C26	420.00'	5°06'56"	37.50'	N 07°41'53" W	37.49'
C27	25.00'	23°12'45"	10.13'	N 21°51'43" W	10.06'
C28	50.00'	142°33'35"	124.41'	N 37°48'42" E	94.71'
C29	25.00'	29°18'31"	12.79'	S 85°33'46" E	12.65'
C30	1475.00'	4°53'28"	125.91'	N 77°20'14" E	125.87'
C31	775.00'	18°01'08"	243.73'	N 83°54'05" E	242.72'
C32	25.00'	32°24'01"	14.14'	N 76°42'38" E	13.95'
C33	50.00'	150°26'14"	131.28'	S 44°16'15" E	96.69'
C34	25.00'	32°24'01"	14.14'	S 14°44'52" W	13.95'
C35	425.00'	14°55'29"	110.71'	S 08°54'53" E	110.39'
C36	25.00'	39°07'00"	17.07'	S 35°56'08" E	16.74'
C37	50.00'	148°36'50"	129.69'	S 18°48'47" W	96.27'
C38	25.00'	27°17'37"	11.91'	S 79°28'23" W	11.80'
C39	775.00'	16°19'22"	220.79'	S 57°39'53" W	220.04'
C40	1025.00'	7°38'14"	136.63'	S 53°19'19" W	136.53'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C41	25.00'	93°27'26"	40.78'	N 10°24'43" E	36.41'
C42	775.00'	9°17'30"	125.68'	N 40°57'45" W	125.54'
C43	475.00'	35°22'01"	293.20'	N 27°55'30" W	288.57'
C44	25.00'	24°07'42"	10.53'	N 22°18'21" W	10.45'
C45	50.00'	269°14'58"	234.96'	S 79°44'43" E	71.17'
C46	25.00'	65°07'16"	28.41'	S 22°19'08" W	26.91'
C47	25.00'	86°15'14"	37.64'	S 53°22'07" E	34.18'
C48	425.00'	18°24'14"	136.51'	N 74°18'09" E	135.93'
C49	25.00'	52°41'38"	22.99'	N 38°45'13" E	22.19'
C50	50.00'	276°06'35"	240.95'	S 29°32'18" E	66.84'
C51	25.00'	44°20'43"	19.35'	S 86°20'38" W	18.87'
C52	475.00'	19°25'39"	161.06'	S 73°53'06" W	160.29'
C53	25.00'	93°50'25"	40.95'	S 36°40'43" W	36.52'
C54	425.00'	35°22'01"	262.34'	S 27°55'30" E	258.19'
C55	25.00'	84°35'40"	36.91'	S 87°54'21" E	33.65'
C56	475.00'	7°27'47"	61.87'	N 53°31'43" E	61.83'
C57	425.00'	4°05'22"	30.33'	N 55°12'55" E	30.33'
C58	475.00'	30°54'45"	256.27'	N 68°37'36" E	253.18'
C59	25.00'	85°32'08"	37.32'	N 41°18'55" E	33.95'
C60	25.00'	85°38'13"	37.37'	N 44°16'15" W	33.98'
C61	25.00'	90°00'00"	39.27'	S 47°54'38" W	35.36'
C62	25.00'	49°12'34"	21.47'	S 21°41'39" E	20.82'
C63	50.00'	276°21'46"	241.17'	N 88°07'02" W	66.68'
C64	25.00'	47°09'12"	20.57'	N 26°29'14" E	20.00'
C65	25.00'	93°47'27"	40.92'	N 43°59'05" W	36.51'
C66	725.00'	14°13'41"	180.04'	S 82°00'21" W	179.57'
C67	1525.00'	4°43'45"	125.87'	S 77°15'23" W	125.83'
C68	25.00'	89°52'36"	39.22'	S 34°40'57" W	35.32'
C69	480.00'	5°06'56"	42.85'	S 07°41'53" E	42.84'
C70	25.00'	96°45'45"	42.22'	N 02°46'22" E	37.38'
C71	425.00'	6°06'21"	45.29'	N 54°12'25" E	45.27'
C72	475.00'	4°05'22"	33.90'	N 55°12'55" E	33.90'
C73	425.00'	29°47'35"	221.00'	N 68°04'02" E	218.51'
C74	25.00'	95°35'02"	41.71'	S 49°14'40" E	37.04'
C75	475.00'	17°08'28"	142.10'	S 10°01'22" E	141.57'
C76	25.00'	84°13'35"	36.75'	S 23°31'11" W	33.53'
C77	825.00'	16°07'47"	232.25'	S 57°34'05" W	231.49'
C78	975.00'	2°35'15"	44.03'	S 50°47'49" W	44.03'
C79	25.00'	91°35'32"	39.96'	N 82°06'47" W	35.84'
C80	825.00'	9°17'30"	133.79'	N 40°57'45" W	133.64'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.459	63,571	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
B	0.102	4,435	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
C	0.215	9,356	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
D	0.465	20,247	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
E	1.112	48,458	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
F	1.825	79,502	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
G	0.159	6,912	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
H	0.231	10,074	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
I	2.690	117,162	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
TOTAL	8.258	359,717		

LEGEND

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

SIENNA SECTION 18

A SUBDIVISION OF 33.334 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25
FORT BEND COUNTY, TEXAS.
PARTIAL REPLAT OF 0.187 ACRES OF SIENNA PLANTATION SEC 17A
PLAT NO. 2019005082

92 LOTS 9 RESERVES (8.258 ACRES) 3 BLOCKS

JULY 24, 2019 JOB NO. 1414–1518P

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

SURVEYORS:

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com
TBPLS FIRM #10130000 • www.GBIsurvey.com

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 4 OF 4

SIENNA SECTION 18
LJA JOB No. 1414–1518P

MYLAR CHECK: SURVEY _____ PLATTING MGR: _____

LAST SAVED: 7/30/2019 4:03 PM BY: MARIE ESQUE – PLOT DATE: 7/30/2019 4:04 PM BY: MARIE ESQUE
PATH/NAME: L:\GROUPS\PLATTING\1414\1518P\SIENNA SECTION 18.DWG

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	August 14, 2019
AGENDA ITEM SUBJECT:	Final Plat of Sienna Plantation Section 40B
AGENDA ITEM NUMBER:	7.A.(6)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1900159
PROPERTY ID:	0031-00-000-3048-907
LOCATION:	South of Sienna Parkway, west of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

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

    b. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9).

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

    a. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.

    b. 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.

    c. A no objection letter shall be provided from Sienna Plantation Municipal Utility District #10 indicating that water and sewer capacity is available.

    d. Please provide the minimum slab elevation in plat note #10.

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: July 26, 2019

1. Name of plat:	Sienna Plantation Section 40B
2. Name of preliminary plat that encompasses this plat (if applicable):	Sienna Plantation Sections 24, 25, 26, 33A, 34A, 40A, 40B, 41
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 210, 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:	5.256 Ac
9. Number of sections: 1	Blocks: 1 Reserves: 2
10. Number of residential lots/dwelling units:	16
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: 0 Public Streets: 0.669 Residential Lots: 3.810 Lakes/Ponds (non-recreational): 0 Irrigation/Drainage Canals: 0 Recreational Uses: 0 Utility Easements: 0 Public Parkland: 0 Other (explain): Reserves (acres): 0.777
12. Average lot area:	9,600sqft.
13. Typical lot area:	10,000sqft.
14. Block Length:	Average: 433' Longest: 433' Shortest: 433'
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. 6

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 AND WE, TOLL HOUSTON TX LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH DAVID ASSID, DIVISION PRESIDENT, BEING AN OFFICER OF OF TOLL HOUSTON TX LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 5.256 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 40B, 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 40B 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, TOLL HOUSTON TX LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID ASSID, DIVISION PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2019.

TOLL HOUSTON TX LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY:_____
DAVID ASSID, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID ASSID, DIVISION PRESIDENT OF TOLL HOUSTON TX 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, 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-EIGAHTS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 40B 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

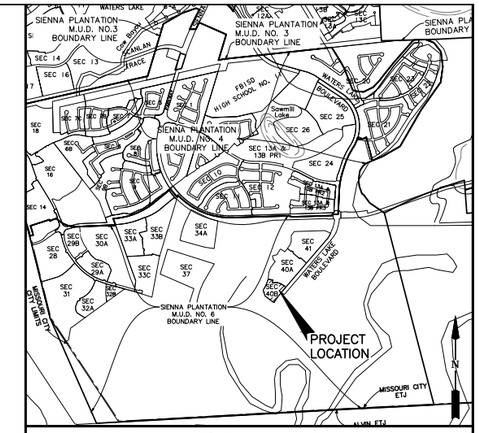
THIS _____ DAY OF _____, 2019.

_____
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 GRID AND MAY BE CONVERTED TO SURFACE 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 _____, _____ 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 AND FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
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 FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE." AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0435G, 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. 6. 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. ONE-FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT TRACT 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, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
34. 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.
35. 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.
36. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
37. 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.
38. U.V.E. INDICATES UNOBSTRUCTED VISIBILITY 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.
39. 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.


SIENNA PLANTATION M.U.D. NO. 3 BOUNDARY LINE
SIENNA PLANTATION M.U.D. NO. 4 BOUNDARY LINE
SIENNA PLANTATION M.U.D. NO. 6 BOUNDARY LINE
FB ISD HIGH SCHOOL NO. 1
Scarsdale Blvd
Sienna Parkway
Highway 6
Texas Parkway
Cravens Road
Sienna Ranch Road
Lake Pointe Parkway
Lake Olympia Parkway
Lake Elkhorn Drive
Lake Ridge Drive
Lake Ridge Parkway
Lake Ridge Lane
Lake Ridge Circle
Lake Ridge Court
Lake Ridge Place
Lake Ridge Terrace
Lake Ridge Way
Lake Ridge Bend
Lake Ridge Cove
Lake Ridge Crossing
Lake Ridge Drive
Lake Ridge Estates
Lake Ridge Forest
Lake Ridge Glen
Lake Ridge Hollow
Lake Ridge Knoll
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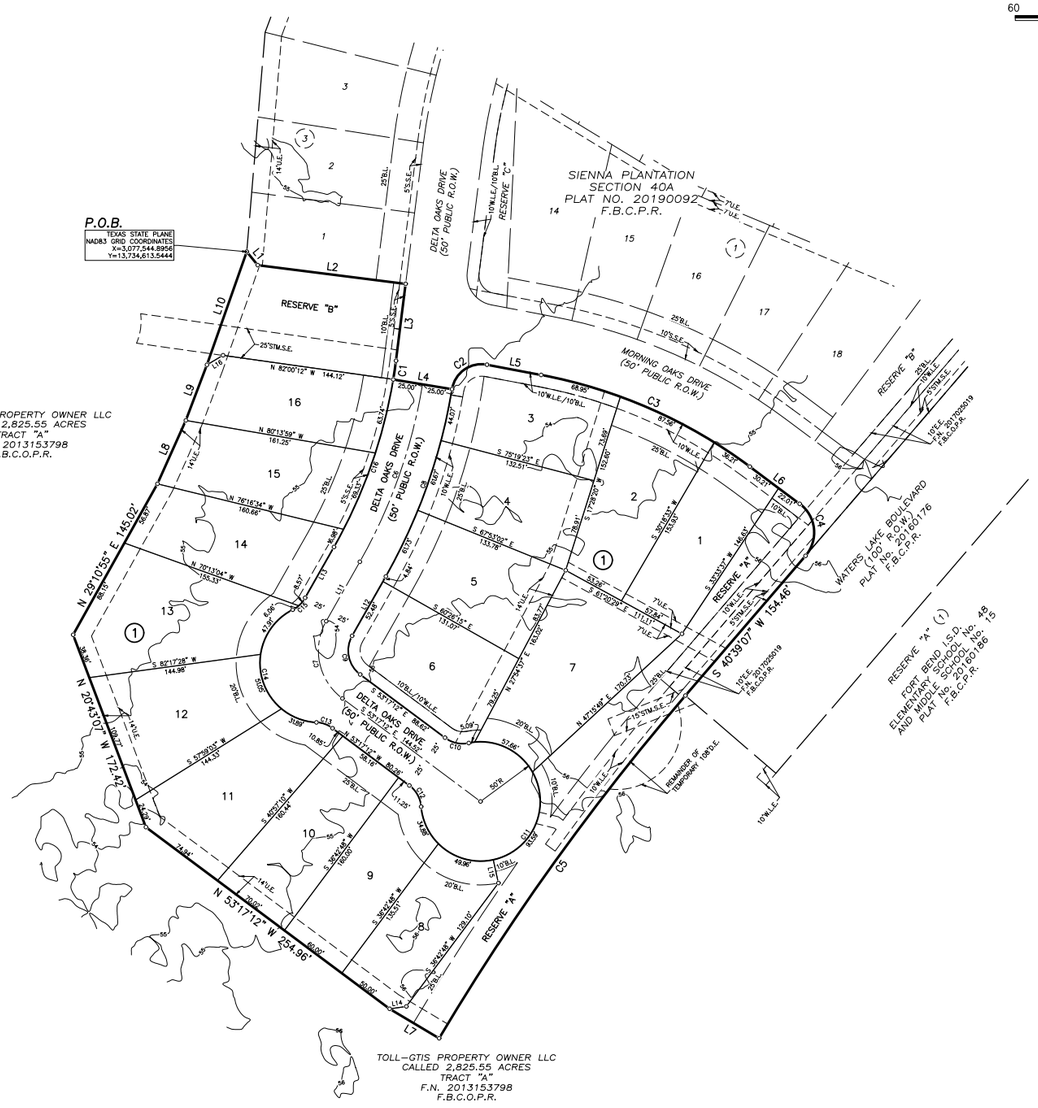

N

60 30 0 60

SCALE: 1"=60'

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
F.N.	INDICATES FILE NUMBER
E.E.	INDICATES ELECTRICAL EASEMENT
U.V.E	INDICATES UNOBSTRUCTED VISIBILITY EASEMENT

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.507	22,067	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 5
B	0.270	11,756	RESTRICTED TO DRAINGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 6
TOTAL	0.777	33,823		

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	425.00'	2°08'03"	15.83'	S 08°17'39" W	15.83'
C2	25.00'	91°22'15"	39.87'	N 55°02'47" E	35.78'
C3	425.00'	25°58'53"	192.72'	S 66°16'39" E	191.07'
C4	30.00'	93°56'19"	49.19'	S 06°19'03" E	43.86'
C5	2050.00'	9°54'13"	354.34'	S 35°42'00" W	353.90'
C6	450.00'	20°12'05"	158.66'	S 19°27'43" W	157.84'
C7	50.00'	82°50'57"	72.30'	S 11°51'44" E	66.16'
C8	475.00'	20°12'05"	167.48'	S 19°27'43" W	166.61'
C9	25.00'	82°50'57"	36.15'	S 11°51'44" E	33.08'
C10	25.00'	48°11'23"	21.03'	S 77°22'54" E	20.41'
C11	50.00'	276°22'46"	241.19'	S 36°42'48" W	66.67'
C12	25.00'	48°11'23"	21.03'	N 29°11'31" W	20.41'
C13	25.00'	33°32'43"	14.64'	N 70°03'34" W	14.43'
C14	50.00'	149°56'24"	130.85'	N 11°51'44" W	96.58'
C15	25.00'	33°32'43"	14.64'	N 46°20'07" E	14.43'
C16	425.00'	20°12'05"	149.85'	N 19°27'43" E	149.07'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 39°19'31" E	14.52'
L2	S 82°46'23" E	125.01'
L3	S 07°13'37" W	65.01'
L4	S 80°38'20" E	50.00'
L5	S 79°16'05" E	46.21'
L6	S 53°17'12" E	52.22'
L7	N 59°15'06" W	48.31'
L8	N 24°05'42" E	58.25'
L9	N 20°49'54" E	49.88'
L10	N 19°23'55" E	100.53'
L11	S 29°33'45" W	57.31'
L12	S 29°33'45" W	57.31'
L13	N 29°33'45" E	48.95'
L14	S 81°42'48" W	14.14'
L15	S 12°18'53" E	20.00'
L16	S 59°24'51" W	15.63'

SIENNA PLANTATION
SECTION 40B

A SUBDIVISION OF 5.256 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

16 LOTS 2 RESERVES (0.777 ACRES) 1 BLOCK

JULY 25, 2019 JOB NO. 1416-1540B

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

TOLL HOUSTON TX LLC
DAVID ASSID, DIVISION PRESIDENT
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
9720 HOUSTON WEST PARKWAY, TEXAS 77064
PHONE: 281-498-4539 • GBIsurvey@GBIsurvey.com
TBPLS FIRM #10130500 • www.GBIsurvey.com

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: 7/12/2019 11:20 AM BY: MARIE ESCUE – PLOT DATE: 7/25/2019 1:27 PM BY: MARIE ESCUE MYLAR CHECK: SURVEY _____ PLATTING MGR. _____
DATA NAME: J:\PROJDSK1\1416\PLATTING\1416\PLATS\SIENNA PLANTATION SECTION 40B.DWG
SIENNA PLANTATION SECTION 40B
LJA No. 1416-1540B

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	August 14, 2019
AGENDA ITEM SUBJECT:	Final Plat of Sienna Plantation Section 41
AGENDA ITEM NUMBER:	7.A.(7)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1900161
PROPERTY ID:	0031-00-000-3048-907
LOCATION:	South of Sienna Parkway and west of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9).

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

   a. A no objection letter shall be provided from Sienna Plantation Municipal Utility District #6 indicating that water and sewer capacity is available.

   b. 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.

   c. A no objection letter shall be provided from the Levee Improvement District (LID).

   d. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.

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: July 26, 2019

1. Name of plat:	Sienna Plantation Section 41
2. Name of preliminary plat that encompasses this plat (if applicable):	Sienna Plantation Sections 24, 25, 26, 33A, 34A, 40A, 40B, 41
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 210, 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:	14.995 Ac
9. Number of sections: 1	Blocks: 2 Reserves: 1
10. Number of residential lots/dwelling units:	51
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: 0 Public Streets: 2.211 Residential Lots: 11.881 Lakes/Ponds (non-recreational): 0 Irrigation/Drainage Canals: 0 Recreational Uses: 0 Utility Easements: 0 Public Parkland: 0 Other (explain): Reserves (acres): 0.863
12. Average lot area:	9,300sqft.
13. Typical lot area:	9,300sqft.
14. Block Length:	Average: 587' Longest: 715' 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. 6

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 AND WE, TOLL HOUSTON TX LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH DAVID ASSID, DIVISION PRESIDENT, BEING AN OFFICER OF OF TOLL HOUSTON TX LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 14.955 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 41, 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 41 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, TOLL HOUSTON TX LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID ASSID, DIVISION PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2019.

TOLL HOUSTON TX LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY:_____
DAVID ASSID, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 41 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 GRID AND MAY BE CONVERTED TO SURFACE 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 OCTOBER __, ____ 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 AND FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.

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 FAILURE 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 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. 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. 6. 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. ONE–FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE–SUBDIVIDED IN A RECORDED PLAT, THE ONE–FOOT TRACT 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, THEIR HEIRS, ASSIGNS OR SUCCESSORS.

34. 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.

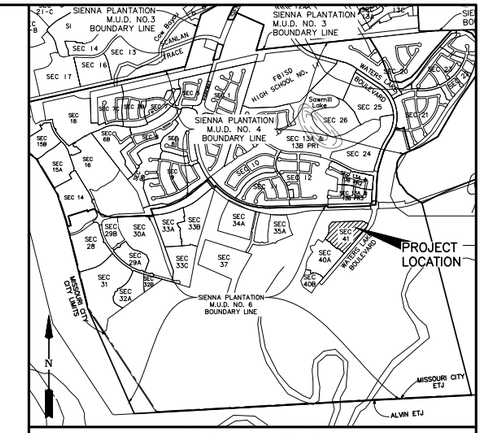
35. THIS PLAT IS SUBORDINATED BY:
ALYSSA PRATKA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

36. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

37. 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.

38. U.V.E. INDICATES UNOBSTRUCTED VISIBILITY 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.

39. 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"=2,000'

KEY MAP NO. 650–R,V

I, J. STACEY SLAWINSKI, FORT BEND COUNTY INTERIM 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. STACEY SLAWINSKI, P.E.
INTERIM 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 41

A SUBDIVISION OF 14.955 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

51 LOTS 1 RESERVE (0.863 ACRES) 2 BLOCKS

JULY 25, 2019 JOB NO. 1416–1541

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

TOLL HOUSTON TX LLC
DAVID ASSID, DIVISION PRESIDENT
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894–8655

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4726 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com
TBPLS FIRM #10130500 • www.GBIsurvey.com

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 PLANTATION SECTION 41
LJA No. 1416–1541

LAST SAVE: 8/5/2019 9:11 AM BY: LAURE CHAPA – PLOT DATE: 8/5/2019 9:11 AM BY: LAURE CHAPA
PATH\NAME: S:\PROJDSK1\PLATTING\1416\PLATS\SIENNA PLANTATION SECTION 41.DWG
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.863	37,604	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 5
TOTAL	0.863	37,604		

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 05°33'05" W	14.44'
L2	N 38°14'49" E	104.31'
L3	N 19°12'07" E	107.94'
L4	S 22°34'05" W	27.85'
L5	S 40°39'25" W	8.25'
L6	N 49°20'35" W	50.00'
L7	S 40°39'25" W	26.17'
L8	N 40°39'25" E	35.91'
L9	N 02°34'25" E	30.84'
L10	N 15°57'15" E	19.00'
L11	N 40°39'25" E	35.91'
L12	N 02°34'25" E	32.07'
L13	S 74°02'45" E	27.90'
L14	N 74°02'45" W	66.80'
L15	S 02°34'25" W	30.84'
L16	S 40°39'25" W	35.91'
L17	S 89°57'13" E	20.00'
L18	N 25°04'10" E	38.57'
L19	N 21°10'52" W	13.83'
L20	N 85°39'16" E	14.14'
L21	N 60°46'10" E	15.48'
L22	S 01°48'23" E	48.54'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	500.00'	14°32'01"	126.83'	S 29°50'06" W	126.49'
C2	1000.00'	3°32'59"	61.96'	S 38°52'37" W	61.95'
C3	25.00'	89°59'42"	39.27'	S 85°39'16" W	35.35'
C4	25.00'	90°00'18"	39.27'	N 04°20'44" W	35.36'
C5	450.00'	38°05'00"	299.11'	N 21°36'55" E	293.63'
C6	50.00'	85°37'12"	74.72'	N 45°23'01" E	67.96'
C7	450.00'	17°45'39"	139.49'	S 82°55'34" E	138.93'
C8	450.00'	42°27'49"	333.51'	S 19°25'31" W	325.93'
C9	425.00'	38°05'00"	282.49'	N 21°36'55" E	277.32'
C10	25.00'	28°14'45"	12.32'	N 11°32'58" W	12.20'
C11	50.00'	149°42'59"	130.65'	N 49°11'09" E	96.53'
C12	25.00'	35°51'02"	15.64'	S 73°52'52" E	15.39'
C13	475.00'	17°45'39"	147.24'	S 82°55'34" E	146.65'
C14	25.00'	65°35'08"	28.62'	N 73°09'41" E	27.08'
C15	50.00'	268°39'34"	234.45'	S 05°18'06" E	71.53'
C16	25.00'	23°04'26"	10.07'	N 62°30'32" W	10.00'
C17	425.00'	17°45'39"	131.74'	N 82°55'34" W	131.22'
C18	25.00'	90°00'00"	39.27'	S 43°11'37" W	35.36'
C19	475.00'	42°27'49"	352.04'	S 19°25'31" W	344.03'
C20	425.00'	42°27'49"	314.98'	N 19°25'31" E	307.82'
C21	25.00'	90°00'00"	39.27'	N 46°48'23" W	35.36'
C22	25.00'	85°37'12"	37.36'	S 45°23'01" W	33.98'
C23	475.00'	38°05'00"	315.72'	S 21°36'55" W	309.94'

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
E.E.	INDICATES ELECTRICAL EASEMENT
U.V.E	INDICATES UNOBSTRUCTED VISIBILITY EASEMENT

SIENNA PLANTATION
SECTION 41

A SUBDIVISION OF 14.955 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

51 LOTS 1 RESERVE (0.863 ACRES) 2 BLOCKS

JULY 25, 2019 JOB NO. 1416-1541

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

TOLL HOUSTON TX LLC
DAVID ASSID, DIVISION PRESIDENT
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
8.0 NORTH ROAD ▪ PEARLAND, TX 77581
PHONE: 281-485-0220 ▪ GBIsurvey@GBIsurvey.com
TBPLS FIRM #10130000 ▪ www.GBIsurvey.com

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 SAVED: 8/9/2019 9:11 AM BY: LAURIE CHAPA – PLOT DATE: 8/9/2019 9:16 AM BY: LAURIE CHAPA
PATH NAME: S:\PROJDOM1\PLATTING\1416\PLATS\SIENNA PLANTATION SECTION 41.DWG
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____
SIENNA PLANTATION SECTION 41
LJA No. 1416-1541

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	August 14, 2019
AGENDA ITEM SUBJECT:	Camden Park Townhomes Replat of Lot 6
AGENDA ITEM NUMBER:	7.B.
PROJECT PLANNER:	**Gretchen M. Pyle,** Interim Planning Specialist
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E.,** CFM, City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1900154
PROPERTY ID:	2400-00-001-0060-907
LOCATION:	707 Carol Lynn Drive

ZONING DISTRICT DESIGNATION: R-5, Townhouse residential district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Replat** 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 replat.

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

A replat 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. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). **Add recorded plat information on Lot 7 so that it is clear that the lot numbering is based upon the original plat.**

   c. Building lines shall be labeled in accordance with Section 2.D(17). Buildings lines must be in accordance with the zoning district. **Please revise.**

   d. The Owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(a). **Please include all owners on the title block as well as in the acknowledgement and provide appropriate notary blocks. Remove all reference to Harris County and replace with Fort Bend County and add a space between Fort and Bend in reference to Fort Bend County.**

   e. The Certificate for Planning and Zoning Commission must be made a part of the final plat in accordance with Section 3.C(8)(f). **Correct spelling of Chairman to reflect Sonya Brown-Marshall on signature block.**

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

   a. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

   b. A no objection letter shall be provided from Fort Bend County WCID #2.

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

   a. An electronic plat shall be submitted in accordance with Section 2.D(2).

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. 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 Division

a. Please ensure that plat note #6 reads as follows: The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the _(insert name)_ 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)."

----------**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:** CAMDEN PARK TOWNHOUSES REPLAT OF LOT 6
2.	**Name of preliminary plat that encompasses this plat** (if applicable): CAMDEN PARK TOWNHOUSES
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): ANTHONY ARIAS AND BERTHA MARTIN
	Mailing Address: 10145 ALTONBURY LANE, HOUSTON TX 77031
	Phone No.:(832) -906-9425 Fax No.:( ) - N/A
	Email: armand.arias@gmail.com
5.	**Applicant's name** (Engineer, Planner, Architect, Etc.): PRO-SURV/DONNA ECKELS
	Mailing Address: PO BOX 1366, FRIENDSWOOD, TX 77549
	Phone No.:(281) 996 1113 Fax No.:(281) 996 - 0112
	Email: donna@prosurv.net
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: _____ Residential Lots: ____0.1235__ Lakes/Ponds (non-recreational):_____ Irrigation/Drainage Canals:_____ Recreational Uses:_____ Utility Easements: _____ Public Parkland: _____ Other (explain): _____ _____(acres):_____ ***TOTAL ACREAGE:*** ___0.1235_____
7.	**Number of sections:** _____ **Blocks:** ___1_ **Reserves:** _____
8.	**Number of residential lots/dwelling units:** 2
9.	**Average lot area:** _____**0.06175**_____ **Typical lot area:** _____
10.	**Block Length:** **Average:** _____ **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:** WCID 2

STATE OF TEXAS
COUNTY OF HARRIS

WE, ANTHONY ARMAND ARIAS AND BERTHA MARTIN, OWNERS OF THE 0.1235 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CAMDEN PARK TOWNHOUSES REPLAT OF LOT 6, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY TO 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.

I 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.

I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATIONS OR EXACTIONS MADE HEREIN.

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 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.

WITNESS OUR HANDS IN FORTBEND COUNTY, TEXAS THIS _____DAY OF_____,2019.

_____ _____
ANTHONY ARMAND ARIAS, OWNER BERTHA MARTIN, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTHONY ARMAND ARIAS AND BERTHA MARTIN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ONE 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

NAME_____

MY COMMISSION EXPIRES:_____

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CAMDEN PARK TOWNHOUSES REPLAT OF LOT 6 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

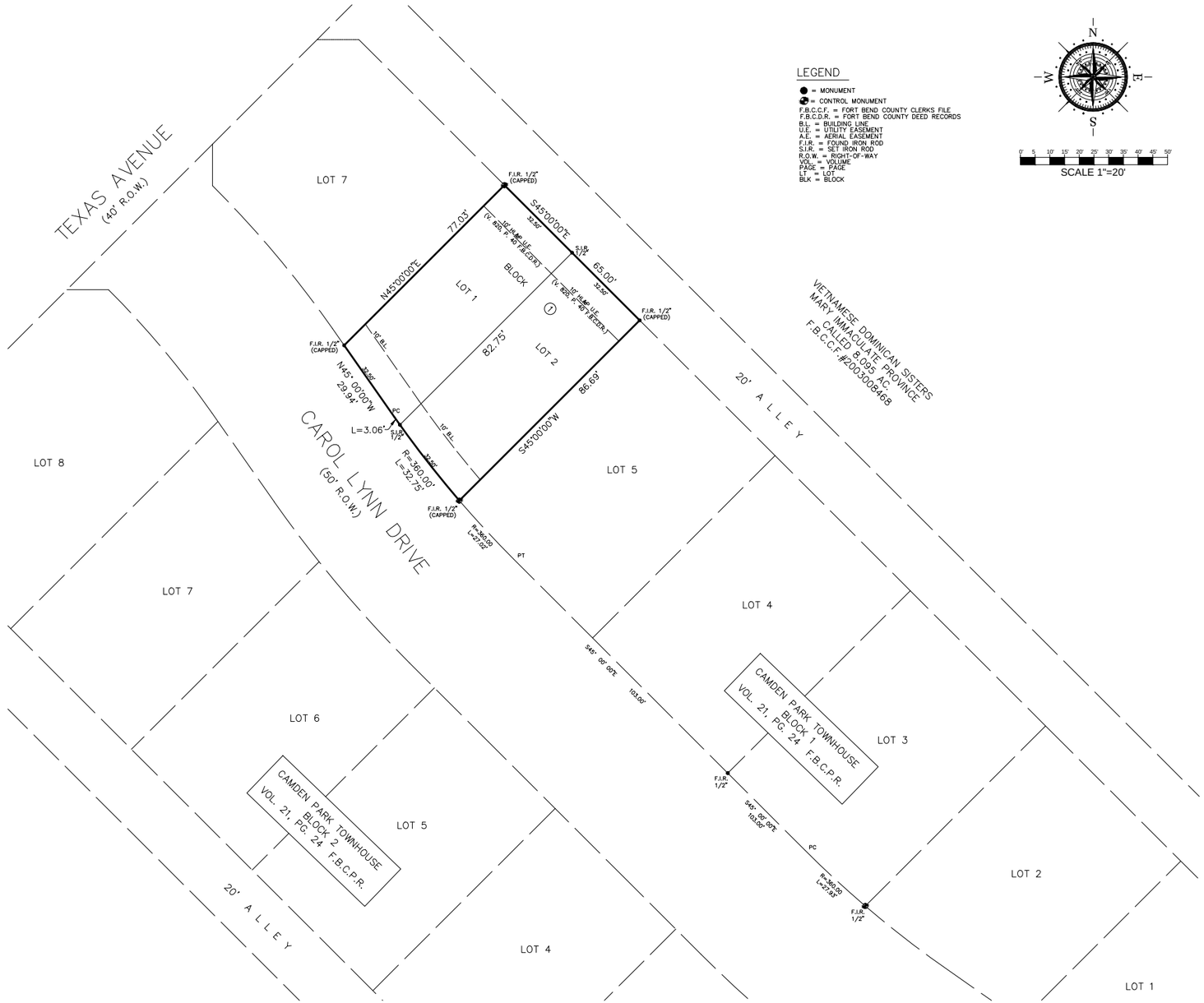
BY: _____
TIMOTHY R. HANEY
VICE CHAIRMAN

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 _____, AT _____ O'CLOCK __.M., IN PLAT NUMBER _____OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

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

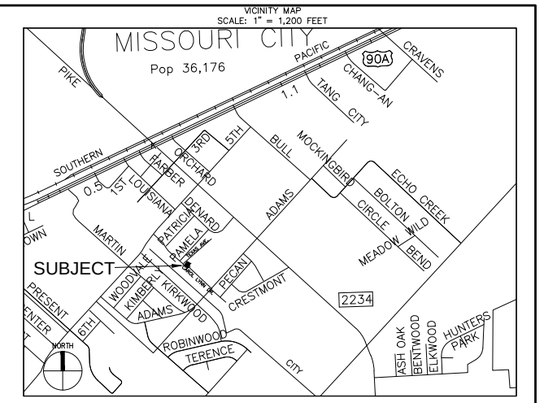
_____
LAURA RICHARD
COUNTY CLERK FORT BEND COUNTY, TEXAS

BY:_____
DEPUTY



LEGEND

● = MONUMENT
● = CONTROL MONUMENT
F.B.C.C.F. = FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
PAGE = PAGE
LT = LOT
BLK = BLOCK



GENERAL NOTES:

1: UNLESS OTHERWISE INDICATED, THE BUILDING LINES(B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

2: SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83); AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99988247075 AS NEEDED.

3: ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE THEM WITH NEW FENCING

4: THERE ARE NO EXISTING PIPELINES WITHIN THE BOUNDARIES OF THE SUBDIVISION.

5: SLAB ELEVATIONS SHALL MEET THE STANDARDS ESTABLISHED BY FEMA AND SHALL MEET ALL APPLICABLE CITY REQUIREMENTS, INCLUDING CHAPTER 46, CITY INFRASTRUCTURE CODE AND 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). ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 480304 0285 L, WITH THE EFFECTIVE DATE OF 04/02/2014, THE PROPERTY IS LOCATED WITHIN ZONE "X". ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD DATA STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED

6: THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES.

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

8: 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.

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

10: 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.

11: 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.

12: THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

13: 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.

14: 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.

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 SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS., IS SUBMITTED TO AND APPROVED BY THE CITY.

I, TOBY P. COUCHMAN, 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 OWNS OR HAS A LEGAL INTEREST IN.

_____
TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

I, TOBY PAUL COUCHMAN, AM AUTHORIZED (OR 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 PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER

_____
TOBY PAUL. COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 06/20/2019
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

JUNE 2019

PRO-SURV
SURVEYING & MAPPING SERVICES
EMAIL: orders@prosurv.net
T.B.P.L.S. FIRM #10119300
P.O. BOX 1366
FRIENDSWOOD,TX 77549
PH.281.996.1113

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OWNER
ANTHONY ARMAND ARIAS
10145 ALTONBURY LANE
HOUSTON, TEXAS 77031
832-906-9425

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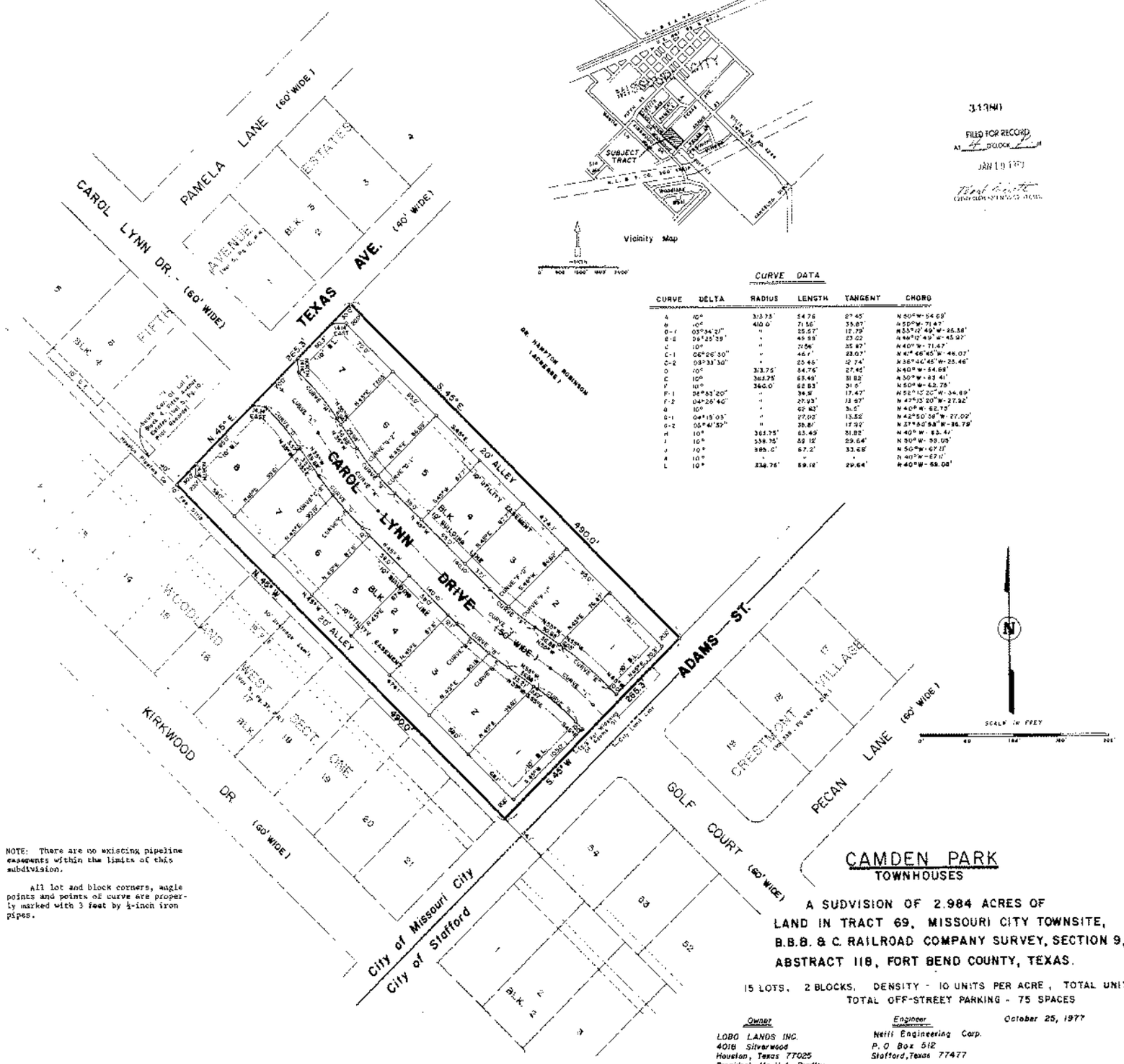
REPLAT
CAMDEN PARK TOWNHOUSES REPLAT OF LOT 6

A SUBDIVISION CONTAINING 0.1235 ACRES OF LAND, BEING A REPLAT OF LOT 6, IN BLOCK 1, OF CAMDEN PARK TOWNHOUSES, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21, PAGE 24 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

REASON FOR REPLAT:
TO CREATE 2 LOTS

2 LOTS 1 BLOCK


PAMELA LANE (60' WIDE)
CAROL LYNN DR. (60' WIDE)
TEXAS AVE. (40' WIDE)
ESTATES
AVENUE
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BLK. 4
BLK. 5
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BLK.

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TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

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

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

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, August 14, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

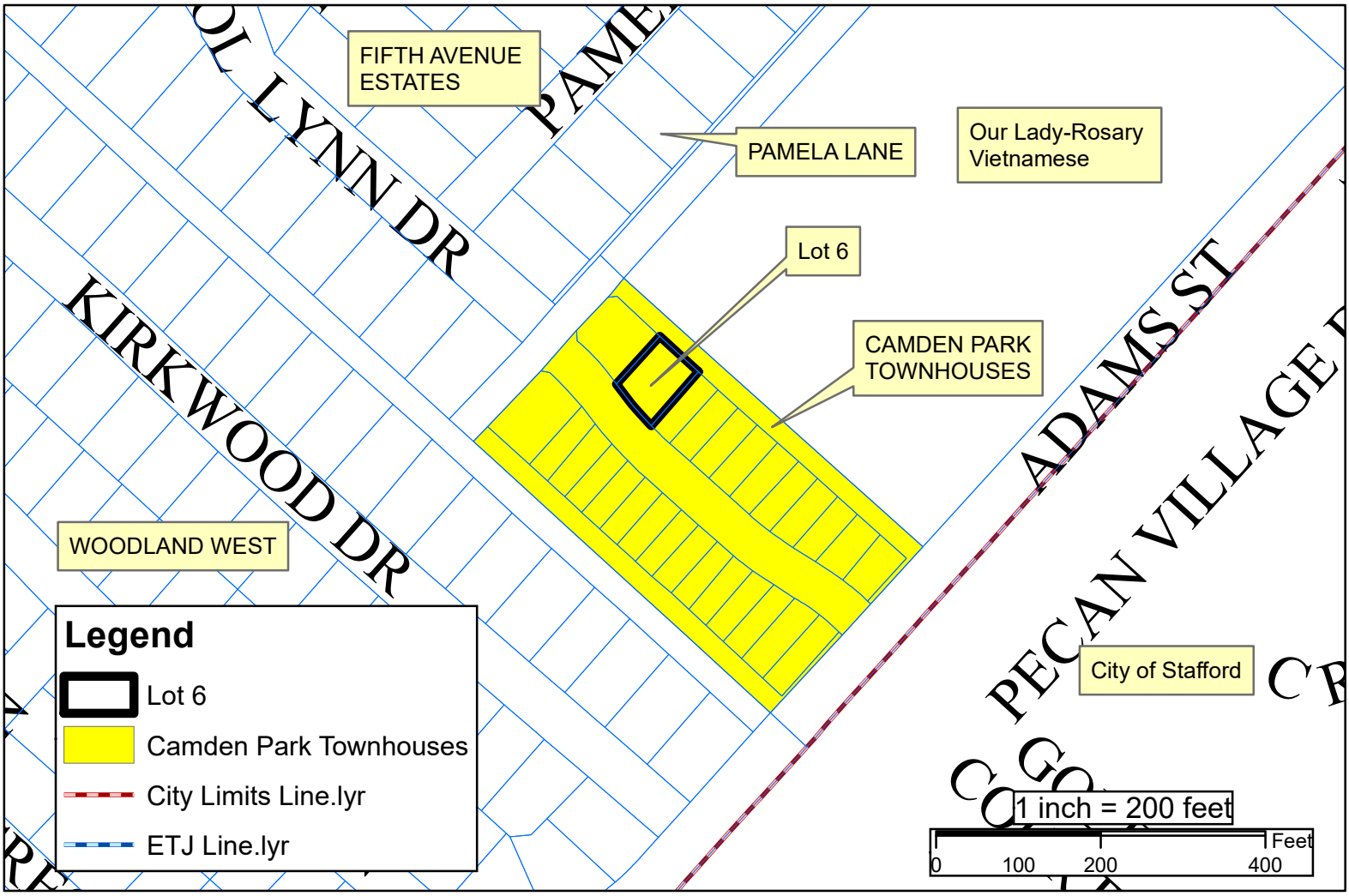
PURPOSE: To receive comments for or against Camden Park Townhouses Replat of Lot 6.

SITE LOCATION: The subject site is located north of Adams Street, south of Pamela Lane, east of Woodland West and west of Our Lady-Rosary Vietnamese.

SITE LEGAL DESCRIPTION: The subject site can be described as being Lot 6, in Block 1 of Camden Park Townhouses, a subdivision in Fort Bend County, Texas according to the map or plat thereof, recorded in Volume 21, Page 24 of the Plat Records of Fort Bend County, Texas.

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

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


FIFTH AVENUE ESTATES
PAMELA LANE
Our Lady-Rosary Vietnamese
Lot 6
CAMDEN PARK TOWNHOUSES
ADAMS ST
PECAN VILLAGE
City of Stafford
KIRKWOOD DR
WOODLAND WEST
Legend
Lot 6
Camden Park Townhouses
City Limits Line.lyr
ETJ Line.lyr
1 inch = 200 feet
Feet
0
100
200
400

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DEVELOPMENT SERVICES – PLANNING DIVISION

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

July 19, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, August 14, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against Camden Park Townhouses Replat of Lot 6.

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

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Dear City Representatives:

____ I/We protest this proposed replat because

___ I/We support this proposed replat because

Sincerely,

_____ _____
Signature Print Name

_____ _____
Street Address Subdivision

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

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

_____
Print Name Signature

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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	August 14, 2019
AGENDA ITEM SUBJECT:	Variance Request Sienna South Levee Storm Water Pump Station No. 4 – Phase I
AGENDA ITEM NUMBER:	7.C.
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director SK

PERMIT NUMBER:	VAR1900008
PROPERTY ID:	0031-00-000-3036-907
LOCATION:	9126 ½ Sienna River Parkway

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should **approve** this variance to Section 82-7.(a) of the City's Subdivision Ordinance and require that platting of this pump station site take place before or along with a plat for the area shown as Section 32A on the Sienna Plantation 2E concept plan.

Section 82-9 of the City's Subdivision Ordinance provides that the commission may grant a variance from the rules and regulations provided in the Ordinance "upon a good and sufficient showing by the developer that:

(1) There are special circumstances or conditions affecting the property in question;

(2) Enforcement of the provisions of this chapter will deprive the applicant of a substantial property right; and

(3) If a variance is granted it will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity."

BACKGROUND:

The applicant is seeking a variance from Section 82-7.(a) of the City's Subdivision Ordinance which requires plat approval prior to the construction of "...any street, utility facility, building, structure or other improvement on any lot, tract or parcel of land..."

The applicant has provided the attached letter outlining the reasons for this request.

A copy of the conditionally approved concept plan for Sienna Plantation 2E which shows the pump station site has been provided for the Commission.

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

Smc

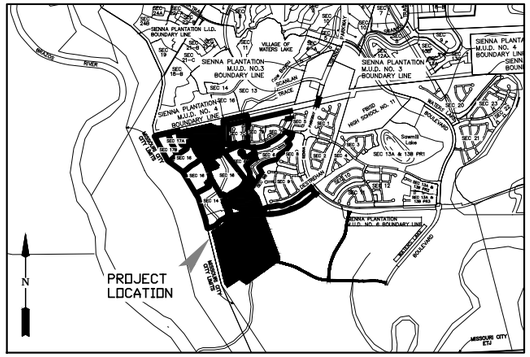
[redacted]

PUMP STATION #4 ACCESS ROUTE MAP

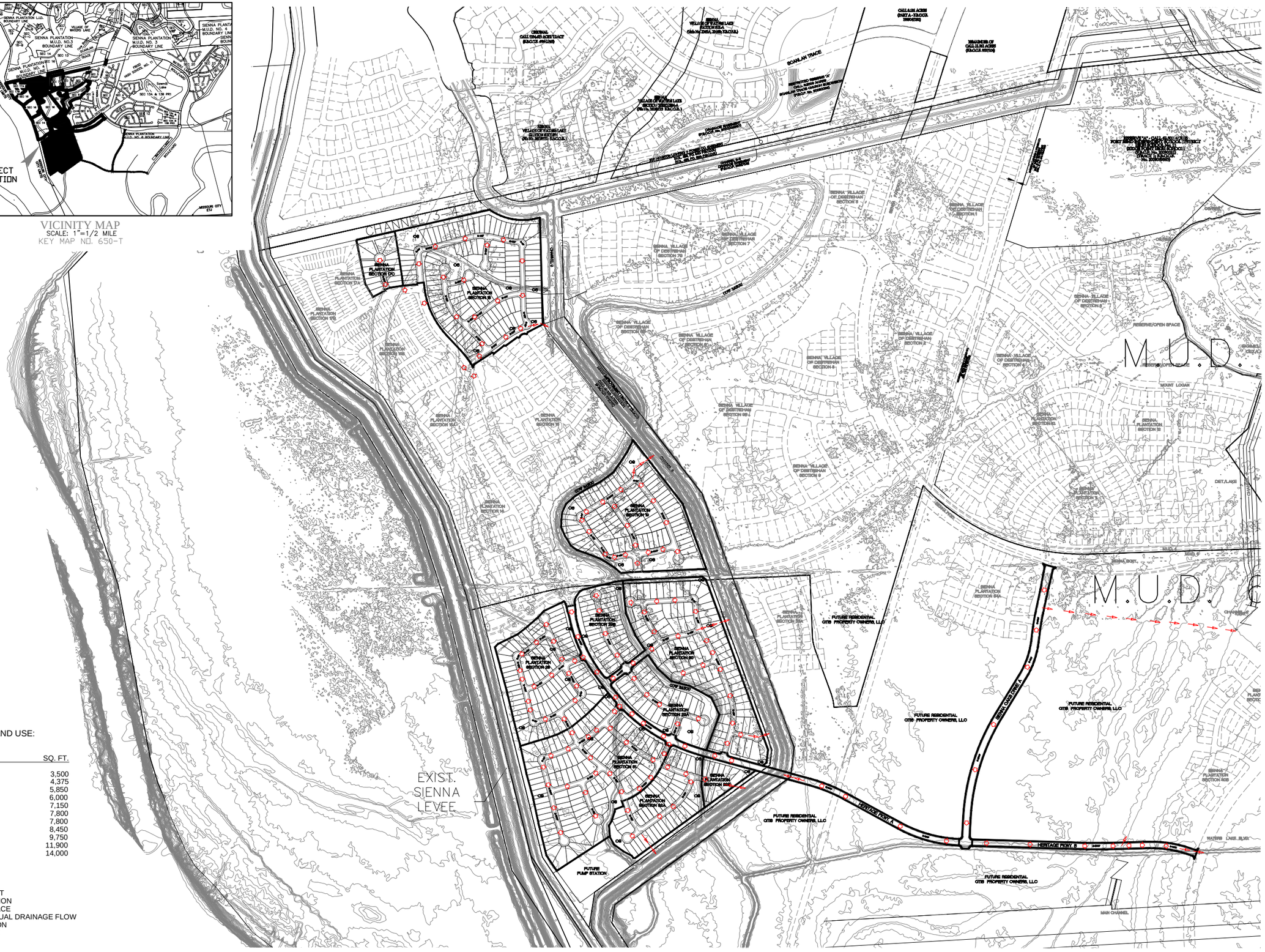
SIENNA NORTH HAUL ROUTE

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

Date\Time : Mon, 05 Aug 2019 - 11:19am User Name : JDhier
Path\Name : J:\Projects\1414-Cities\Sienna Pump Stations #4 Access Route Map.dwg



VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP NO. 650-T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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	August 14, 2019
AGENDA ITEM SUBJECT:	Kurjee Plaza – Zoning Map Amendment
AGENDA ITEM NUMBER:	8A
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services

PERMIT NUMBER:	ZMA1900003
PROPERTY ID:	0086-00-000-4600-907
LOCATION:	The subject site is located south of Vicksburg Boulevard and State Highway 6, east of the Oakwick Forest Estates and west of a Firestone Complete Auto Care.

RECOMMENDED ACTION:

The proposal complies with the provisions of the 2017 Comprehensive Plan and the policies contained in the Future Land Use Plan. Such policies recommend development of the tract as Suburban Commercial.

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

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Tuesday, September 3, 2019

Revised submittals due prior to August 21, 2019. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning

Commission, must be submitted no later than 10:00 a.m. on August 21, 2019, which is prior to the deadline for submittals to the City Council for their September 3, 2019, meeting.

SUMMARY:

To zone approximately 14.11 acres from SD, suburban district to LC-3, retail district.

Requested Deviations: Not applicable as this application is a Zoning Map Amendment.

GENERAL SITE INFORMATION:

A. Legal Description:

The subject site can be described as being a 14.11 acre tract out of a 49.4061 acres (called 50 acres) recorded in Volume 263, page 389, Fort Bend County Deed Records, located in Moses Shipman League, A-86, Fort Bend County, Texas.

B. Size: 14.11 acres

C. Existing Land Use and Zoning Designation: Unimproved / SD, suburban district

D. Surrounding Land Uses and Zoning Designations:

North: Vicksburg Boulevard and State Highway 6

South: Unimproved land / SD, suburban district

East: Firestone Complete Auto Care / LC-3, retail district

West: Unimproved land; Oakwick Forest Estates / SD, suburban district; R-1, single family residential district

E. Zoning History:

10-19-1981:	Subject site annexed by the City of Missouri City and classified SD, suburban district (Ordinance O-81-21).
01-04-1982:	Subject site zoned SD, suburban district (Ordinance O-82-01)

ANALYSIS OF SUBJECT SITE:

A. Development Potential

Currently, the 14.11 acres are zoned SD, suburban district. The applicant is seeking to rezone the property LC-3, retail district to allow for development.

Conformance with the 2017 Comprehensive Plan: The proposed zoning is in conformance with the following 2017 Comprehensive Plan Goals:

- *More varied development to move beyond a "bedroom community" perception of Missouri City. Use development code provisions and direct recruitment to promote a balance of land use types as the community builds out in coming years.*

Conformance with the 2017 Future Land Use Plan: The 2017 Future Land Use Plan identifies the subject property as Suburban commercial providing for the suburban character.

The suburban character is summarized as follows:

> *This designation is for areas where both residential and commercial development forms result in a more green, open feel compared to more intensively developed areas where buildings, parking areas, and other improvements cover more of their sites...The predominance of "green" versus "gray" is also necessary for commercial development to achieve a Suburban character (usually through application of site and building design standards). Suburban commercial development is appropriate for office, retail and service uses abutting residential neighborhoods (subject to scale limitations and "residential in appearance" design standards) and in other areas where the community's image and aesthetic value is to be promoted, such as at gateways and along high profile corridors.*

Staff recommendation: Approve. The LC-3, retail district is consistent with the goals and policy of the 2017 Comprehensive Plan and the Future Land Use Plan. If the property is zoned LC-3, all of the regulations of the district would apply including use regulations; height and area regulations; building regulations; architectural standards; trash disposal regulations; outside placement, storage, sales and services regulations; landscaping regulations; parking regulations; sign regulations; and fence regulations.

B. Ingress and egress. All driveways and off-street parking areas, including locations, should comply with the city's Public Infrastructure Design Manual.

The applicant should note that a Traffic Impact Analysis and a no objection letter from TxDOT for any proposed connections to State Highway 6 will be required to be submitted as part of the platting process or prior to the approval of any development plans.

C. **Utilities.** All utilities shall comply with the city's Public Infrastructure Design Manual.

The subject property is located within the Mustang Bayou Service Area.

The applicant should note that preliminary utility (water and sanitary sewer) plans and capacity calculations to confirm the availability and a no objection letter from the Fort Bend County Drainage District indicating that storm water capacity is available will be required to be submitted during the platting process. Additionally, the payment of impact fees for water and sanitary sewer will be required prior plat approval and recordation.

D. **Drainage.** All utilities shall comply with the city's Public Infrastructure Design Manual.

The applicant should note that a Drainage Impact Study to mitigate development impacts will be required to be submitted prior to the approval of any development plans.

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

F. **Sidewalks.** Sidewalks shall be constructed in compliance with the city's subdivision ordinance and Public Infrastructure Design Manual.

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

----------**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 ZONING MAP AMENDMENT (ZMA)

SEE EXHIBIT "B" (PAGE 8) FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

1. **Project Name:** Kurjee Plaza	
2. **Address/Location of Property:** 10002 HWY 6, Missouri City, Texas	
3. **Applicant's Name:** Mary Villareal of The Interfield Group	
Mailing Address: 401 Studewood, Suite 300, Houston, Texas 77007	
Phone No. :(713) 780-0909 Ext. 312	
Email: mvillareal@interfield.net	
4. **Status of Applicant:** Owner Agent Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)	
5. **Property Owner:** Kurjee Enterprises, Inc.	
Mailing Address: 5241-B FM 521, Arcola, Texas 77583	
Phone No.:(713) 906-6954	
Email:	
6. **Existing Zoning District:** Unzoned	
7. **Total Acreage:** 14.11	
8. **Proposed Zoning District and Reasons for Application:** LC-3 The purpose of the application is to allow unzoned land to be zoned LC-3	
9. **Legal Description of the Property** (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.): A 14.11-acre tract of land located in Moses Shipman League, Abstract 86, Fort Bend County, Texas	
10. **Central Appraisal District tax identification numbers of property** (Attach Paid Tax Receipts): 0086-00-000-4600-907	
11. **Do deed restrictions or restrictive covenants exist for the property?** (Circle One): YES NO (If yes, submit with application.)	
FILING FEE:	**$450 Base Fee + $25 Per Acre** (Partial acre calculated as 1 acre)

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

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

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

Mary Villareal
Print Name of Applicant

Print Name of Property Owner

MVillareal
Signature of Applicant

Signature of Property Owner, Agent or Attorney

Kurjee Enterprises, Inc.
5241-B FM 521
Arcola, Texas 77583
Phone: (713) 498-1855

June 20, 2019

Mrs. Jennifer Thomas-Gomez
City of Missouri City
1522 Texas Parkway
Missouri City, Texas 77489

Re: Kurjee Plaza – Zoning Map Amendment & Platting
10002 HWY 6
Missouri City, Texas
(Interfield Project No. 18109.00)

Dear Mrs. Thomas-Gomez:

We, Kurjee Enterprises, Inc., owners of referenced property, do hereby authorize The Interfield Group to submit Zoning Map Amendment and plat Applications to the City of Missouri City, on our behalf, as well as be my agent in all matters associated with these processes.

Please let me know if you have any questions or if I may be of further assistance.

Very truly yours,

By: _____
Name: Zulfiqar Kurjee, President

Print Name, Title

REVISIONS

DATE	ISSUED FOR
03.11.18	CLIENT REVIEW
	PERMIT
	BIDDING
	CONSTRUCTION
	FINAL REVIEW

INTERFIELD
engineering I
401 STUDEWOOD-SUITE 300
HOUSTON, TEXAS 77007
TEL. (713) 780-0909
TX. REG. NO. F-5611
WWW.INTERFIELD.NET

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

KURJEE PLAZA
PROPOSED
TRACT DIVISION

10002 HIGHWAY 6
MISSOURI CITY, TX

SITE PLAN

PROJECT #18109.00

DATE: 07.25.2019
DRAWN BY: SCB/MH
CHECKED BY: SCB/JJH

SK5 OF:

ISSUE HISTORY		
DATE	ISSUED FOR	DATE
	CLIENT REVIEW	
	PERMIT	
	BIDDING	
	CONSTRUCTION	

REVISIONS

INTERFIELD
engineering | architecture
401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007
WWW.INTERFIELD.NET
TEL. (713) 780-0909
TX. REG. NO. F-5611

PRELIMINARY ONLY
NOT FOR
CONSTRUCTION

07.24.19

24 SEVEN
PROPOSED MULTI-USE
COMMERCIAL DEVELOPMENT
HWY 6
MISSOURI CITY, TX 77459

PERSPECTIVES

18109.00

DATE: 07/24/19
DRAWN BY: MH
CHECKED BY: JJH

SHEET: SK2

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REVISIONS

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INTERFIELD
engineering | architecture
401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007
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HWY 6
MISSOURI CITY, TX 77459

PERSPECTIVES

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DATE: 07/24/19
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HOUSTON, TEXAS 77007
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HWY 6
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PERSPECTIVES

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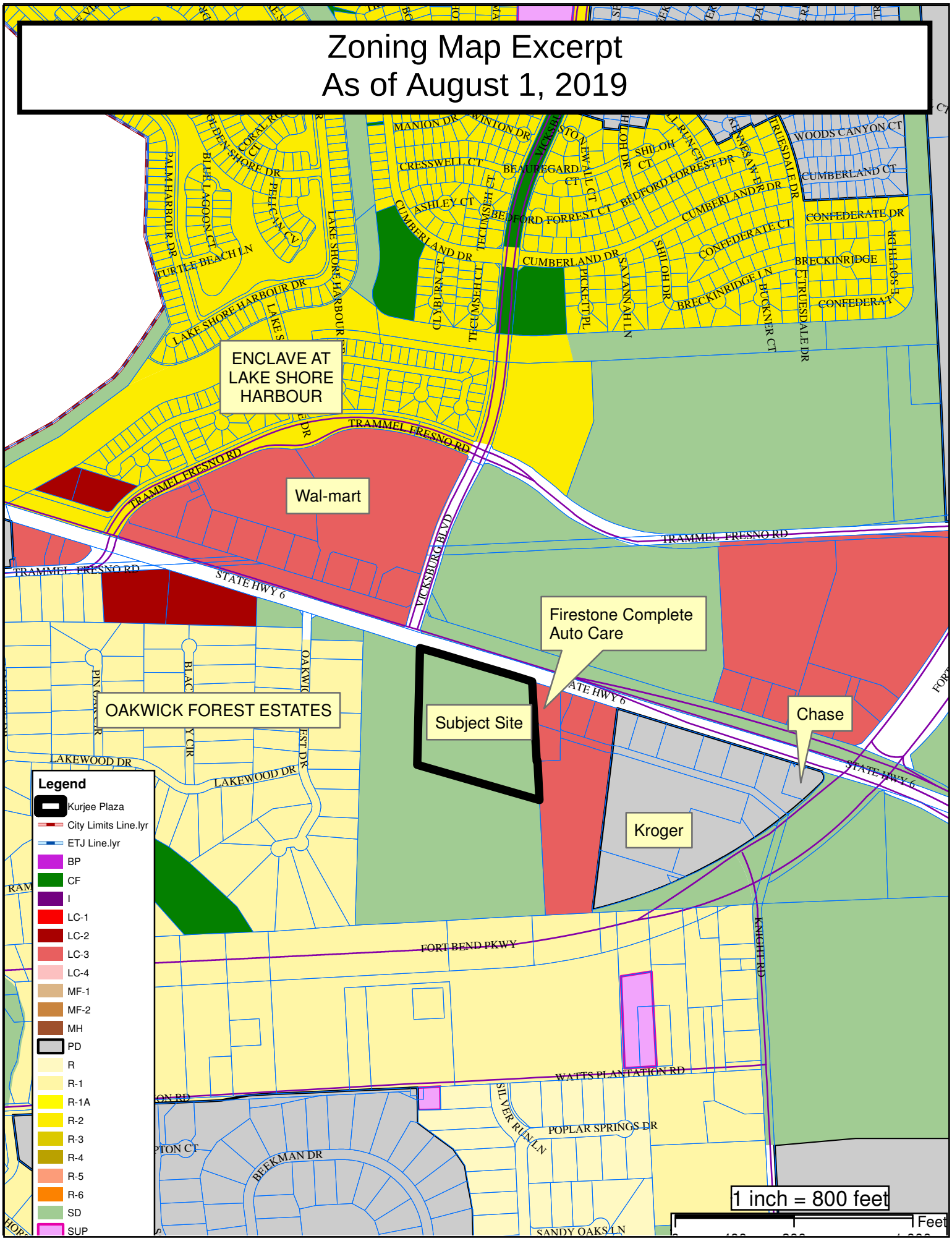
Zoning Map Excerpt
As of August 1, 2019



ENCLAVE AT LAKE SHORE HARBOUR
Wal-mart
Firestone Complete Auto Care
OAKWICK FOREST ESTATES
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Kroger
TRAMMEL FRESNO RD
STATE HWY 6
VICKSBURG BLVD
FORT BEND PKWY
WATTS PLANTATION RD
LAKEWOOD DR
LAKE SHORE HARBOUR DR
KNIGHT RD
Legend
Kurjee Plaza
City Limits Line.lyr
ETJ Line.lyr
1 inch = 800 feet
Feet

Zoning Map Amendment
Current Conditions – Site Pictures

Kurjee Plaza

View looking south, from State Highway 6 (picture – Google Maps, March 2019)

View looking east, from State Highway 6 (picture – Google Maps, February 2019)

View looking west, from State Highway 6 (picture – Google Maps, February 2019)

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DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

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

DATE OF NOTICE: August 2, 2019

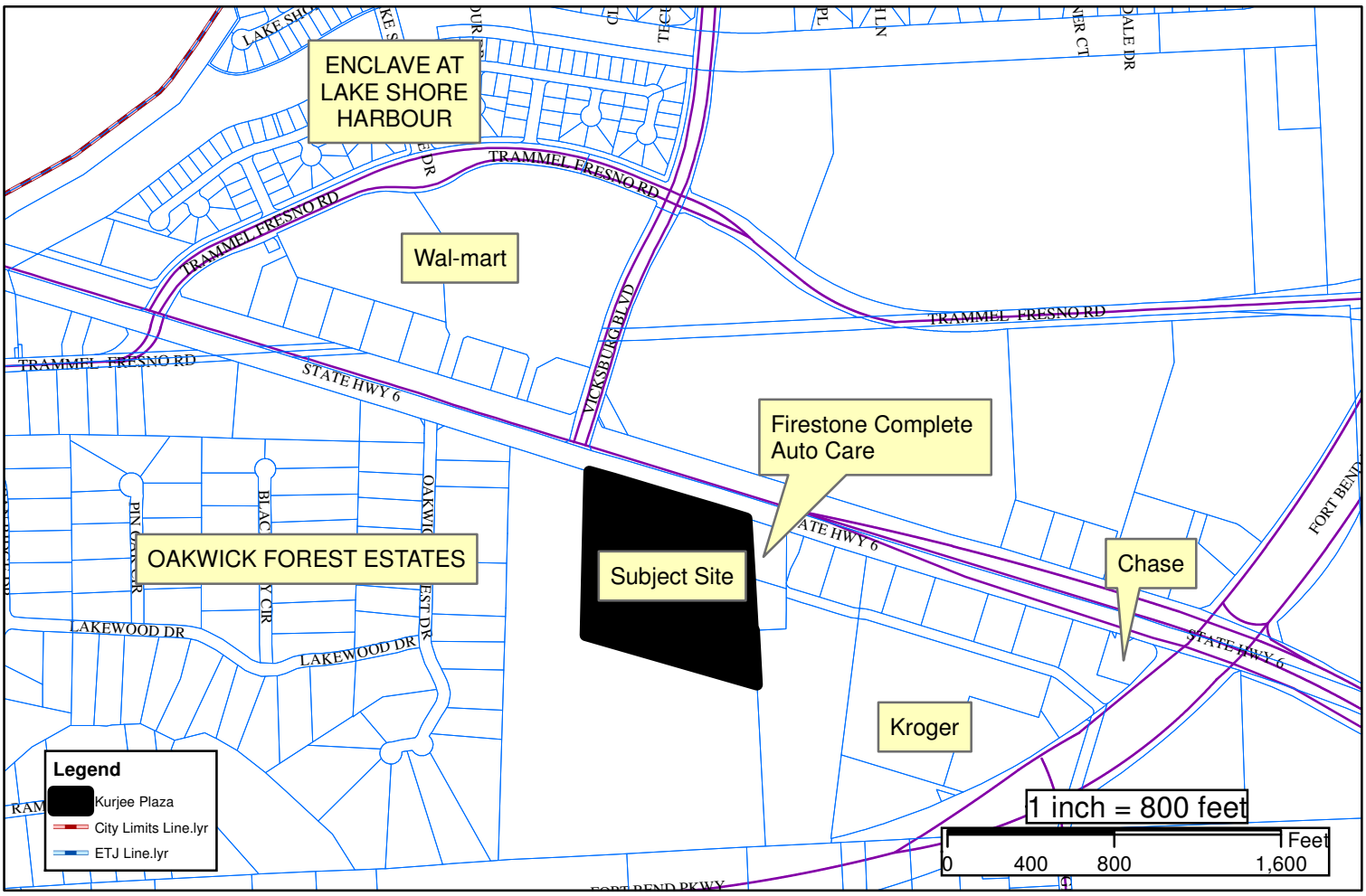
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, August 14, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Mary Villareal, The Interfield Group to zone an approximate 14.11 acre tract of land from SD, suburban district to LC-3, retail district; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located south of Vicksburg Boulevard and State Highway 6, east of the Oakwick Forest Estates and west of a Firestone Complete Auto Care.

SITE LEGAL DESCRIPTION: The subject site can be described as being a 14.11 acre tract out of a 49.4061 acres (called 50 acres) recorded in Volume 263, page 389, Fort Bend County Deed Records, located in Moses Shipman League, A-86, Fort Bend County, Texas.

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


ENCLAVE AT LAKE SHORE HARBOUR
Wal-mart
Firestone Complete Auto Care
OAKWICK FOREST ESTATES
Subject Site
Chase
Kroger
TRAMMEL FRESNO RD
STATE HWY 6
VICKSBURG BLVD
LAKEWOOD DR
FORT BEND
Legend
Kurjee Plaza
City Limits Line.lyr
ETJ Line.lyr
1 inch = 800 feet
Feet
0
400
800
1,600

missouri CITY
TEXAS

DEVELOPMENT SERVICES – PLANNING DIVISION

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

August 2, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, August 14, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Mary Villareal, The Interfield Group to zone an approximate 14.11 acre tract of land from SD, suburban district to LC-3, retail district; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

****

Dear City Representatives:

____ I/We protest this proposed zoning because

___

I/We support this proposed zoning because

Sincerely,

_____ _____
Signature Print Name

_____ _____
Street Address Subdivision

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

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

_____
Print Name Signature

missouri CITY
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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	August 14, 2019
AGENDA ITEM SUBJECT:	Cartwright Senior Living Community (CCRC) – Planned Development District
AGENDA ITEM NUMBER:	8B
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services
PERMIT NUMBER:	PD1900009
PROPERTY ID:	0089-00-000-9043-907
LOCATION:	The subject site is located north of the Enclave residential subdivision and Fort Bend Family YMCA, south and west of the Brightwater residential subdivision and east of Plantation Park residential subdivision.

RECOMMENDED ACTION:

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

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

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Tuesday, September 3, 2019

Revised submittals due prior to Wednesday, August 21, 2019. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, including a development schedule, clarification of existing play area use, must be submitted no later than 10:00 a.m. on August 21, 2019, which is prior to the deadline for submittals to the City Council for their September 3, 2019, meeting.

SUMMARY:

SUP, Specific Use Permit No. 40 was approved in 1985 to allow for the location of a church and ultimately a school. The subject site, zoned LC-2, local retail district, was added to the SUP in 1995 and used as soccer practice fields for an approximate 10 year period.

The site was previously expected to be used for the future development of the church site however this development is no longer proposed.

The applicant now seeks to zone the subject property to locate a senior living community to include an assisted living facility and an independent living facility constructed in two phases.

Phase I is proposed to include a three story assisted living facility to provide 143 beds and employ approximately 40 persons.

Phase II is proposed to include a four story independent living facility to provide 72 dwelling units.

The developments are proposed to be uniform in architecture and design.

REQUIREMENTS FOR A PD DISTRICT APPLICATION (SECTION 8.2)

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

B. **Legal Description:**
The subject site can be described as being all of Reserve A, Southminster at Brightwater Section 2 according to the map or plat thereof recorded instrument number 20070151 of the Official Public Records of Fort Bend County, Texas.

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

D. **Total acreage:** 5.553 acres

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

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

Staff recommendation: The applicant should provide a schedule indicating the approximate date on which construction is expected to begin for each phase.

GENERAL SITE INFORMATION:

A. **Existing Land Use and Zoning Designation:** Previously used as soccer fields / SUP, Specific Use Permit No. 40 (Ordinance O-01-33); LC-2, local retail district

B. Surrounding Land Uses and Zoning Designations:

North: Southminster Church and School; Brightwater residential subdivision / SUP No. 40 (Ordinance O-01-33); R-2, single family residential district

South: The Enclave residential subdivision; Oyster Creek / R-4, patio-cluster residential district; R-2, single family residential district

East: Brightwater residential subdivision / R-2, single family residential district

West: Oyster Creek / R-5, townhouse residential district

C. Zoning History:

11-24-1975:	Subject site annexed by the City of Missouri City (Ordinance No. 216 – Tract No. 1)
01-19-1981:	Subject site zoned SD, suburban district (Ordinance O-81-01)
05-04-1981:	Subject site zoned R-2, single family residential district (Ordinance O-81-06)
04-01-1985:	Subject site zoned LC-2, local retail district (Ordinance O-85-11)
03-06-1995:	Subject site added to SUP, Specific Use Permit No. 40 (Ordinance O-95-07)
11-18-1996:	SUP No. 40 amended to allow for the subject site to be used as soccer practice fields (Ordinance O-96-41)
07-20-1998:	SUP No. 40 amended to extend the soccer practice field use (Ordinance O-98-32)
11-15-1999:	SUP No. 40 amended to extend the soccer practice field use (Ordinance O-99-61)
08-06-2001:	SUP No. 40 amended to allow for the development of Phase II and Phase III of the church site to include a permanent educational building, a worship/administration building and associated site work and to extend the soccer practice field use (Ordinance O-01-33)

SUBSECTIONS 8.2.C AND 8.5 – SITE PLAN AND USE REGULATIONS: As required by Section 8.2.C, Site Plan, and 8.5, Use Regulations of the city's zoning ordinance, the applicant is required to propose minimum development guidelines for the site.

A. Purpose. PD, Planned Development District No. ____ is a proposed senior living community. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding area.

B. Use regulations. In PD, Planned Development District No. ___, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged unless otherwise provided in the proposed Ordinance.

The subject site, zoned LC-2, local retail district, was added to SUP No. 40 in 1995 and used as soccer practice fields for an approximate 10 year period.

The site was previously expected to be used for the future development of the church site however this development is no longer proposed.

The applicant now seeks to zone the subject property to locate a senior living community to include an assisted living facility and an independent living facility constructed in two phases.

Phase I is proposed to include a three story assisted living facility to provide 143 beds and employ approximately 40 persons.

Phase II is proposed to include a four story independent living facility to provide 72 dwelling units.

Per Section 15.2 of the city's zoning ordinance an assisted living facility would be categorized as an institution for elderly persons, mentally-impaired persons as a use requiring a SUP. An independent living facility is categorized as a multifamily residential use and subject to either the MF-1 or MF-2 district regulations.

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

- Encourage multiple housing types and floor plans to offer a variety of housing choices to residents...a combination of housing options...will promote life cycle housing opportunities in the community that will be useful for attracting and retaining younger families and older residents...the aging populations found in the areas surrounding Texas Parkway and Cartwright Road implies an opportunity for age-restricted and assisted living housing options along these corridors.

Conformance with the Future Land Use Plan: The Future Land Use Plan identifies the subject tract as suburban commercial providing for Suburban Character.

The Suburban Character is described below:

This designation is for areas where both residential and commercial development forms result in a more green, open feel compared to more intensively developed areas where buildings, parking areas, and other improvements cover more of their sites. In Suburban Residential areas, there is more separation between homes (whether through larger minimum lot sizes or setbacks), and the intervening spaces are devoted more to trees and vegetation than paved surfaces. Some developments that have relatively small lots or closely spaced dwellings may still achieve a Suburban character if they include golf courses, significant water features, or other common open space that offsets the residential density on a portion of the overall site. This set-aside open space can be devoted to parks and greenways, to buffer adjacent uses, and/or to preserve wooded areas or stream corridors. A certain percentage of other types of housing such as patio, village and twin homes could be allowed in a Suburban residential area subject to density limitations and other design criteria to preserve the character and ensure compatibility.

The predominance of "green" versus "gray" is also necessary for commercial development to achieve a Suburban character (usually through application of site and building design standards). Suburban commercial development is appropriate for office, retail and service uses abutting residential neighborhoods (subject to scale limitations and "residential in appearance" design standards) and in other areas where the community's image and aesthetic value is to be promoted, such as at gateways and along high profile corridors.

Staff recommendation: Approve to allow for an assisted living facility (institution for mentally impaired persons) and an independent living facility subject to the

recommendations included below. Both proposed uses are consistent with the city's Comprehensive Plan goals and the demographic trends as reflected in the 2017 plan.

Additionally, there is an existing play area for the church and the school located on the subject site and shown on the plans submitted by the application. The applicant should clarify if this area is proposed to remain or will be removed.

A. Height and area requirements. In PD, Planned Development District No. ____ the height and area regulations of Section 7.9, multifamily residential district should apply.

The applicant has submitted a conceptual site plan, building elevations and floor plans to depict the proposed development.

As stated above, Phase I is proposed to include a three story assisted living facility to provide 143 beds and employ approximately 40 persons.

Phase II is proposed to include a four story independent living facility to provide 72 dwelling units.

The subject site, zoned LC-2, local retail district, was added to the SUP in 1995 and used as soccer practice fields for an approximate 10 year period.

Per Section 15.2 of the city's zoning ordinance an assisted living facility would be categorized as an institution for elderly persons, mentally-impaired persons as a use requiring a SUP. An independent living facility is categorized as a multifamily residential use and subject to either the MF-1 or MF-2 district regulations.

The LC-2, local retail district allows for a maximum height of two stories or 35 feet.

The MF-1 and the MF-2, multifamily residential height and area regulations are summarized below:

District	Maximum height	Density per acre	Density per building
MF-1	Two stories or 35 feet	Maximum 15 dwelling units per net platted acre	Maximum 15 dwelling units per building
MF-2	Three stories or 45 feet	Maximum 20 dwelling units gross platted acre	Maximum 24 dwelling units per building

Additionally, the multifamily districts provide requirements for a greenbelt and for a maximum length for buildings. The MF-1 district allows for a maximum 200 foot building length and the MF-2 district allows for a maximum 300 feet.

A greenbelt of 30 feet is required adjacent to all plat property lines and a yard of 15 feet between buildings, driveways and parking areas. This greenbelt may be provided as an equivalent green area within the development in addition to all required yards.

Staff recommendation: Apply the MF-2, multifamily residential district height and area requirements to both the assisted living facility and the independent living facility. Applying these regulations would allow for flexibility for the proposed development while providing for a development that is more consistent with the surrounding Brightwater residential area.

B. Architectural standards. All buildings and structures constructed shall comply with the building codes of the City of Missouri City. Except as provided herein, Section 7A, Architectural standards should apply in PD, Planned Development District No. ___.

The applicant has submitted an overall master site plan, building elevations and floor plans for the proposed development.

The overall master site plan and building elevations are consistent with the regulations of Section 7A, Architectural standards except as provided below.

Section 7A.2.D. provides architectural standards for multifamily developments. These standards include but are not limited to the following:

7A.2.D.1.:	Dwelling-unit buildings shall be located and oriented to screen all parking areas from view of adjoining uses, including roadways.
Staff recommendation:	Approve as shown on the overall master site plan.
7A.2.D.2.	Dwelling-unit buildings shall transition in height from lower to higher from the perimeter to the interior of the development. The taller buildings in the development shall be located in the interior part of the development. Buildings with up to two-story dwelling units may be located around the perimeters of the development, except that three-story buildings will be allowed around perimeters if they are part of buildings that include both two and three stories.
Staff recommendation:	Approve as shown on the overall master site plan.

C. Garage regulations. In PD, Planned Development District No. ___, the garage regulations for the MF-2, multifamily residential district should apply.

The applicant has submitted an overall master site plan.

The overall master site plan are consistent with the garage regulations for multifamily residential developments contained in Section 7A, Architectural standards except as provided below.

7A.2.D.15.	No more than four detached garages shall be located side by side.
Staff recommendation:	Allow for more than four detached garages and up to 7-two car garages to be located side by side as shown on the overall master site plan. The positioning of the garages have been located to mitigate sound and light between the subject site and the adjacent residential lots.
7A.2.D.16.	Any carport section shall be limited to housing no more than six vehicles, up to a maximum of 120 feet in length, including enclosed storage areas.

Staff recommendation:	Require carport sections to be separated by spaces to meet the requirement of Section 7A.2.D.16.
7A.2.D.18.	At least 50 percent of the required total number of parking spaces in accordance with section 12 hereof for a multifamily development shall be provided within covered parking such as garages or carports. At least 25 percent of the required total number of parking spaces in accordance with section 12 hereof for a multifamily development shall be housed in garages
Staff recommendation:	Require the minimum amount of covered parking and garages as required by Section 7A.2.D.18. Based upon the number of assisted living unit beds and independent living units, a minimum of 74 covered parking spaces, and 19 garages would be required. The overall master site plan provides for 58 covered parking spaces and 16 garages.

D. **Lighting regulations.** In PD, Planned Development District No. ____, exterior lighting shall be shielded to prohibit illumination at the boundary of adjacent property in excess of 0.25 foot-candle of average general light overflow or 0.50 foot-candle at any point on such boundary.

E. **Trash disposal regulations.** In PD, Planned Development District No. ____, the trash disposal regulations for nonresidential zones should apply.

F. **Portable storage unit regulations.** In PD, Planned Development District No. ____, the portable storage unit regulations should apply.

G. **Outside placement, storage, sales and services regulations.** In PD, Planned Development District No. _____, outside placement, storage, sales and services should be prohibited.

H. **Landscaping regulations.** In PD, Planned Development District No. ____, the landscaping regulations for the MF-2, multifamily residential district should apply.

The applicant has submitted an overall master site plan for the proposed development. The submitted plan includes a general landscape layout that provides for the preservation of existing trees and the provision of new trees.

This submitted plan does not constitute a landscape plan as required by Section 11.11 of the city's zoning ordinance. A landscape plan must be submitted concurrent with and approved as part of an application for a building permit. The plan is also required to be submitted as part of a planned development site plan.

The submitted plan depicts the provision of a 20 foot buffer (setback) around the perimeter of the full site. The plan indicates the provision of some trees but does not provide any further details as to what would be placed within such buffer. Where the independent living facility portion of the site would be placed in proximity to the residential lots, the applicant has proposed for the location of garages. The residential lots have existing wood privacy fences along this portion of the site.

Section 11.4 requires transitional buffer yards, in part, when a nonresidential use is adjacent to a collector or major thoroughfare; and when a residential use adjoins a residential use of a different density.

The following transitional buffer yards would be required for the proposed development:

Adjoining Uses	Minimum Buffer Yard Depth	Required Screening
For a nonresidential use adjacent to a collector or major thoroughfare:	Twenty feet	Type B screening
For a residential use adjoining a residential use OR adjoining undeveloped property located in a residential district of a different density:	Depth option (a): Ten feet; or (b): Twenty feet	Type A screening if Depth option (a) is installed; Type B screening if Depth option (b) is installed

The buffer yard depth as shown would be consistent with the provision of a transitional buffer yard as provided, however, the applicant should note that landscaping requirements for Type B screening should be added to these areas.

In addition, to transitional buffer yards, Section 11 also requires for landscaping in and around off-street parking areas to screen such areas from public view. These requirements include the provision of (1) a solid, evergreen hedge or berm; (2) trees planted around the perimeter; and (3) planting islands and/or diamonds distributed throughout a parking lot.

For multifamily developments, landscaping is required to minimize the expansive appearance of parking lots, provide shaded parking areas and mitigate any negative acoustic impacts of vehicles. One landscaping island with associated landscaping is required for every 12 parking spaces. One landscaped area is required to separate carport sections.

I. **Parking regulations.** In PD, Planned Development District _____, Section 12, Parking regulations should apply.

The applicant has submitted an overall master site plan for the proposed development. The plan provides for a total of 192 parking spaces.

As stated above, Phase I is proposed to include a three story assisted living facility to provide 143 beds and employ approximately 40 persons.

Phase II is proposed to include a four story independent living facility to provide 72 dwelling units.

Based upon the proposed development, a minimum of 148 parking spaces (36 spaces for the assisted living facility; 112 spaces for the independent living facility) are required for the integrated development. This minimum number of spaces is required based upon the following:

Use	Number of Parking Spaces
Residential:	
Multifamily	Per dwelling unit:
1 bedroom:	1.5 spaces
2 bedrooms:	2.0 spaces

Use	Number of Parking Spaces
Health care:	
Convalescent/nursing	0.25 per bed

Provided that the development, if constructed, remains an integrated development, the total provision of parking is consistent with the requirements of Section 12. However, if the independent living facility is separated in ownership from the assisted living facility then the provision of parking for the independent living facility may fall below the minimum amount required.

J. **Sign regulations.** In PD, Planned Development District _____, Section 13, Sign regulations should apply.

The applicant has not provided details for any proposed signs for the development.

However, there are two existing monument signs, an entry sign for the Brightwater subdivision and a changeable message monument sign for the Southminster church and school on the subject site. If the subject site is sold to a separate entity these signs would be considered as off-premises signs and a sign easement is recommended for the location of each sign.

These signs, including the location and the sign area would be included in the maximum sign allocation for the proposed development.

K. **Fence regulations.** In PD, Planned Development District No. ____, the fence requirements for MF-2, multifamily residential district, contained in Section 14, Fence regulations should apply.

The applicant has not provided details for any proposed fencing for the development.

L. **Amenities.** In PD, Planned Development District No. ___, the amenities required for MF-2, multifamily residential district should apply.

M. **Ingress and egress.** All driveways and off-street parking areas, including locations, shall comply with the city's Public Infrastructure Design Manual.

The applicant should note that prior to the 1st scheduled City Council public hearing, a Traffic Impact Analysis (TIA) worksheet should be submitted to determine if a full TIA will be required.

N. **Utilities.** All utilities shall comply with the city's Public Infrastructure Design Manual.

a. **Water and Sewer Service.** The subject tract is served by Fort Bend County Municipal Utility District #42.
b. **Drainage.** The subject tract is within the Steep Bank/Flat Bank watershed.

The applicant should note that prior to the approval of a building permit for development plans the following is required to be provided:

- A no objection letter from the Fort Bend County Municipal Utility District #42 is required to indicate that water and sewer capacity are available for the proposed development.

- A no objection letter from the Fort Bend County Drainage District will also be required indicating that storm water capacity is available and all impact fees have been paid.
- Documentation to show that the proposed development was accommodated within the Brightwater master plan since no on site detention is shown or proposed to mitigate additional runoff from the development.

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

P. Sidewalks. Sidewalks shall be constructed in compliance with the city's Public Infrastructure Design Manual.

Q. Platting. The subject site has been platted.

R. Dedication of land for neighborhood parks; reservation of land for public uses. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City.

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

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

APPLICATION FOR:

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

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

1.	**Project Name:** CCRC / CARTWRIGHT SENIOR LIVING COMMUNITY
2.	**Address/Location of Property:** 4200 CARTWRIGHT ROAD, MISSOURI CITY TEXAS 77459
3.	**Applicant's Name:** CYNTHIA RAMIREZ - STOA ARCHITECTS
	Mailing Address: 6001 SAVOY DRIVE, SUITE 100, HOUSTON, TEXAS 77036
	Phone No. :(713)995 - 8784
	Email: CRAMIREZ@STOAINTL.COM
4.	**Status of Applicant:** Owner (Agent) Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)
5.	**Property Owner:** SOUTHMINSTER PRESBYTERIAN CHURCH - KENT LANDRY
	Mailing Address: 2310 BRIGHTWATER DRIVE, MISSOURI CITY, TEXAS 77459
	Phone No.:(281) 499 - 2310
	Email: KLANDRY@SOUTHMINPRES.ORG
6.	**Existing Zoning District:** LC - 2 (SUP #40)
7.	**Total Acreage:** 5.553
8.	**Proposed Development and Reasons for Application:** TO ESTABLISH A SITE-SPECIFIC CRITERIA FOR A PROPOSED INDEPENDENT LIVING (72 UNITS) AND ASSISTED LIVING (143 UNITS) BUILDINGS ON A CURRENT LC-2 SITE.
9.	**Legal Description of the Property** (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.): 0089 WM STAFFORD, ACRES 5.553, UNRESTRICTED RESERVE "A", BLOCK 1, SOUTHMINSTER AT BRIGHTWATER SEC 2
10.	**Central Appraisal District tax identification numbers of property** (Attach Paid Tax Receipts): PROPERTY CAD NO.: R170133
11.	**Do deed restrictions or restrictive covenants exist for the property?** (Circle One): YES (NO) (If yes, submit with application.)
12.	**Does this application include an Architectural Design Review:** (Circle One): (YES) NO (If yes, see page 8, Exhibit C for materials required to be submitted.)
	FILING FEE: $1,200.00

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

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

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

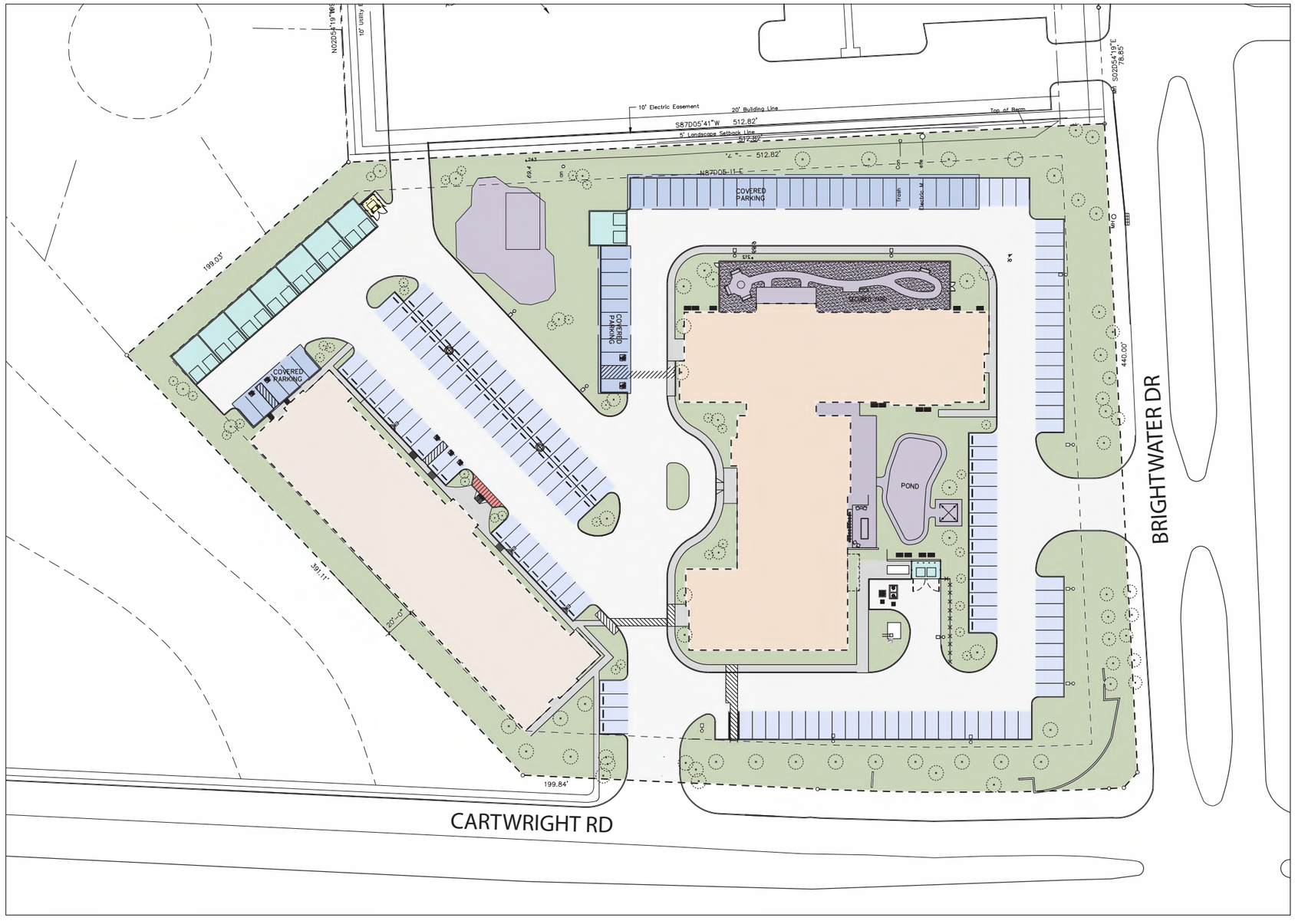
CYNTHIA RAMIREZ
Print Name of Applicant

Cynthia Ramirez
Signature of Applicant

Southminster Presbyterian Church
Print Name of Property Owner

Clerk of Session
Signature of Property Owner, Agent or Attorney

Last updated December 2018



SITE REQUIREMENTS

INDEPENDENT LIVING FACILITY	TOTAL NUMBER OF RESIDENTIAL UNITS: **72 UNITS** PARKING REQUIRED: **112 GENERAL PARKING** ACCESSIBLE PARKING REQUIRED: **5 ACCESSIBLE PARKING**
ASSISTED LIVING FACILITY	TOTAL NUMBER OF UNITS NURSING: **143 BEDS & 40 EMPLOYEES** PARKING REQUIRED: **76 GENERAL PARKING** ACCESSABLE PARKING REQUIRED: **2 ACCESSABLE PARKING**
PROVIDED PARKING	PROVIDED GENERAL PARKING: **192 GENERAL PARKING** PROVIDED ACCESSIBLE PARKING: **7 ACCESSIBLE PARKING**
TOTAL SQ FT	PROPERTY AREA **241,888.68 SQ FT - 5.553 ACRES** TOTAL GREEN SPACE: **97,460 SQ FT**

KEY

- LARGE SCALE DECIDUOUS TREE
- MEDIUM SCALE DECIDUOUS TREE
- DECIDUOUS FLOWERING SHRUBS
- PROPERTY LINE
- SETBACK LINE
- PROPOSED BUILDINGS

LEGEND

- INDEPENDENT LIVING FACILITY
- ASSISTED LIVING FACILITY
- GREEN SPACE
- PEDESTRIAN WALKWAY
- ROADS
- GENERAL PARKING
- COVERED PARKING
- PARKING GARAGE
- LEISURE SPACE
- DUMPSTER LOCATION

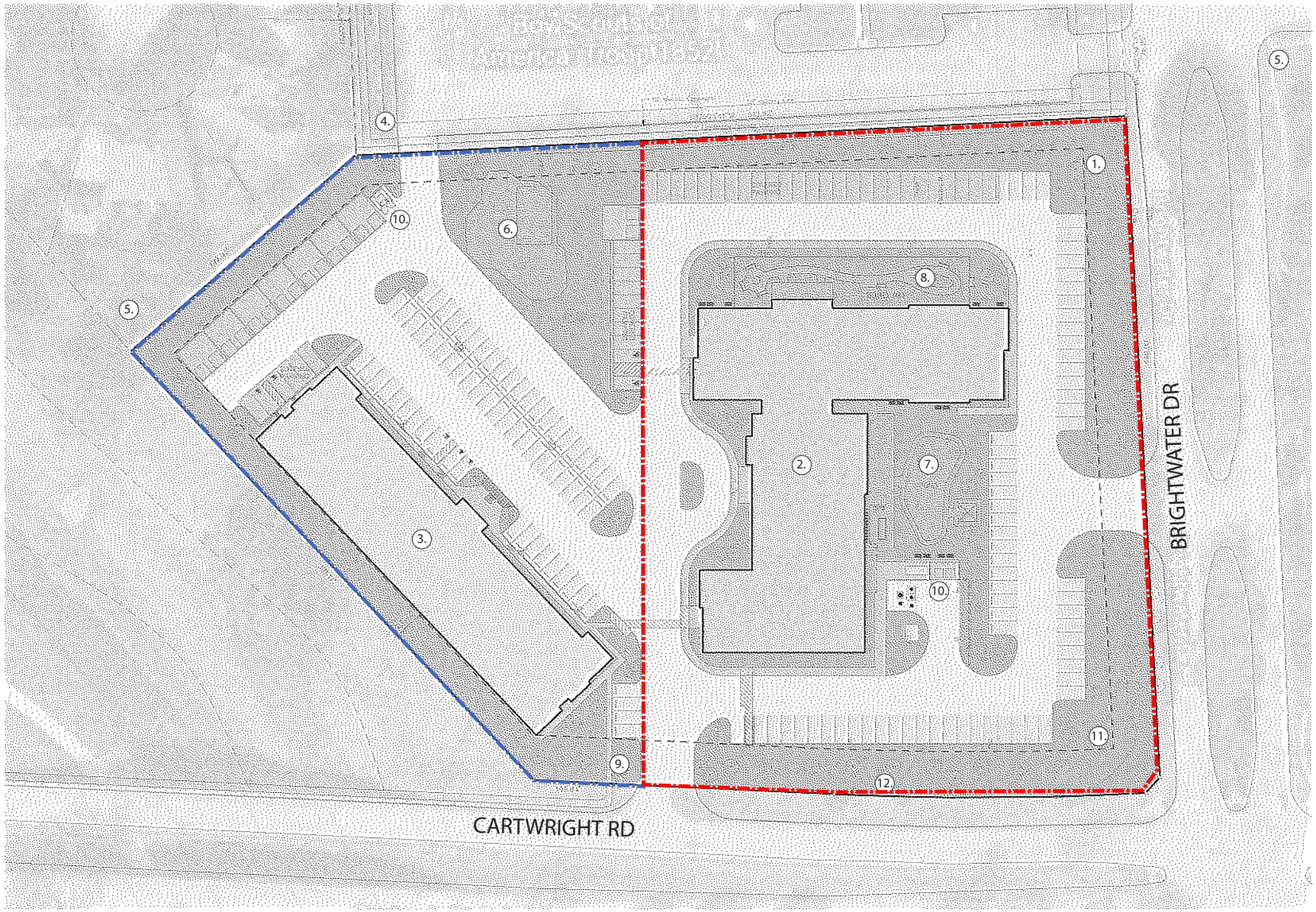
OVERALL MASTER SITE PLAN

N

0' 10' 20' 40' 80'

STOA ARCHITECTS

WORKED BY: JUAN ROJAS, CYNTHIA RAMIREZ
6001 SAVOY DRIVE, SUITE 100
HOUSTON, TEXAS 77036
DATE: JULY 26, 2019



SITE PLAN LEGEND

1. PROPOSED CCRC SITE
2. ASSISTED LIVING FACILITY
3. INDEPENDENT LIVING FACILITY
4. SOUTHMINSTER PRESBYTERIAN CHURCH
5. BRIGHTWATER NEIGHBORHOOD
6. EXISTING PARK
7. PROPOSED POND LOCATION
8. PROPOSED MEMORY GARDEN
9. MONUMENT SIGN
10. DUMPSTER LOCATION
11. EXISTING BRIGHTWATER SIGN
12. EXISTING CHURCH SIGN

PHASE 1: ASSISTED LIVING

PHASE 2: INDEPENDENT LIVING

SITE PLAN

N

0' 10' 20' 40' 80'

SITE PLAN

STOA ARCHITECTS

WORKED BY: JUAN ROJAS, CYNTHIA RAMIREZ
6001 SAVOY DRIVE , SUITE 100
HOUSTON, TEXAS 77036
DATE: JULY 26, 2019

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Southminster at Brightwater, Section 2 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this _____ day of _____, 2007.

By: _____
Ron Lee, Chairman

By: _____
Sonya Brown-Marshall, Vice-Chairman

NOTES:

1. This plat is located within the Fort Bend County M.U.D. No. 2

2. Elevations are referenced to Mean Sea Level based on Missouri City Benchmark RM 7031 (Elev. = 66.72')

3. All coordinates and bearings are based on the Texas State Plane Coordinate System, South Central Zone (NAD'83).

4. There are no proposed restrictions for this subdivision.

5. There are no existing pipelines or pipeline easements through the subdivision nor within 200' ± of the subdivision.

6. All utility companies have been contacted and the easements shown on this plat constitute all of the easements requested by the utility companies.

7. All slab elevations shall be one foot above the one hundred-year flood elevation as established by FEMA as per section 82-97(11).
Minimum Finished Floor Elevation = 68.00'

8. All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.

9. Meter location. In accordance with Houston Lighting and Power Company Service Standards, Article 408.52, electric meters shall be located in an area accessible without customer assistance, and not blocked by fences, walls or gates. For further information in the Sugar Land District Area, call 281/581-2999.

10. Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsections 82-160 of the Code of Ordinances of the City of Missouri City, Texas.

11. 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 this subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Section 82-205 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.

12. The City of Missouri City shall not be responsible for maintenance of driveway, sidewalks, emergency access easements, recreational areas and open space.

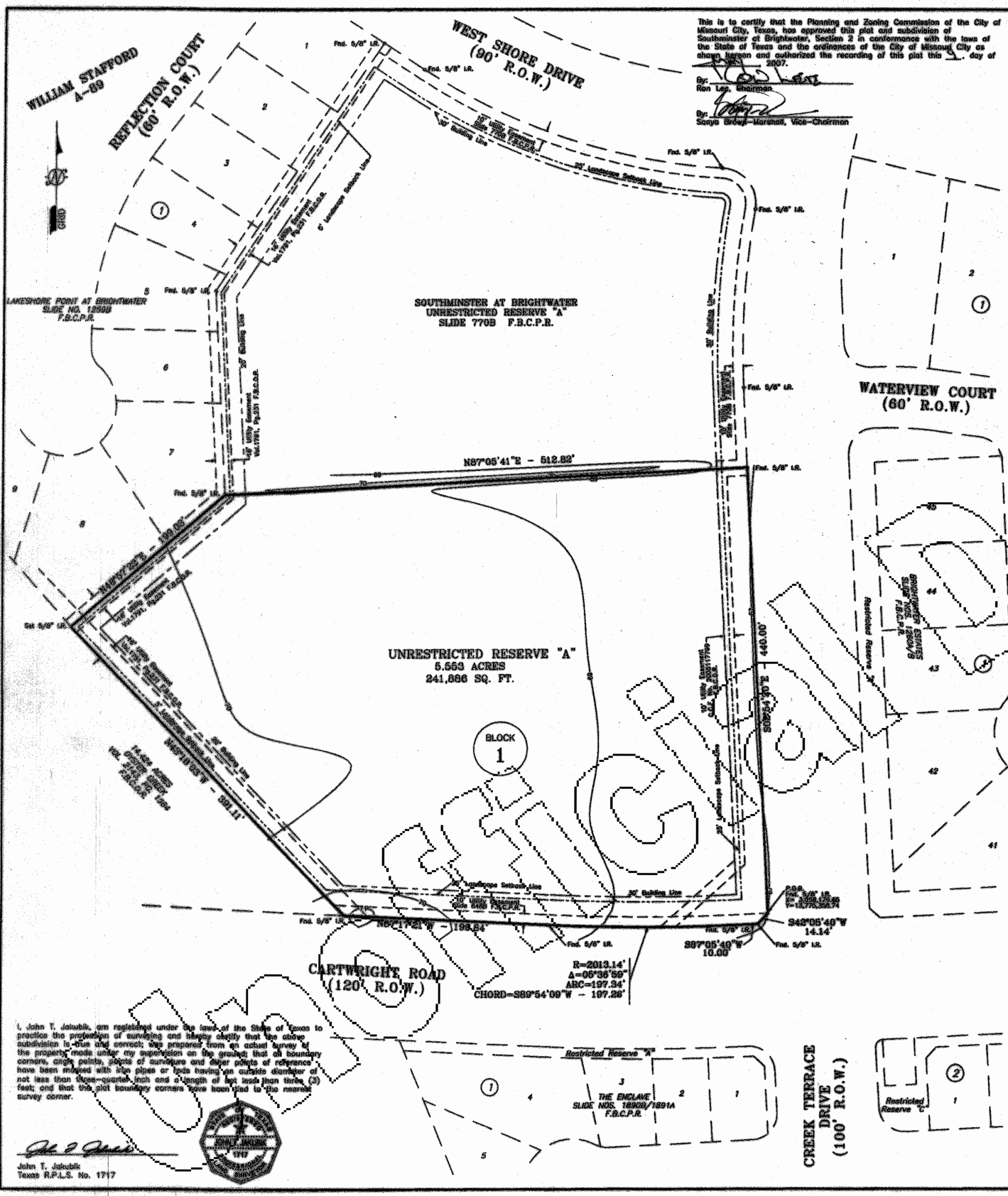
13. Required fire flows shall be provided based on the size and construction of all buildings as required by the 2003 International Fire Code.

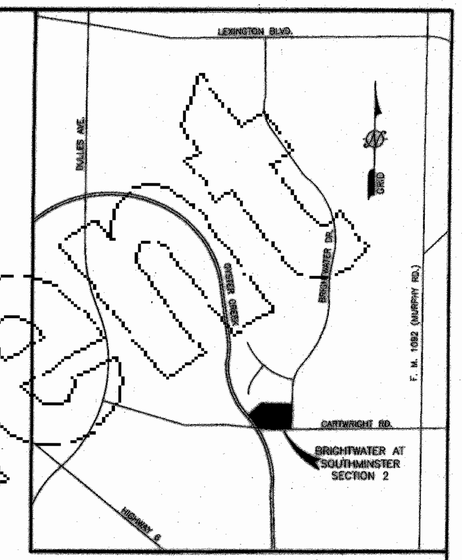
14. The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the 2003 International Fire Code(500 ft. residential development and 300 ft. for commercial development). All fire hydrants shall be installed according to the 2003 International Fire Code.

15. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-152 of the Code of Ordinances of the City of Missouri City.

16. Sidewalks shall be constructed as required by Section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.

17. Prior to any construction on the property, the owner are required to have a traffic impact analysis (TIA) completed and the owner will comply with all the TIA recommendations at the time of development.





VICINITY MAP
Scale: 1" = 1200'

We, Amegy Bank National Association, owner and holder of liens against the property described in the plat known as Southminster at Brightwater, Section 2, said lien, being evidenced by instrument of record in Film Code Nos. 2001086190, 2001086189, 2004172043, 2001086187 & 2001086188 of the Mortgage Records of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____
John P. Kelley
Senior Vice President

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared John P. Kelley Senior Vice President for Amegy Bank National Association, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER, GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of March, 2007.

Carol Burchett
Notary Public in and for the State of Texas

CAROL BURCHETT
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires
MAY 15, 2010

My Commission Expires: 5/15/2010
Deputy

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Dr. Gerald B. Hurst, Pastor and William Scott Meddaugh, Clerk of Session, for Southminster Presbyterian Church, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed 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 27 day of March, 2007.

Notary Public in and for the State of Texas

PAM DRAKE
Notary Public, State of Texas
My Commission Expires
November 07, 2007

My Commission Expires: 11/07/07
Deputy

I, Dianne Wilson, 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 June 4th 2007 at 9:50o'clock AM, and duly recorded on June 4th 2007, at 9:50o'clock AM, and in Film Code 20070151 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.

Dianne Wilson Dianne Wilson
Ex Officio Clerk of the Commissioners' Court of Fort Bend County, Texas

By: Colleen E. Kopecky
Deputy Colleen E. Kopecky

We, Southminster Presbyterian Church acting by and through Dr. Gerald B. Hurst, Pastor and William Scott Meddaugh, Clerk of Session being officers of Southminster Presbyterian Church, owners, hereinafter referred to as Owners (whether one or more) of the 5.553 acre tract described in the above and foregoing plat of Southminster at Brightwater, Section 2, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated. We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an 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. (This paragraph is applicable only to back-to-back easements within the same subdivision).

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an ten feet (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.

IN TESTIMONY WHEREOF, the Southminster Presbyterian Church has caused these presents to be signed by Dr. Gerald B. Hurst, its Pastor, thereunto authorized, attested by its Clerk of Session, William Scott Meddaugh, and its common seal hereunto affixed this _____ day of _____, 2007.

Southminster Presbyterian Church

By: Dr. Gerald B. Hurst
Dr. Gerald B. Hurst
Pastor

ATTEST: William Scott Meddaugh
William Scott Meddaugh
Clerk of Session

PLAT ATTACH 2007079135
5 PGS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dr. Dianne Wilson
2007 Jun 27 09:56 AM 20070151
CK $100.00
Dianne Wilson, Ph.D. COUNTY CLERK
FT BEND COUNTY TEXAS

I, John T. Jakubik, 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 pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.

John T. Jakubik
Texas R.P.L.S. No. 1717

LARGE ACREAGE PLAT

SOUTHMINSTER AT BRIGHTWATER SECTION 2

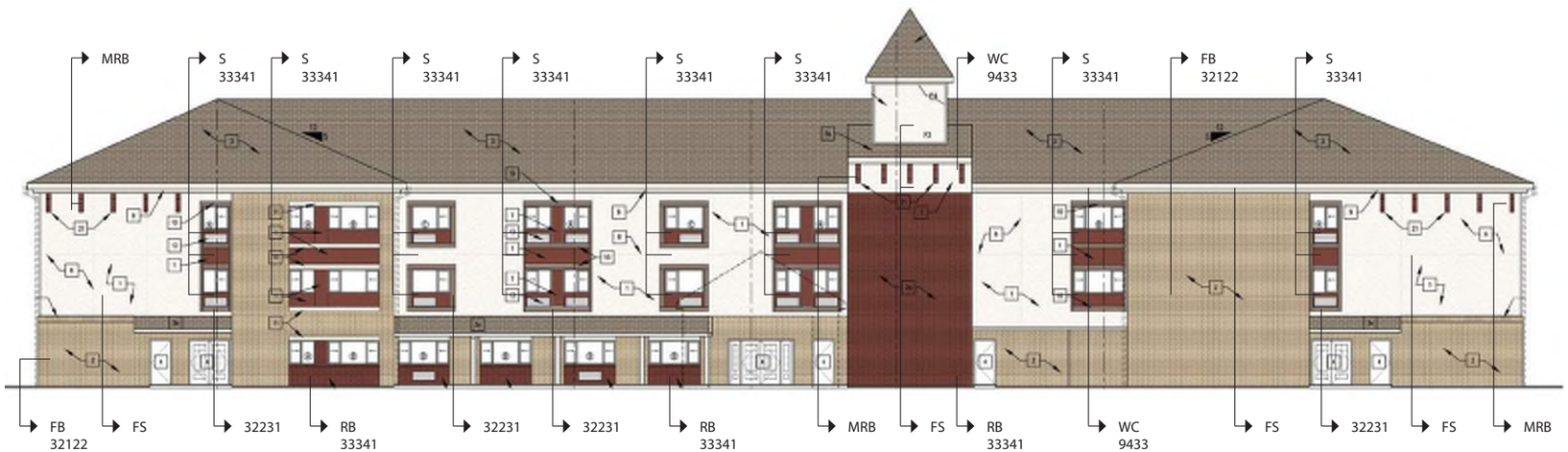
A SUBDIVISION OF
ALL OF A CALLED 5.553 ACRE TRACT
RECORDED IN FILE NO. 9386630, F.B.C.O.R.
BEING AND BEING SITUATED IN THE WILLIAM STAFFORD LEAGUE, A-89
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE
1 SECTION

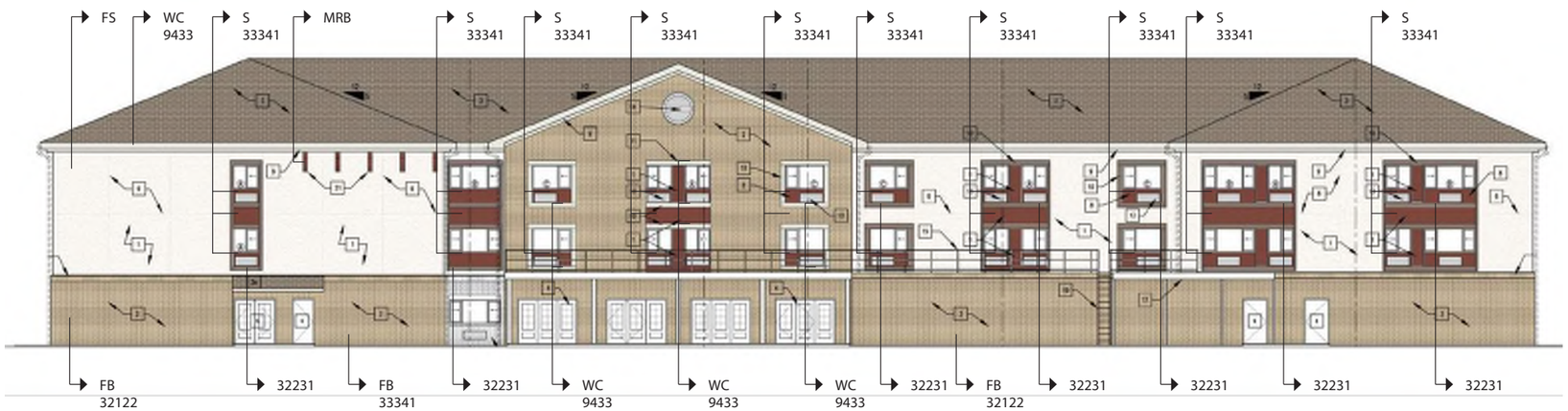
SURVEYOR:
John T. Jakubik & Associates, LLC
4309 Commerce-Stafford, Texas 77477
Phone: 281/240-0468 • Fax: 281/240-2436
www.jakubikandassociates.com

Scale: 1" = 50'
September 2006

OWNER:
Southminster Presbyterian Church
2310 Brightwater Dr.
Missouri City, Texas 77459
281/499-2310



SOUTH ELEVATION



NORTH ELEVATION

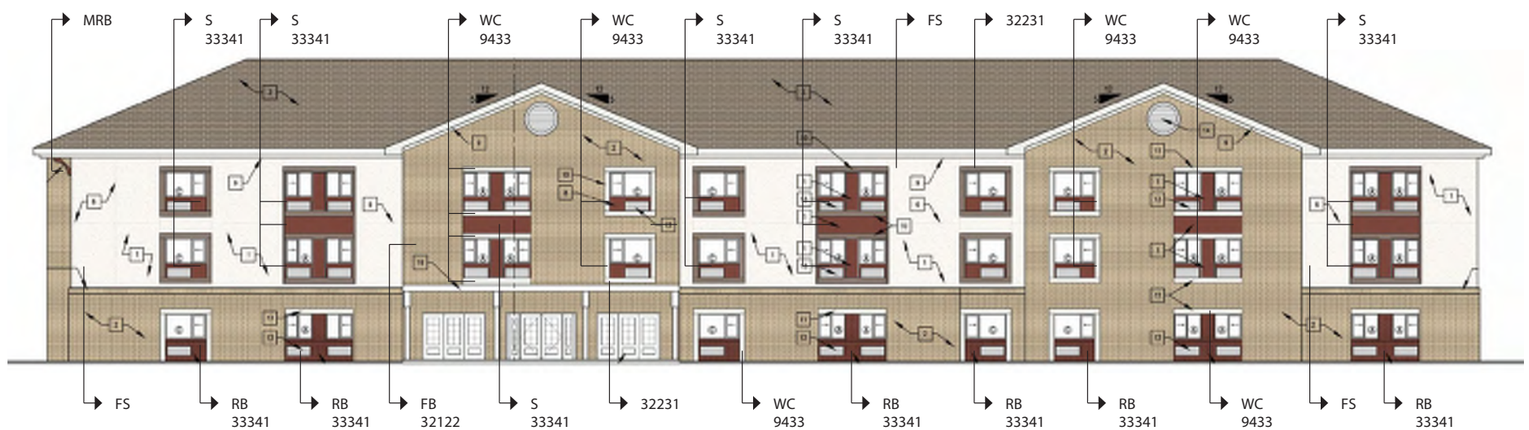
LEGEND									
	9433		32231	MRB	MATCH RED BRICK COLOR	RB	RED BRICK	S	STUCCO
	32122		33341	FRB	FIELD BRICK	FS	FIELD STUCCO	WC	WHITE COLOR

ASSISTED LIVING ELEVATIONS

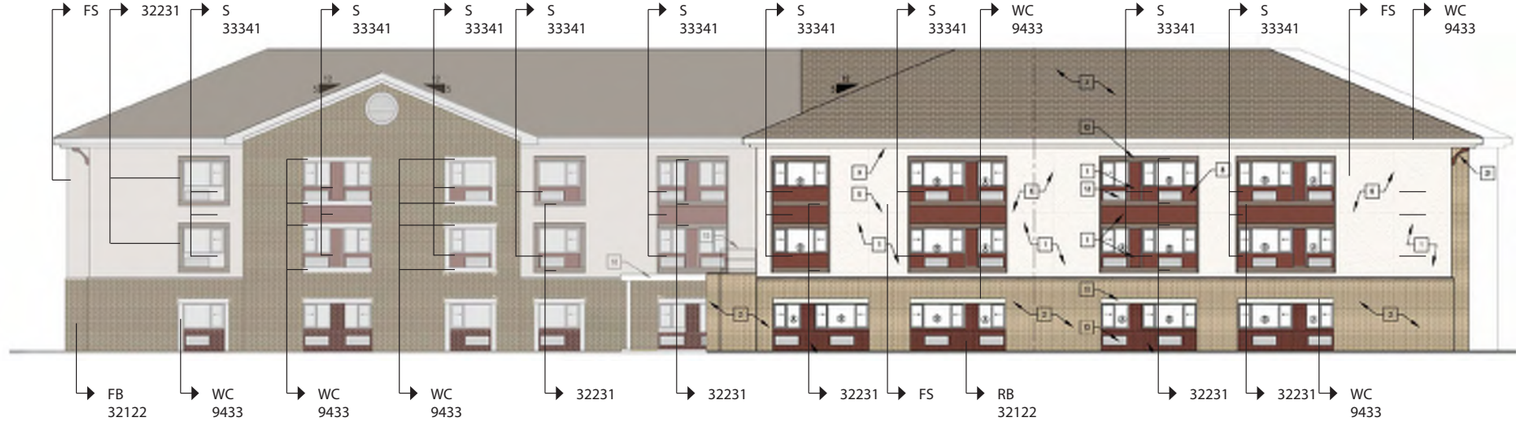
LOOK TO THE BACK OF THIS DOCUMENT TO VERIFY STUCCO COLOR CODE NUMBERS OR STO MATERIAL COLOR CHARTS/MANUFACTURER CONTACT INFORMATION.

STOA ARCHITECTS

WORKED BY: JUAN ROJAS, CYNTHIA RAMIREZ
6001 SAVOY DRIVE, SUITE 100
HOUSTON, TEXAS 77036
DATE: JULY 26, 2019



SOUTH ELEVATION



NORTH ELEVATION

LEGEND									
	9433		32231	MRB	MATCH RED BRICK COLOR	RB	RED BRICK	S	STUCCO
	32122		33341	FB	FIELD BRICK	FS	FIELD STUCCO	WC	WHITE COLOR

ASSISTED LIVING ELEVATIONS

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WORKED BY: JUAN ROJAS, CYNTHIA RAMIREZ
6001 SAVOY DRIVE, SUITE 100
HOUSTON, TEXAS 77036
DATE: JULY 26, 2019

FRONT ELEVATION

BACK ELEVATION

LEGEND									
	9433		32231	MRB	MATCH RED BRICK COLOR	RB	RED BRICK	S	STUCCO
	32122		33341	FRB	FIELD BRICK	FS	FIELD STUCCO	WC	WHITE COLOR

INDEPENDENT LIVING ELEVATIONS

STOA ARCHITECTS

LOOK TO THE BACK OF THIS DOCUMENT TO VERIFY STUCCO COLOR CODE NUMBERS OR STO MATERIAL COLOR CHARTS/MANUFACTURER CONTACT INFORMATION.

WORKED BY: JUAN ROJAS, CYNTHIA RAMIREZ
6001 SAVOY DRIVE, SUITE 100
HOUSTON, TEXAS 77036
DATE: JULY 26, 2019

FRONT ELEVATION

BACK ELEVATION

LEGEND									
		9433		32231	MRB	MATCH RED BRICK COLOR	RB	RED BRICK	S	STUCCO
		32122		33341	FRB	FIELD BRICK	FS	FIELD STUCCO	WC	WHITE COLOR

INDEPENDENT LIVING ELEVATIONS

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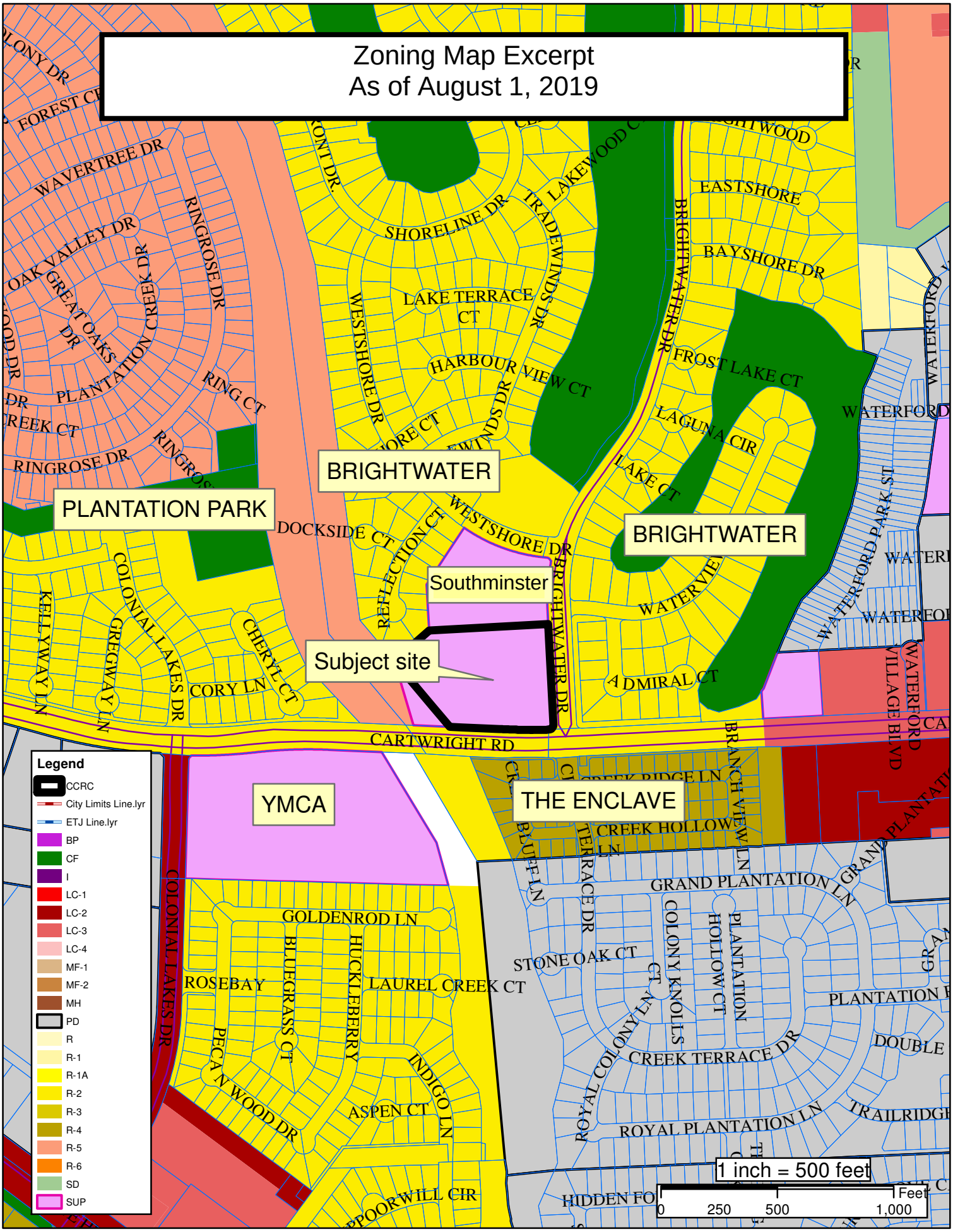

Zoning Map Excerpt
As of August 1, 2019
PLANTATION PARK
BRIGHTWATER
BRIGHTWATER
Southminster
Subject site
YMCA
THE ENCLAVE
WAVERTREE DR
OAK VALLEY DR
GREAT OAKS DR
PLANTATION CREEK DR
RINGROSE DR
RING CT
SHORELINE DR
LAKEWOOD CT
TRADEWINDS DR
WESTSHORE DR
LAKE TERRACE CT
HARBOUR VIEW CT
EASTSHORE
BAYSHORE DR
BRIGHTWATER DR
FROST LAKE CT
LAGUNA CIR
LAKE CT
WATERFORD
WATERFORD PARK ST
WATERFORD VILLAGE BLVD
DOCKSIDE CT
REFLECTION CT
WATERVIEW
ADMIRAL CT
KELLYWAY LN
GREGWAY LN
COLONIAL LAKES DR
CORY LN
CHERYL CT
CARTWRIGHT RD
CREEK RIDGE LN
BRANCH VIEW LN
CREEK HOLLOW LN
BLUFF LN
TERRACE DR
GRAND PLANTATION LN
GOLDENROD LN
BLUEGRASS CT
HUCKLEBERRY
ROSEBAY
LAUREL CREEK CT
PECAN WOOD DR
INDIGO LN
ASPEN CT
STONE OAK CT
COLONY KNOLLS CT
PLANTATION HOLLOW CT
ROYAL COLONY LN
CREEK TERRACE DR
ROYAL PLANTATION LN
PLANTATION
DOUBLE
TRAILRIDGE
POOR WILL CIR
HIDDEN FO
Legend
CCRC
City Limits Line.lyr
ETJ Line.lyr
BP
CF
I
LC-1
LC-2
LC-3
LC-4
MF-1
MF-2
MH
PD
R
R-1
R-1A
R-2
R-3
R-4
R-5
R-6
SD
SUP
1 inch = 500 feet
Feet
0
250
500
1,000

BRIGHTWATER
PLANTATION PARK
BRIGHTWATER
Southminster
Subject site
YMCA
THE ENCLAVE
CARTWRIGHT RD
DOCKSIDE
BRIGHTWATER DR
WESTSHORE DR
LAKEFRONT DR
LAKECREST DR
CLEARWATER CT
LAKEWOOD CT
HARBOR POINT DR
BRIGHTWOOD
EASTSHORE
BAYSHORE DR
FROST LAKE CT
EAGLNA CIR
ADMIRAL CT
WATERFORD
WATERFORD PARK ST
VILLAGE BLVD
GRAND PLANTATION LN
STONE OAK CT
EAGLE CREEK CT
COCONUT LAKES DR
Legend
CCRC
City Limits Line.lyr
ETJ Line.lyr
1 inch = 500 feet
Feet
0
250
500
1,000

Planned Development District
Current Conditions – Site Pictures

CCRC Cartwright Senior Living Community

View looking south, from Southminster Church parking lot

View looking west, from Southminster School parking lot and driveway

ORDINANCE NO. O-01-33

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, GRANTING A SPECIFIC USE PERMIT AUTHORIZING THE USE OF A 9.553 ACRE TRACT OF LAND IN THE CITY OF MISSOURI CITY AS A SPECIFIC USE-CHURCHES OR OTHER RELIGIOUS INSTITUTIONS; PROVIDING LIMITATIONS, RESTRICTIONS, AND CONDITIONS ON SUCH SPECIFIC USE; DESCRIBING SUCH 9.553 ACRE TRACT OF LAND; AMENDING THE ZONING DISTRICT MAP OF THE CITY AS ADOPTED BY ORDINANCE NO. O-81-1 ADOPTED ON JANUARY 19, 1981, AS AMENDED; REPEALING ORDINANCE NO. O-99-61 ADOPTED ON NOVEMBER 15, 1999; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, Southminster Presbyterian Church is the owner of a 4.000 acre tract of land and an adjacent 5.553 acre tract of land within the corporate limits of the City of Missouri City, Texas; and

WHEREAS, said 4.000 acre tract of land has a zoning classification of R-2 Single-Family Residential District and said 5.553 acre tract of land originally had a zoning classification of LC-2 Local Retail District under Ordinance No. O-81-1, adopted on January 19, 1981, the City of Missouri City Zoning Ordinance, as amended; and

WHEREAS, said 4.000 acre tract of land and said 5.553 acre tract of land were granted a Specific Use Permit-Church under Ordinance No. O-99-61 adopted by the Missouri City City Council on November 15, 1999; and

WHEREAS, the Owner has now made application and requested another Specific Use Permit-Churches or other Religious Institutions be granted for said tract of land as authorized by the City's Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have conducted, in the time and manner and after the notice required by law and the Zoning Ordinance of the City, a public hearing on such request for the issuance of such specific use permit; and

WHEREAS, the Planning and Zoning Commission recommended and the City Council now deems it appropriate to grant such Specific Use Permit-Churches or other Religious Institutions, subject to certain limitations, restrictions, and conditions; now therefore,

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

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

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

Section 3. The 9.553 acres of land comprised of a 4.000 acre tract of land and an adjacent 5.553 acre tract of land hereinafter sometimes jointly referred to as the "Tract of Land" and described in Exhibit "A" attached hereto and made a part here of is hereby granted a Specific Use Permit authorizing the use of said Tract of Land as a Specific Use-Churches or other Religious Institutions, as authorized by the City of Missouri City Zoning Ordinance, as amended, and subject to the limitations, restrictions and conditions contained in Section 5 herein.

Section 4. The Specific Use of the 9.553 acres of land, comprised of a 4.000 acre tract of land and an adjacent 5.553 acre tract of land, authorized and permitted by this Ordinance is as a Church.

Section 5. The Specific Use authorized and permitted by this Ordinance shall be, and is, subject to the development as indicated on the site plan and elevations contained in Exhibit "B" attached hereto and made a part hereof, and to the following limitations, restrictions and conditions:

I. **Uses Permitted.** The following uses shall be permitted:

A. **Entire Tract**

1. Church.

2. Day Care.

3. Private School, consisting of grades pre-kindergarten through fifth grade.

B. **Southern Parcel:**

1. Soccer practice fields Monday through Friday during daylight hours only by the First Colony Soccer Club. Such use shall expire no later than five (5) years from the adoption date of this ordinance.

II. **Standards and Regulations.**

A. **Height and Area Regulations.** Except as set forth otherwise in this Ordinance, all buildings and structures shall meet the requirements of the City of Missouri City Zoning Ordinance for an LC-3 Retail District. All proposed building site plans shall be submitted and approved prior to the issuance of building and construction permits.

B. Ingress and Egress.

1. All driveways and off-street parking areas, including locations, shall comply with the City Infrastructure Code.

C. Off-Street Parking.

1. The requirements of Section 12, Parking Regulations, shall apply.

D. Trash Disposal, Refuse and Service Areas.

1. All trash disposal and service areas shall be located to the side or rear of buildings and shall be sufficiently screened by masonry enclosures, a minimum of eight (8) feet in height, and constructed of the primary materials approved for the exteriors of the buildings. Gates for all such enclosures within the development shall be solid and consist of metal, the color to match the surrounding predominate color to blend, or an approved trim color.

2. A total of two (2) trash receptacles, each medium brown in color and sixty (60) gallons or less each in capacity, may be placed between the soccer practice fields and the parking area.

E. Utilities.

1. The provision and construction of utilities shall comply with the City Infrastructure Code.

F. Building Regulations, Architecture. All buildings and structures constructed shall comply with the Code of Ordinances of the City of Missouri City. Except as provided herein, buildings and structures are required to meet the requirements of Section 7A, Overlay Districts, and the A-5 Architectural Overlay District. Samples of all exterior color schemes and materials shall be submitted for approval during the architectural review process.

1. Exteriors. Exteriors of all buildings and structures shall be complementary in design, incorporating the existing gable and/or dormer motifs, and shall match the size, color, and style of brick and trim work of the existing Church Sanctuary and Office and Church Educational buildings.

2. Roofing on all buildings and structures shall match the color and style of the asphalt roofing on the existing buildings. Roofing on all buildings and structures shall include full-pitched roofs similar to those on the existing buildings.

3. Screening of Mechanical Equipment. Any rooftop mechanical equipment shall be screened by roofing or parapet walls, and any ground-mounted mechanical equipment shall be screened by masonry walls consisting of the material approved for the exteriors of all buildings and structures, and/or by landscaping.

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

5. Windows and Exterior Doors. The frames and mullions of all windows and doors, containing storefront glass panels, shall be anodized, and shall be bronze in color, or a color, which is complementary to the accent brick color or trim on the buildings. Any service exterior doors consisting of a material other than storefront glass panels, including if applicable, garage doors, shall be painted the predominant surrounding color to blend.

6. Temporary Buildings. Except as provided herein, any use of temporary buildings, other than for construction trailers, shall be prohibited.

7. Modular Classroom Building. The modular classroom building shall be removed from the subject site at the earliest of the following:

   a. No later than ninety (90) days after the completion of the permanent educational building.

   b. No later than May 17, 2004.

G. Lighting.

1. Lighting shall comply with the Missouri City Code, and shall be shielded to prevent illumination at the boundary of adjacent property in excess of 0.25 foot candle of average general light overflow or 0.50 foot candle at any point on such boundary.

2. Lighting shall be shielded to prevent glare on adjacent residential zoning districts.

3. All outdoor lighting, except for normal low-intensity security lighting, shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

4. All exterior lighting fixtures shall be uniform in colors and styles, and selected to complement the overall design of the subject site. Proposals for such fixtures shall be required with the building permit application for review and approval.

5. No lighting shall be installed on the southern parcel, which contains the soccer fields, until such time that the southern parcel is developed.

6. The installation of exposed neon lighting shall be prohibited within the subject site.

H. **Sound.** Sound emanating from the subject site shall comply with all City standards. The amplification of sound to the outside of buildings shall be prohibited.

I. **Landscaping, Screening and Transitional Buffer Yards.** Unless otherwise provided, the requirements of Section 11, Landscaping, of the City of Missouri City Zoning Ordinance, as revised, shall apply. The following additional landscaping standards shall apply to the subject site:

1. A transitional buffer yard, a minimum of thirty (30) feet in width, shall be installed and maintained along the subject site's perimeters adjoining residential properties. The screening in this buffer yard shall consist, at a minimum, of canopy trees spaced thirty (30) feet or less on center, and wood fencing, a minimum of six (6) feet in height. Existing wood fencing along the property lines in these perimeters shall be credited towards this requirement. A driveway for internal circulation purposes may be located near the residential properties, but not within the thirty-foot buffer yard.

2. The maintenance of the landscape screening of the modular classroom building shall be required until the modular building is removed.

3. Landscaping and associated subsurface irrigation may be phased in according to the subject site's development.

4. The installation of canopy trees, spaced thirty (30) feet or less on center, shall be planted along all perimeters of the subject site. Existing canopy trees may be credited towards these requirements.

5. All required canopy tree planting shall be live oaks.

6. All understory trees installed shall be the same species.

7. All shrubs required to be installed along the perimeters of the subject site and for the screening of parking, driveways, and service areas, shall be of the same species.

8. The monument signs and areas adjacent to all driveways and the subject site's entry shall be landscaped with flowering perennial and annual plants, as well as with shrubs.

J. **Fences.** Except as set forth herein, the requirements of Section 14, Fencing Regulations, for LC-3, Retail Districts, shall apply.

K. **Signage.** Except as set forth herein, signage shall meet the requirements of Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance.

1. A maximum of three (3) monument signs shall be permitted. They shall be located accordingly: one sign along Cartwright; one sign on near or adjacent to the intersection of Cartwright Road and Brightwater Drive; and, one sign along Brightwater Drive.

2. No later than six (6) months after the approval of this ordinance, the base and frame of all monument signs shall consist of the brick approved for the exteriors of buildings and structures.

3. The installation of internal signage limiting the soccer field use to soccer practice by First Colony Soccer Club only on Monday through Friday during daytime hours shall be required. No such sign shall exceed three (3) square feet in area.

4. No fewer than two double-sided signs limiting such use shall be installed adjacent to trash receptacles servicing the soccer fields.

L. **Outdoor Display and Storage.** Outdoor display and storage shall be prohibited within the subject site.

M. **Outside Sales.** Outside sales shall be prohibited within the subject site.

N. **Sidewalks.** Sidewalks shall be required to be constructed in conformance with the City Infrastructure Code.

O. **Platting**. Before any building shall be erected on the southern parcel, that parcel shall be required to be platted and the plat recorded as required by Chapter 82, Subdivisions, of the Missouri City Code.

P. **Construction Activity.** Construction shall be permitted only from Monday through Friday and only between the hours of 7:00 a.m. and 7:00 p.m.

Section 6. The Zoning District Map of the City of Missouri City shall be revised and amended to show the specific use permitted on said 9.553 acre tract of land as provided in Sections 3 and 4 hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, Texas, save and except the specific use permit granted to said 9.553 acre tract of land described in Section 3 hereof authorizing the Specific Use-Churches or other Religious Institutions, and the imposition of the limitations, restrictions, and conditions contained herein.

Section 8. Ordinance Number O-99-61 adopted by the City Council of the City of Missouri City on November 15, 1999, is hereby repealed.

PASSED and APPROVED on first reading this 16th day of July, 2001.

PASSED, APPROVED and ADOPTED on second and final reading this 6th day of August, 2001.

Mayor

ATTEST:

Patrice Fogarty
City Secretary

APPROVED AS TO FORM:

Kelly Sanchez
Asst. City Attorney

DESCRIPTION OF SUBJECT SITE

This property consists of a total of 9.553 acres, being all of Reserve A (4.000 acres) of Plat of Southminster at Brightwater, as recorded in Slide #770B, Fort Bend County, Texas, Plat Records; and all of an adjacent 5.53 acre tract described in the attached metes and bounds.

METES AND BOUNDS DESCRIPTION
OF A 5.553 ACRE TRACT OF LAND
OUT OF THE WILLIAM STAFFORD SURVEY, ABSTRACT 89
FORT BEND COUNTY, TEXAS

Being a 5.553 acre tract of land out of the William Stafford Survey, Abstract 89, Fort Bend County, Texas; and being all of and the same as that certain 5.553 acre tract of land as conveyed to Perry-Brightwater, Ltd. in Special Warranty Deed dated June 24, 1993, as recorded in County Clerk's File Number 9339201 of the Official Records of Fort Bend County, Texas; said 5.553 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod for corner in the West right-of-way line of Brightwater Drive (100 foot right-of-way) and being the Southeast corner of Reserve "A" of Southminster at Brightwater, as recorded in Slide 770-B of the Plat Records of Fort Bend County, Texas;

THENCE South 00° 59' 35" East with said West right-of-way line, 440.00 feet to a set 5/8-inch iron rod for corner;

THENCE South 44° 00' 25" West, 14.14 feet to a set 5/8-inch iron rod for corner in the North right-of-way line of Cartwright Road (120-foot right-of-way);

THENCE South 89° 00' 25" West with said North right-of-way line, 10.00 feet to a set 5/8-inch iron rod for corner at the beginning of a curve to the right;

THENCE with said North right-of-way line along the arc of a curve to the right, having a chord of North 88° 11' 05" West, 197.26 feet, a radius of 2,013.14 feet, a central angle of 05° 36' 59", a distance of 197.34 feet to a set 5/8-inch iron rod for corner at a point of tangency;

THENCE North 85° 22' 36" West with said North right-of-way line, 199.84 feet to a set 5/8-inch iron rod for corner in the East right-of-way line of Oyster Creek as recorded in Volume 2143, Page 1564 of the Deed Records of Fort Bend County, Texas;

THENCE North 41° 23' 18" West with the East right-of-way line of Oyster Creek, 391.11 feet to a set 5/8-inch iron rod for corner at the Southwest corner of Lakeshore Point at Brightwater as recorded by Plat at Slide Numbers 1259-A and 1259-B of the Map Records of Fort Bend County, Texas;

THENCE North 50° 52' 08" East with the South line of said Lakeshore Point at Brightwater, 199.03 feet to a set 5/8-inch iron rod for corner at the Southwest corner of said Reserve "A" of Southminster at Brightwater;

SEP 24 1999

RECEIVED

EXHIBIT A 2 OF 3

FILE COPY

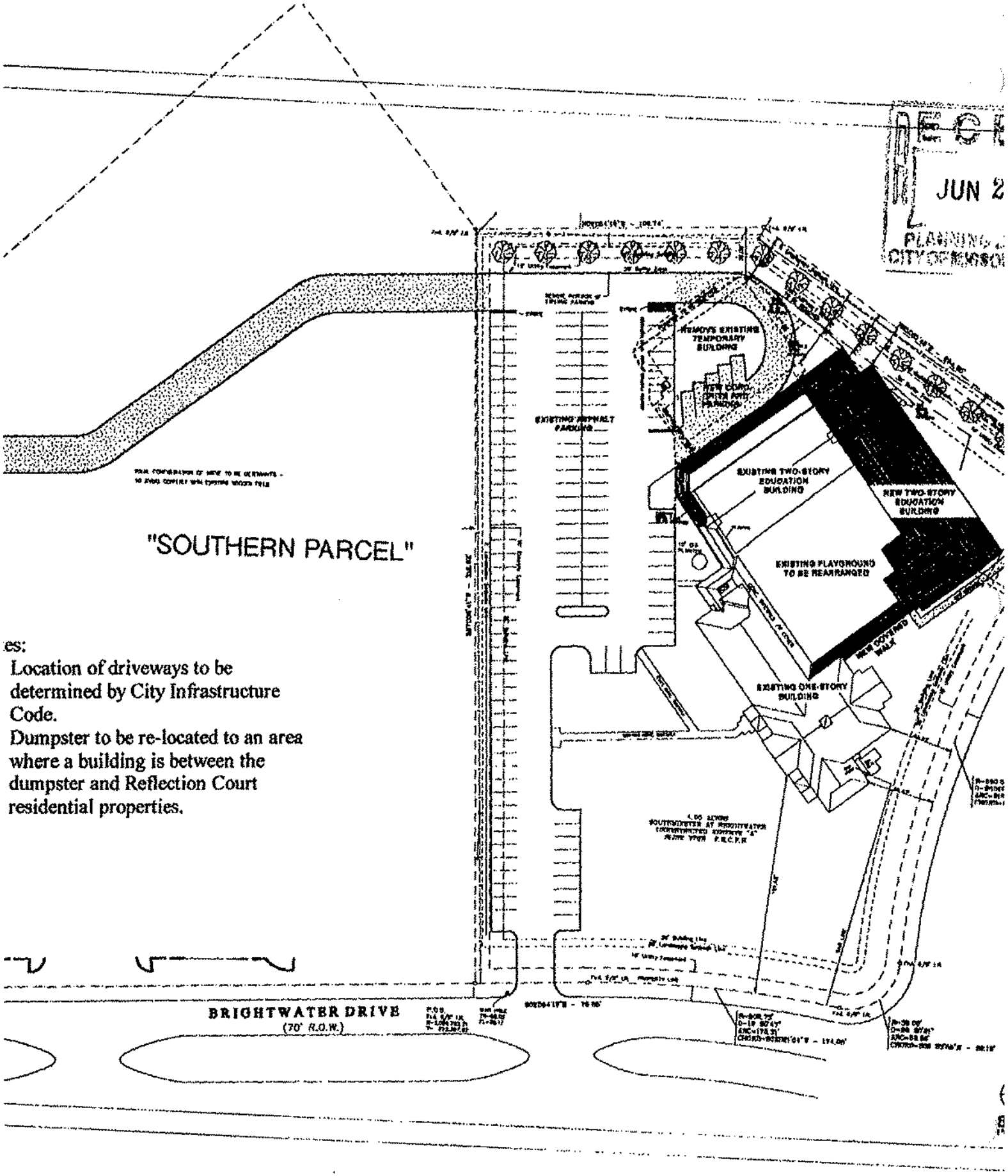
312.82 feet to the PLACE OF BEGINNING; containing 5.553 acres of land, more or less. (241,886 square feet)

DANNENBAUM ENGINEERING CORPORATION
Consulting Engineers

2941-01/R292
March 11, 1993
Revised: December 14, 1993

rd/rlsr

STATE OF TEXAS
REGISTERED
ROYAL T. BROWN
2931
PROFESSIONAL
LAND SURVEYOR

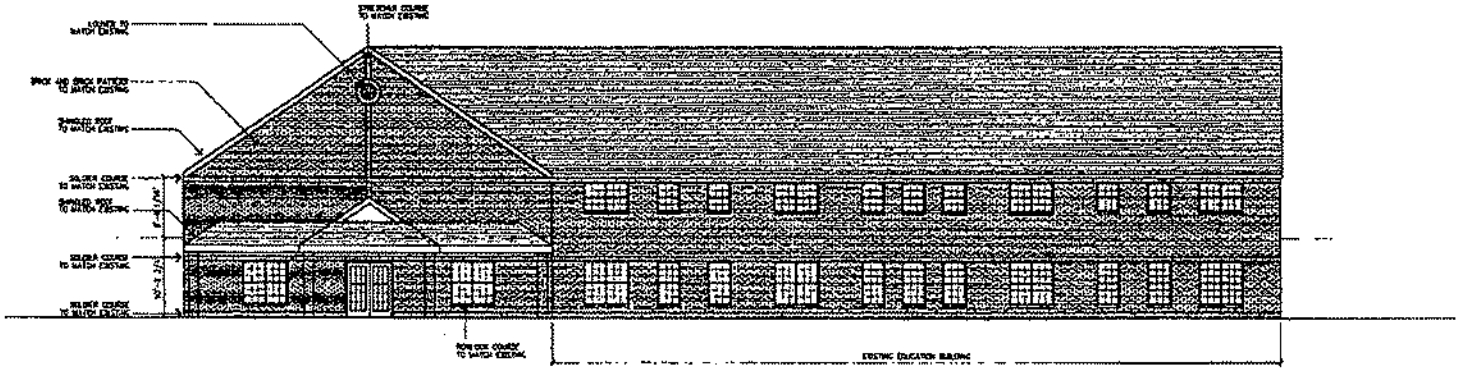


es:
Location of driveways to be determined by City Infrastructure Code.
Dumpster to be re-located to an area where a building is between the dumpster and Reflection Court residential properties.

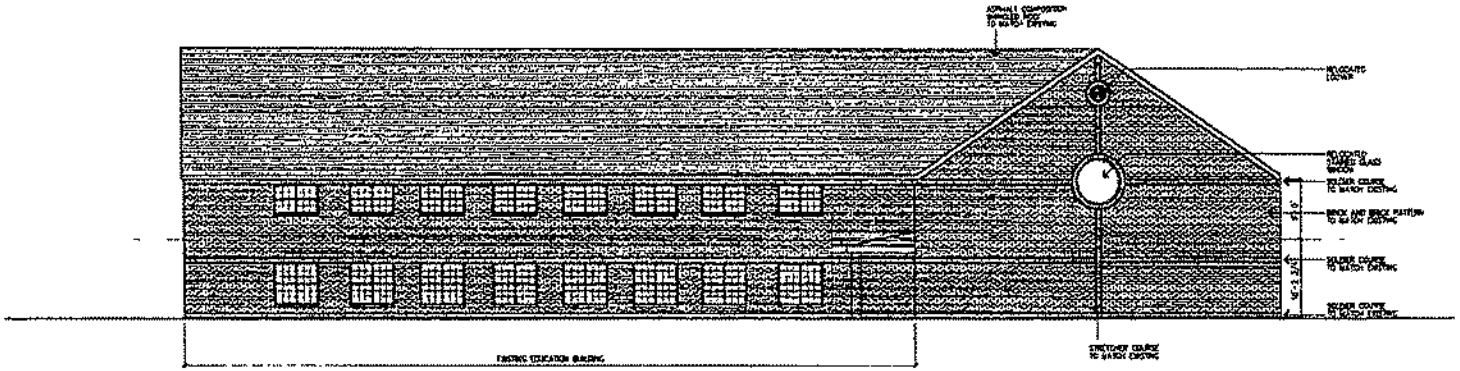
RECE
JUN 2
PLANNING
CITY OF KINGSO

HALL BA M LUCCHESI
ARCHITECTS

, Texas 77027
21-7581
713 623-8258 fax



4 WEST ELEVATION



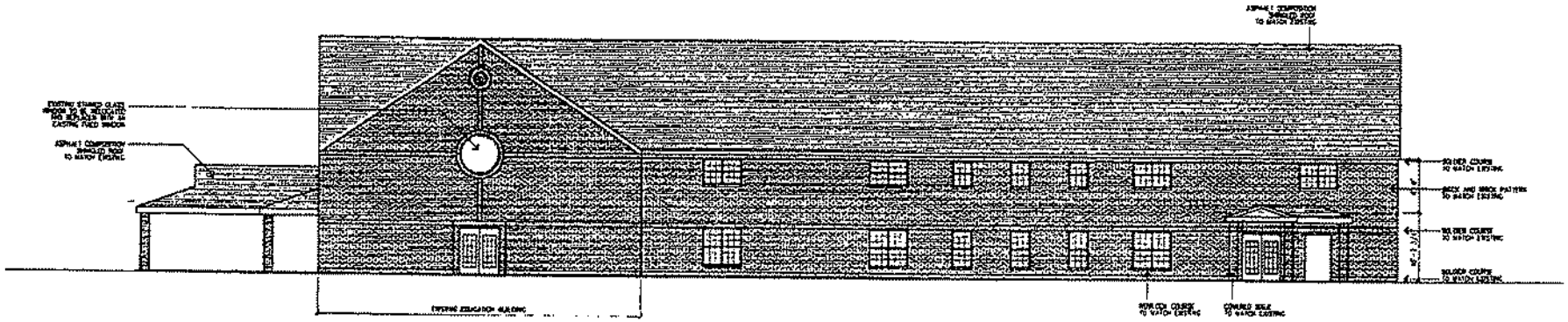
1 EAST ELEVATION

PROJECT NAME:	PROJECT NO:	DATE:
SOUTHMINSTER PRESBYTERIAN CHURCH	01-02	6/1
TITLE:	SCALE:	SHEET
NEW EDUCATION BUILDING	1/16"=1'-0"	1

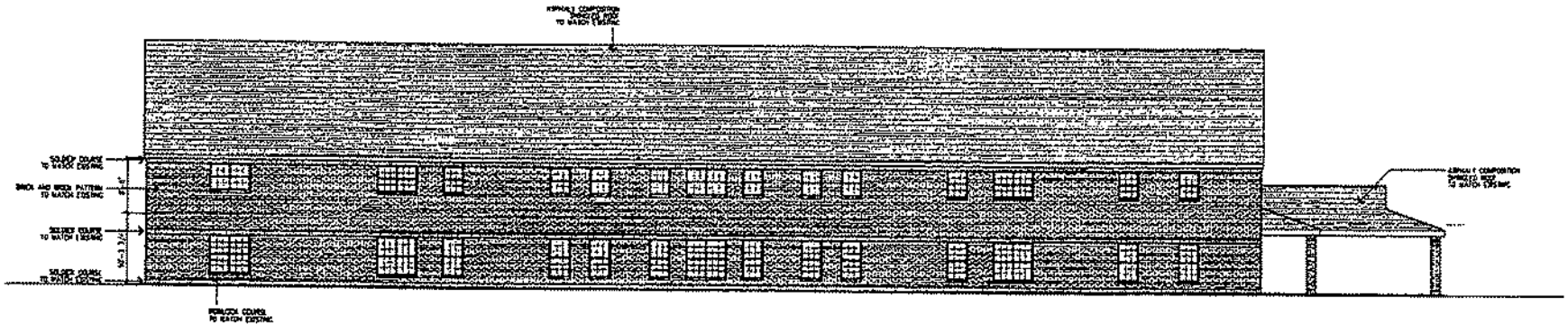
EXHIBIT B (PAGE 2 OF 3)

HALL B/ JM LUCCHESI
ARCHITECTS

westoyon
on, Texas 77027
621-7581
713 623-8258 fax



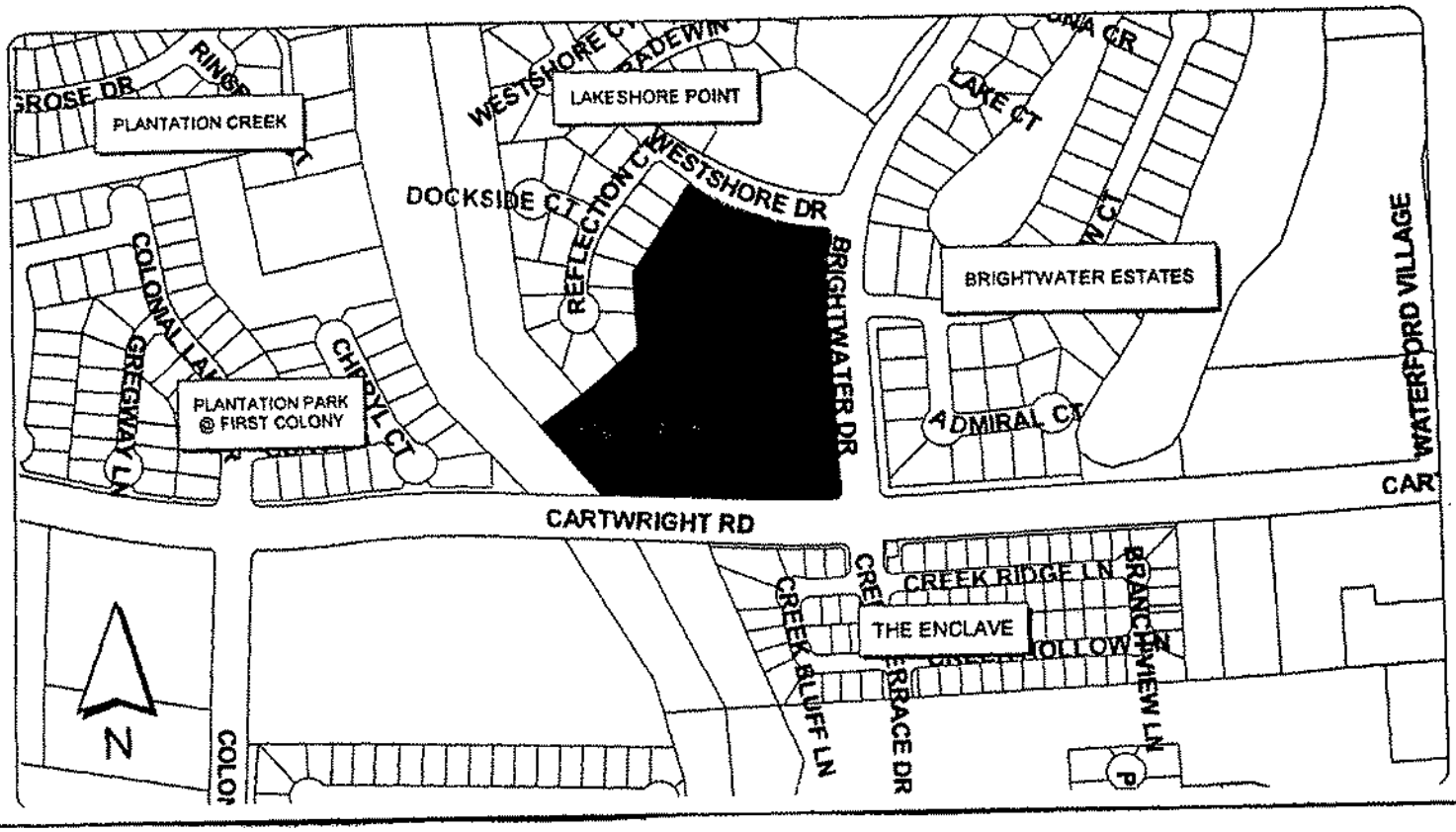
4 SOUTH ELEVATION
1/8"=1'-0"



1 NORTH ELEVA
1/8"=1'-0"

PROJECT NAME:	PROJECT NO:	DATE:
SOUTHMINSTER PRESBYTERIAN CHURCH	01-02	6/
TITLE: NEW EDUCATION BUILDING	SCALE: 1/15"=1'-0"	SHEET 1 2

EXHIBIT B (PAGE 3 OF 3)


WATERFORD VILLAGE
BRIGHTWATER ESTATES
ADMIRAL CT
LAKE CT
BRIGHTWATER DR
WESTSHORE DR
REFLECTION CT
DOCKSIDE CT
LAKESHORE POINT
PLANTATION CREEK
PLANTATION PARK
@ FIRST COLONY
CHERYL CT
GREGWAY LN
CARTWRIGHT RD
CREEK RIDGE LN
THE ENCLAVE
CREEK BLUFF LN
BRANCHVIEW LN
N

missouri CITY
TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

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

DATE OF NOTICE: August 2, 2019

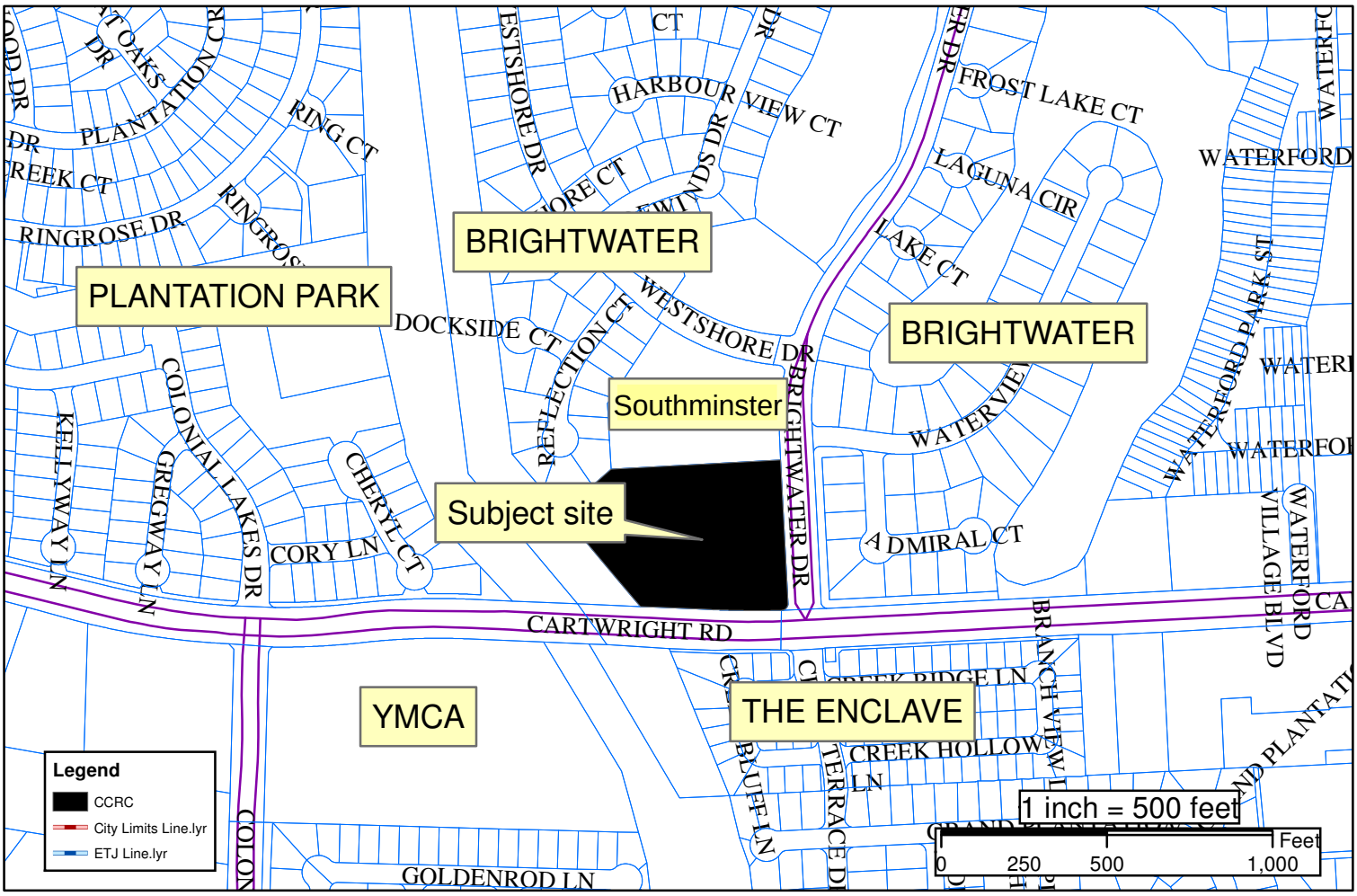
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, August 14, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Cynthia Ramirez, STOA Architects to zone a property from LC-2, local retail district and SUP, Specific Use Permit No. 40 (Ordinance O-01-33) to PD, Planned Development District to allow for a unified development to include independent living and assisted living; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of the Enclave residential subdivision and Fort Bend Family YMCA, south and west of the Brightwater residential subdivision and east of Plantation Park residential subdivision.

SITE LEGAL DESCRIPTION: The subject site can be described as being all of Reserve A, Southminster at Brightwater Section 2 according to the map or plat thereof recorded instrument number 20070151 of the Official Public Records of Fort Bend County, Texas.

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


BRIGHTWATER
PLANTATION PARK
BRIGHTWATER
Southminster
Subject site
YMCA
THE ENCLAVE
HARBOUR VIEW CT
FROST LAKE CT
LAGUNA CIR
LAKE CT
WESTSHORE DR
DOCKSIDE CT
REFLECTION CT
BRIGHTWATER DR
ADMIRAL CT
CARTWRIGHT RD
CORY LN
CHERYL CT
COLONIAL LAKES DR
GREGWAY LN
KELLYWAY LN
RINGROSE DR
RING CT
PLANTATION
CREEK HOLLOW LN
BLUFF LN
TERRACE DR
BRANCH VIEW
VILLAGE BLVD
WATERFORD PARK ST
WATERFORD
GOLDENROD LN
Legend
CCRC
City Limits Line.lyr
ETJ Line.lyr
1 inch = 500 feet
Feet
0
250
500
1,000

missouri CITY
TEXAS

DEVELOPMENT SERVICES – PLANNING DIVISION

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

August 2, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, August 14, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Cynthia Ramirez, STOA Architects to zone a property from LC-2, local retail district and SUP, Specific Use Permit No. 40 (Ordinance O-01-33) to PD, Planned Development District to allow for a unified development to include independent living and assisted living; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

****

Dear City Representatives:

____ I/We protest this proposed zoning because

___ I/We support this proposed zoning because

Sincerely,

_____ _____
Signature Print Name

_____ _____
Street Address Subdivision

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

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

_____
Print Name Signature

missouri CITY
TEXAS

DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

August 2, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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****

Dear City Representatives:

✓ I/We protest this proposed zoning because

NOISE, LIGHTS - TRAFFIC CONGESTION - ALL THIS IS IN MY BACKYARD

___ I/We support this proposed zoning because

Sincerely,

Mary Ammerman
Signature

MARY AMMERMAN
Print Name

2329 REFLECTION CT
Street Address

LAKES OF BRIGHTWATER
Subdivision

_____
Phone Number

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

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MARY AMMERMAN
Print Name

Mary Ammerman
Signature

City of Missouri City, TX
Received
AUG 07 2019
Planning Division

DEVELOPMENT SERVICES – PLANNING DIVISION

missouri CITY TEXAS

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

August 2, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
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****

Dear City Representatives:

✓ I/We protest this proposed zoning because

Noise + light pollution, congestion, increased traffic, risk of flooding very close to our home. Not in keeping with residential neighborhood

___ I/We support this proposed zoning because

Sincerely,

Ruchira Paul — RUCHIRA PAUL
Signature — Print Name

Sudhir Paul — SUDHIR PAUL
Signature — Print Name

2323 REFLECTION CT. Missouri City, Tx-77459 — LAKES OF BRIGHTWATER
Street Address — Subdivision

Phone Number

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

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RUCHIRA PAUL — Ruchira Paul
Print Name — Signature

City of Missouri City, TX
Received
AUG 07 2019
Planning Division

MISSOURI CITY
TEXAS

DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

August 2, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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****

Dear City Representatives:

✓ I/We protest this proposed zoning because

IT WILL RESIDE TOO CLOSE TO MY HOME.

___ I/We support this proposed zoning because

Sincerely,

Signature

DWAYNE MORGAN
Print Name

2326 REFLECTION COURT
Street Address

LAKES OF BRIGHTWATER
Subdivision

Phone Number

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

City of Missouri City, TX
Received
AUG 09 2019
Planning Division

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Print Name

DWAYNE MORGAN

Signature

MISSOURI CITY
TEXAS

DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

August 2, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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City Council Chambers
2nd Floor, City Hall Building
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This letter is being sent to property owners within 200' of the subject property as required by law It is also sent to others on request.

****

Dear City Representatives:

X I/We protest this proposed zoning because it will increase noise level, traffic, Proposed Zoning Plan will not protect our privacy, ~~[illegible]~~ ~~[illegible]~~ with high density residential area.

___ I/We support this proposed zoning because

Sincerely,

Signature: [signature]
Print Name: Yi Hong Wen
Street Address: 2319 Reflection Ct
Subdivision: Brightwater
Phone Number:

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

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Print Name: Yi Hong Wen
Signature: [signature]

City of Missouri City, TX
Received
AUG 12 2019
Planning Division

City of Missouri City, TX
Received
AUG 07 2019
Planning Division

PETITION

**to the Planning & Zoning Commission
and The City Council, City of Missouri City**

We, the undersigned, as homeowners of Brightwater subdivision in Missouri City, are requesting that the applicants (STOA Architects) for a Planned Development District, known as CCRC/Cartwright Senior Living Community at 4200 Cartwright Road, Missouri City, be denied rezoning.

We feel that the application to establish site-specific criteria for the proposed independent living and assisted living buildings on the current LC-2 site would result in a development detrimental to the Brightwater community.

Our opposition includes but is not limited to concerns regarding:

- **limited drainage and detention capabilities per the site map and potential impact to and from Oyster Creek**
- **increased traffic on Brightwater Drive and at the intersection of Cartwright Road**
- **proposed buildings greater than two-story in height, particularly in an area primarily residential neighborhoods**
- **the excessive size, square footage and parking proposed for the acreage available**

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
BARBARA J. GIBSON	[illegible]	3519 BATELEN CT	8/3/19
Shirley G. Hochman	Shirley G. Hochman	4126 Starboard Shores Dr.	8/3/19
Howard S Hochman	[illegible]	4126 Starboard Shores Dr	8/3/19
Randy Brock	Randy Brock	4319 Lakeside Meadow	8-3-19
Carol Brock	Carol Brock	4319 Lakeside Mead	8-3-19
LILY LAM	[illegible]	1906 Shoreline	8-3-19
Quang & OANH Hay	[illegible]	4111 Waterview Ct	8-3-19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Tatyana Samaylova	[illegible]	4007 Harbor Point Dr.	08.03.19
Miran Rukab	Miran Rukab	4310 Dockside	08/3/19
Ricky Rukab	Ricky Rukab	4310 Dockside	08/3/19
Maria Crawford	Maria Crawford	4411 Windsail CT	08/3/19
Edward Crawford	Edward Crawford Jr.	4411 Windsail CT	08/3/19
Bingbing Guo	Bingbing Guo	4514 Northshore CT	8/3/19
MASARRA TAWFIK	Masarra Tawfik	4203 clearWater ct	8/3/19
Adel Tawfik	Adel Tawfik	4203 ClearWater CT	8/3/19
Jing Pan	[illegible]	1727 Lakewinds Dr.	8/3/19
Richard X Lee	[illegible]	1727 Lakewind Dr	8/3/19
Chhaya K. Thaker	[illegible]	2006 Trade Winds Dr.	8/3/19.
Premchand Isella	[illegible]	4403 windsail ct	8/3/19
Cassel D. Truscott	[illegible]	1703 Pebblestone Ct	8/3/19
Zhaohong Zhang	[illegible]	2026 Westshore Dr.	8/3/19
Fangming Zhu	[illegible]	2026 Westshore Dr.	8/3/19
Lijie Chen	[illegible]	4426 Lakeside Meadow Dr	8/3/19
Shailaja Thakkar	[illegible]	1702 Enclave Ct Missouri City Tx 77459	8/3/19
Leslie Smith	Leslie Smith	4110 Lake Ct No. City, TX 77459	8/3/19
NIKESH PATEL	Nikesh Patel	4430 starboard shore dr. Missouri City, TX	08/03/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
PARTHA SARATHY		1607 NORTHSHORE DRIVE	8/3
PADMAJA SARATHY		1607 NORTHSHORE DRIVE	8/3
HELEN DUONG		4118 Stillwater Dr	8/3
Rockie Chan		4118 Stillwater Drive	8/3
Siddhanth Dave		4131 Starboard Shores Dr. Missouri City TX 77459	8/3/19
Sejal Dave		4131 Starboard Shores Dr	8/3/19
Katrina Leung		1714 Shoreline Drive	8/3/19
Pooja Dave		4131 Starboard Shores Drive	8/3/19
ANIL SHAH		4002 Waterview Ct	8/3/19
Cynthia Laursen		1743 Northshore	8/3/19
Chris Laursen		1743 Northshore	8/3/19
Huei-Kai Lin		4114 Brightwood St	8/3/19
Szu-Yu Chen		4114 Brightwood St	8/3/19
Jiang Nie		4514 Lakeside Meadow Dr	8/3/19
Zhi Jian ZENG		4514 Lakeside Meadow Dr	8/3/2019
Igor Samoylov		4007 Harbor Point Dr	8/3/2019
DR. JEFFREY C. CHANG		4003 Harbor Point Drive	8/3/2019
Frances Chang		4003 Harbor Point Drive	8/3/2019
Sana Dhedhi		2014 Westshore Dr.	8/3/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Leonard Jackson	[illegible]	1702 Northshore Dr. Missouri City TX 77459	8-3-19
Ryan Stewart	[illegible]	1702 Shoreline Dr Missouri City TX	8/3/19.
Isabel Rios	[illegible]	4014 BRIGHTWOOD ST	8/3/19
GUSTAVO GUERRERO	[illegible]	4014 BRIGHTWOOD ST	8/3/19
Mariana Molina	[illegible]	1917 Shoreline Dr	8/3/19
Arshan Khan	[illegible]	4118 Waterview Ct	8/3/19
Caner Zabus	[illegible]	4118 Waterview Ct	8/3/19
Lorene Knowles	[illegible]	1706 Enclave Ct.	8/3/19
ADRIAN PURDY	[illegible]	4206 WATERSIDE CRT	8/3/19
SONYA PURDY	Sonya Purdy	4206 WATERSIDE CT	8/3/19
Albert KALETA	Albert J. Kaleta	4122 WATERVIEW CT	8/3/19
Albert Robinson	[illegible]	4135 Admiral Court	8/3/19
IRENE C. MOORE	Irene Moore	4106 BRIGHTWOOD ST	8/4/19.
DONALD D. MOORE	[illegible]	4106 BRIGHTWOOD ST	8/4/19
Veniece Griffin	Veniece Griffin	1730 Shoreline Dr	8/4/19
Ana Lilia Molina	[illegible]	1917 Shoreline Dr	8/4/19
Ruben Molina	[illegible]	1917 Shoreline Dr	8/4/19
Judy Fis	Judy Fis	4515 Lakeside Meadow Dr.	8/4/19
PATRICIA LANYS	[illegible]	4510 Anglon Point Ct	8-4-19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Song Jiang		4507 Northshore CT	8-3-19
Ruisong Kang	Ruisong Kang	4507 Northshore CT.	8/3/19
David Farrell	D. Farrell	2330 REFLECTION CT	8/3/19
Jerry Jiang		1826 Northshore Dr	
Rany Hsieh	Rany Hsieh	1826 Northshore Dr	08/01/19
Alice Hsieh	Alice Hsieh	1826 Northshore Dr	08/01/19
Chris Hsieh	Chris Hsieh	1826 Northshore Dr	08/01/19
Hazel Davis		1834 BRIGHTLAKE WAY	8/3/19
STEPHEN ALDERSON		1722 BRIGHTLAKE WAY	8/3/19
JANET ALDERSON		1722 BRIGHTLAKE WAY	8/2/19
Adam Bogard		1923 Lake Winds	8/3/19
Letha Kolla		4403, windsail ct	8/3/19
Radbod Dorabi		1918 shore line Dr.	08/03/19
Nasrin Akbarloy		19118 shoreline Dr	8/3/19
Meha Patel		1714 Brightlake Way	8/3/19
Ann DeCordova	ANN DeCordova	1822 Shoreline Dr	8/3/19
Xuping Huo		1814 Lakeport. Dr.	8/3/18
LELA M. ROBINSON	Lela M. Robinson	1510 WATERWOOD CT	8/3/19
Rajesh Ghosh		1831 Waterside Dr	8/3/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
SENREN LIU		4303 Lakeside Meadow Dr. MO CITY TX 77459	8/3/19
BERTHA J CARDOZO		1822 Lake Winds Dr Missouri City TX 77459	8/3/19
DAVID M. LEMONS		2223 TRADEWINDS DR Missouri City, TX 77459	8/3/19
RUCHIRA PAUL	Ruchira Paul	2323 REFLECTION CT MISSOURI CITY, TX-77459	8-3-19
Andrew Liu		4303 Lakeside Meadow Dr. Missouri City, TX, 77459	08/03/19
Henry chu		4118 Harbour Cir	8/3/19
YenYun WU		4118 Harbour Cir.	8/3/19
RAJENDRA KUMAR	Raj Kumar	4135 Harbour Circle, MC	8/3/19
RASHMI KUMAR	Rashmi Kumar	4135 Harbour Circle MC.	"
BENJAMIN LIU		4303 LAKESIDE MEADOW DR. MISSOURI CITY, TX 77459	8/3/19
Li Li		4303 Lakeside Meadow Dr. Missouri City.	8/3/19
YUZAIN PARIKH		4102 Mooring Pt. Ct. Missouri City, TX	77459
Ko			
Tay-Jye Shen		2103 Westshore Dr.	8/3/19
Michael Shen		2103 Westshore Dr.	8/3/19
Kelvin Shen		2103 Westshore Dr.	8/3/19
KOLCA PARIKH		4102 Mooring Pt. Ct. Missouri City, TX 77459	8/3/19
SAMI PARIKH		4102 Mooring Pt. Ct.	8/3/19
Asher Chou		4202 Lake Terrace ct Missouri City, TX	8/3/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
JACKIE FARRELL	Jh farrell	2330 REFLECTION CT.	8/3/19
EDGARDO MELENDEZ	[illegible]	4111 LAKE CT.	8/7/19
LAWRENCE DAVIS	L Davis	1834 BRIGHTLAKE WAY	8/3/19
Lillian Rayford	Lillian Rayford	4714 Brookside Ct	8/3/19
Mary J. Thickard	Mary J. Thickard	4218 LAKE TERRACE CL.	8/3/19
Peter Zhang	Peter Zhang	4115 Harbour Cir.	8/3/19
Xinjie Li	xinjie li	4115 Harbour Cir	8/3/19
Rajubhai Patel Pake RM	[illegible]	124 BRIGHT LAKE WAY MIS TX 77459	8/3/19
CRISTINE E. PATTY	[illegible]	1910 LAKE WINDS DR.	8/3/2019
Bernardo Martinez	[illegible]	1910 Lakewinds Dr	8/3/2019
WILLIAM HUYNH	[illegible]	2207 TRADEWINDS DR.	8/3/2019
Zuxing Chen	[illegible]	4426 Lakeside Meadow Dr.	8/3/2019
KEDAR THAKKAR	[illegible]	1702 ENCLAVE CT.	8/3/2019
Leslie Coffelt	Leslie Coffelt	4107 Eastshore	8/3/2019
Lama Raad	Lama Raad	4207 Clearwater Ct	8/3/2019
Wadad Lahoud	W Lahoud	1827 Bright lake Way	8/3/2019
Kay S. Cox	Kay S. Cox	4526 Northshore Court	8/3/2019
DAVID B. COX	David B. Cox	4526 NORTHSHORE COURT	8/3/2019
Wuran Lin	Wuran Lin	1607 Waterwood CT	8/3/2019

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Zuxing Kan	Zuxing Kan	1607 Waterwood CT	8/3/2019
Wei Fan	[illegible]	1814 Lakefront Dr.	8/3/2019
Judy Yuwen Shen	[illegible]	2103 Westshore Dr.	8/3/19
WILLIE R. ROBINSON	Willie R. Robinson	1510 WATERWOOD CT	8/3/19
LEE ALEXANDER	[illegible]	4315 WATERLILY CT	8/3/19
RACHEL ALEXANDER	RL Alexander	4315 WATERLILY CT	8/3/19
MITA GHOSH	[illegible]	41831 WATERSIDE DR	8/3/19
Joanie Sharp	Joanie Sharp	4006 Waterstone	8/3/19
Agnes Leung	[illegible]	1714 Shoreline Dr.	8/3/19
Lawrence Leung	[illegible]	1714 Shoreline Dr.	8/3/19
Wei zhuan Liu	Wei zhuan Liu	1803 lake winds Dr	8/3-19
Yong min Zhang	Yongmin Zhang	1803 lake winds Dr	8-3-19
Eric Zhang	Eric Zhang	1803 lake winds Dr	8-3-19
Purnima A. Shah	[illegible]	4002 Waterview Ct.	8-3-19
Linda Ho King	[illegible]	1726 shoreline Dr	8/3/19
Ruchira Paul	Ruchira Paul	2323 Reflection Ct.	8-3-19
De Quan Jing	De Quan Jing	1611 Northshore Dr	8/3/19
Yuk Chun Chiu	[illegible]	1611 Northshore Dr	8/3/19
Debbie Chou	[illegible]	4202 Lake Terrace Ct, Missouri City, TX 77459	8/3/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Beverly Griffin	Beverly Griffin	4122 Mid Stream Dr Mo City TX 77459	8/3/19
CHRISTIAN GRIFFIN	Christian A Griffin	4122 MIDSTREAM DR 77459	8/3/19
Sumera Khan	Sumera	4118 Waterview Ct	8-3-19
Zohreen Khan	Z Khan	4118 Waterview Ct	8-3-19
Aveeha Khan	Aveeha	4118 Waterview Ct	8-3-19
Mehreen Khan	[illegible]	4118 Waterview Ct	8-3-19
Mukadas Kurban	[illegible]	2027 westshore Dr	8-3-19
Dilfira Aparjan	[illegible]	2027 westshore Dr	8-3-19
Dilmira Aparjan	Dilmira	2027 westshore Dr	8-3-19
Joe Willey	[illegible]	1830 Bright Lake Way	8/3/19
Juliana Willey	Juliana Willey	1830 Bright Lake Way	8/3/19
Hugh Willey	Hugh Willey	1830 Bright Lake Way	8/3/19
KAREN Strickman	Karen Strickman	2015 Brightwater Dr.	8/3/2019
Patricia Smith	Patricia Smith	1410 Lake Winds Dr	8-3-19
IMRE NAGY	Imre Nagy	2019 TRADEWINDS DR	8-3-19
Henry L.	[illegible]	4127 Starlind Shore Dr.	8-3-19
Charles Branch	Charles E. Branch	1926 LAKEFRONT DR	8-3-19
RITA DUNPHY	Rita J Dunphy	4102 BAY SHORE DR	8-3-19
JAMES T. DUNPHY	James T. Dunphy	4102 BAYSHORE DR	8-3-19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Mannhi Luong		2115 Tradewinds	8/3/19
Wai-man Lee		2115 Tradewinds	8/3/19
Khay Luong		1903 waterside	8/31/19
XI LUO		1706 Lakefront Dr	8/3/19
NING LIU		1706 Lakefront Dr	8/3/19
Qiang Luo		1706 Lakefront Dr	8/3/19
Lei Han		1706 Lakefront Dr	8/3/19
Kamlesh Thaker		2006 TRADEWINDS DR	8/3/2019
Yanfeng Cui		1727 Brightlake Way	8/3/2019
DHASAN JAMES		4206 Lakewood ct.	8/3/2019
MARIAMMA JAMES		4206 Lakewood ct.	8/3/2019
Jonathan Liang		1834 Shoreline Dr	8/3/2019
Shunkwok W. Tse		4107 Lake Court, Mo. Tx 77459	8/3/2019
GEORGE PARKER		1706 LAKE WINDS, Mo. City, TX 77459	8/3/2019
Victor Pineda		2107 Westshore Dr. 77459	8/3/2019
Manish Patel		1835 Lakefront Dr	8/3/19
Alan Atwater		4138 Starboard Shores Dr.	8/3/19
Sudhir Paul		2323 Reflection Court	8/3/19
Yi Hong Wen		2319 Reflection Court	8/3/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Apar Patel		2027 Westshore Dr	8-3-2019
PAM SIMON	Pamela Simon	4111 Harbor Pt Dr	8-3-19
TOM TUNNELL	Thomas V Tunnell	4022 EASTSHORE	8-3-19
KAY TUNNELL	Kay Tunnell	4022 EASTSHORE	8-3-19
PAM SIMON	Pam Simon	4111 HARBOR POINT	8-3-19
Canan Akual		4118 Waterview CT	8-3-19
Serkan		4118 Waterview CT	8-3-19
Alka Mathuria		4403 Lakeside Meadow Dr	8-3-19
Sudhir Mathuria		4403 Lakeside Meadow Dr	8-3-19
Orville Harris		1826 SeaBreeze Ct	8-3-19
Marlene Stump		4223 Harbourview Ct	8-3-19
Melissa Salies		4134 Starboard Shores dr.	8-3-19
DWAYNE BILTON	Dwayne Bilton	1705 Starboard Shores Ct.	8-3-19
Tiago Salies		4134 Starboard Shores dr.	8/3/19
ERIKA NAGY	Erika E. Nagy	2019 Tradewinds Dr.	8/3/19
Victor Smith		1710 Lake Winds DR.	8-3-19
Chris Hu		4514 Northshore Court	8-3-19
Qingyu Le		1727 Lake Winds Dr.	8-3-19
Kingsin Tse		4107 Lake Ct.,	8-3-19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Wahid Dhedhi	Wahid	2014 Westshore Dr	8/3/19
Shehnaz Dhedhi	Shehnaz	2014 Westshore Dr	8/3/19
Aziz Dhedhi	[illegible]	2014 Westshore Dr	8/3/19
Carol Leverett	[illegible]	4202 HARBOURVIEW CT.	8/3/19
Ming Chou	[illegible]	4202 Lake Terrace Ct	8/3/19
DAVID REITZ	[illegible]	2015 TRADEWINDS DR	8/3/19
Russell A. Johnson	[illegible]	4215 Lake Terrace Ct	8/3/19
Kristi Johnson	Kristi Johnson	4215 Lake Terrace Ct	8/3/19
Doris B. Bilton	Doris Bilton	1705 Starboard Sh. Ct	8/3/19
Cletus Andrew	[illegible]	1802 Lakefront Drive	8/3/19
Sauntiese Andrew	Sauntiese Andrew	1802 Lakefront Dr.	8/3/19
KURT BERNLOHR	[illegible]	4123 STARBOARD SHORES	8/3/19
Jing Ran	[illegible]	4123 Starboard Shore	8/3/19
Charlotte A. Schuman	Charlotte A. Schuman	4122 Harbour Circle	8/3/19
Frederick G. Schuman	Frederick G. Schuman	4122 Harbour Circle	8/3/19
Allyson Atwater	[illegible]	4138 Starboard Shore Dr	8/3/19
Kanubhai Amin	[illegible]	1822 North Shore Dr	8/3/19
Shobhana Amin	S. K. Amin	1822 Northshore Dr	8/3/19
H Bolton Jr	H Bolton Jr	2215 BRIGHTWATER Dr	8/3/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
WILLIAM FU	William Fu	2215 BRIGHTWATER	8/3/19
James Bacigalupo	[illegible]	1714 Northshore Dr	8/3/19
Alicia Bacigalupo	[illegible]	1714 Northshore Dr.	8/3/19
Peter Cole Yu	Peter Cole Yu	4042 Hidden Fort Ln	8/3/19
Qian Mou	[illegible]	4042 Hidden Fort Ln	8/3/19
SADIA MINHAS	[illegible]	4014 waterview ct.	8/3/19
Humza Minhas	Humza	4014 waterview ct.	8/3/19
ESTELLA TAM	Estella Tam	1850 Lakewinds Drive	8/3/19
Susan Conduff	Susan Conduff	4311 Lakefront Ct	8/3/19
LAO Hsiu-Yuan Wu	[illegible]	4036 Bay Shore Dr.	8/3/19
Jing Peng	[illegible]	1835 Northshore Dr.	8/3/19
Wei Xiong	[illegible]	1835 Northshore Dr.	8/3/19
Annie Xiong	[illegible]	1835 Northshore Dr.	8/3/19
Sarah Xiong	[illegible]	1835 Northshore Dr.	8/3/19
Patricia P. Brown	[illegible]	1907 Lake Winds Dr.	8/3/19
JAMES MERCER	James N. Mercer	4502 Anchor Point Ct	8/3/19
Hua Huang	[illegible]	4302 westshore ct	8/3/19
Jun Tu	Jun Tu	4302 westshore ct	8/3/19
Diane Mauricio	Diane Mauricio	4006 Harbor Point Dr.	8/3/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Judy Rohan		4215 Lakecrest Dr, Missouri City	8-3-19
Dennis Rohan		4215 Lakecrest Dr.	8-3-19
Kayi Kenne Lam		2219 Tradewinds Dr.	8-3-19
KING YORK POON		2219 Tradewinds Dr.	8/3/2019
Jeffery Rose		2223 Brightwater	8/3/19
JOHN J. POTHANIKAT		3902 WATERVIEW Ct	8/3/19
TERRY MINHAS		4014 WATERVIEW CT	8/3/19
LIANG QIAO		4506 Lakeside Meadow Dr	8/3/19
Yong Fang	Yong Fang	4506 Lakeside meadow Dr	8/3/19
E. Huang		4106 Lake Ct MO TX	8-3-19
Wei Dou Huang	WEI DOU Huang	4106 Lake Court Mo. Tx 77459	8-3-2019
JANET H. SISOLAK		1749 Northshore Drive, MoCity	8.3.2019
Charles Stump		4223 Harbourview Ct	8/3/2019
RAJIB NAG		1711 ENCLAVE CT.	8/3/2019
Paula Simpson		4614 Bay Shore Dr.	8/3/2019
Robert B. Higgins Jr.	Robert B. Higgins Jr	2322 Reflection Ct	8/3/19
Linda Higgins	LINDA HIGGINS	2322 Reflection CT	8/3-19
Pamela R Wheeler		1846 Brightlake Way	8/3/19
Jonathan Luong		1903 Waterside Dr.	8/3/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
JONATHAN LING	J Ling	1751 NORTHSHORE DR.	8/3/19
Mary Thompson	M Thompson	4114 Mooring Pt Ct	8/3/19
SAMBIT PRADHAN	SkPradhan	1851 LAKEWINDS DR.	8/3/19
PAROMITA NAG	P Nag	1711 Enclave Ct.	8/3/19
RIDDHIMAAN NAG	[illegible]	1711 ENCLAVE CT.	8/3/19
SONIA C. FELIX	Sonia C. Felix	1815 LAKEWINDS DR.	8/3/19
Sarah Minhas	Sarah Minhas	4014 Waterview Ct	8/3/19
PANKAJ PATEL	[illegible]	1714 BRIGHTLAKE WAY	8/31/19
Mehreen Khan	[illegible]	4118 Waterview Ct	8/3/19
DON CONDUFF	Don Conduff	4311 LAKEFRONT CT	8/3/19
James Luong.	[illegible]	1903 Waterside Dr.	8/3/19
Johnny Luong	[illegible]	1903 Waterside Dr.	8/3/19
Jessica Luong	Jessica	1903 Waterside Dr.	8/3/19
JUSTIN DANG	Justin Dang	2211 Brightwater	8/3/19
Thao Dang	Thao	2211 Brightwater	8/3/19
Lisheng Yu	[illegible]	1810 Shoreline Dr.	8/3/19
LEZ RANKIN	[illegible]	2123 TRADEWINDS	8/3/19
LIL Rankin	Lil Rankin	2123 Tradewinds	8/3/19
J F MAURICIO	[illegible]	4006 HARBOR PT DR.	8/4/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
MARY ANNEKMAN	Mary Annekman	3327 Reflection Ct	8/3/19
Rosa Truscott	Rosa Truscott	1703 Pebblestone Ct	8/3/19
Serkan Aykut	[illegible]	4118 Waterview Ct	08/3/19
Sitane Lanys	Lanys	4510 ANCHOR POINT CT	08/04/19
Mary Hall	Mary Hall	4107 JETTY TERRACE Lie	08/4/19
MOHAMMAD SAEED	[illegible]	2219 BRIGHTWATER DR	08/4/19
Arjum Saeed	Arjum Saeed	2219 Bright Water Dr	08/4/19
MUHAMMAD YASIR JAVED	[illegible]	4103 LAGUNA CIRCLE MISSOURI	8/4/19
Constance Chan-Herald	[illegible]	4107 Brightwood St	8/4/19
HILDA E. VALLEJO	Hilda E. Vallejo	1811 Brightlake Way	8/4/19
MARILOU D. VALDEZ	Marilou D. Valdez	4110 JETTY Terrace	8/4/19
Yolanda Washington	Yolanda Washington	1939 Lake Winds Dr.	8/4/19
LAURA PARKS	Laura Parks	4122 Stillwater Dr	8/4/19
Vernice Shelton	Vernice Shelton	1134 Lake Winds Dr	8/4/19
Pam Sanders	Pam Sanders	4719 Lakeside Meadow Dr	8/4/19
Beth Taylor	Beth Taylor	1707 Starboard Shores	8/4/19
Denny Lee	[illegible]	4502 Pebblestone Dr	8/4/19
Zheng Han	Zheng Han	4502 Pebblestone Dr	8/04/19
ALBERT D. FIS	Albert D. Fis	4515 LAKESIDE MEADOW	8/04/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
ZOHREEN KHAN	[illegible]	4118 WATERVIEW CT.	8/3/2019
Kurt Richter	Kurt Richter	4411 Waterlily Ct.	8/3/19
Connie J Kalata	Connie J Kalata	4122 WATERview CT	8/3/19
Carlis Robinson	Carlis Robinson	4135 Admiral Ct	8/3/19
Justin Kay	[illegible]	1823 Lake Winds Dr	8/4/19
THOMAS HERALD	Tom Herald	4107 BRIGHTWOOD ST	8/4/19
BEN VALDEZ	[illegible]	4110 Jetty Terrace Circle	8-4-19
GREGORY WASHINGTON	Gregory Washington	1939 LAKE WINDS DR	8-4-19
ALLEN SHELTON	Allen Shelton	1734 LAKEWINDS DR.	8-4-19
CY SANDERS	[illegible]	4119 LAKESIDE MEADOW	8/4/19
Ted Tseng	[illegible]	tedytseng@gmail.com	8/4/19
Sophia Tseng	Sophia Tseng	Sophiac Tseng@gmail.com	8/4/19
Lewis Entricht	[illegible]	1847 Brightlake Way	8-4-19
MINH HOANG	[illegible]	4227 LAKE TERRACE CT	8-4-19
Robert Goodman	[illegible]	4302 Lakeside Meadow DR	8-4-19
Katie Goodman	Katie Goodman	4302 LAKESIDE MEADOW DR.	8-4-19
LAUREN BRAXTON	Lauren Braxton	2023 TRADEWINDS	8-4-19
GENEROSA BRAXTON	[illegible]	2023 TRADEWINDS DR	8/4/19
Deidra Sutton	Deidra Sutton	1815 Lakefront Dr	8/4/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Regina Hawley	Regina Hay	4131 Admiral Ct. MoCity 77459	8/4/2019
Ngoc Vu		4227 Lake Terrace Ct Missouri City	8/4/19
MAX LAM		2218 WESTSHORE DR, MISSOURI CITY,	8/4/19
Sanghamitra Misra		1727 NORTHSHORE DR 77459	8/4/19
Marsha Crutchfield	M. Cr Mfd	1703 Lake Winds Dr. 77459	8/4/19
TAO SUN		2106 Westshore Dr.	8/4/19
Dao Nguyen		4114 Eastshore	8/4/19
Alicia Richter	Alicia Richter	4411 Waterlily Ct.	8/4/19
Mary Lou Sotelongo	M L Sotelongo	1615 Northshore Dr	8/4/19
Nav Charle		4107 Laguna Cir	8/4/19.
Dwayne Dodds	Dwayne M. Dodds	1922 Lakefront DR. 77459	8/4/19
Wendy Sweeney	Wendy G. Sweeney	4114 Admiral Ct 77459	8/4/19
Laurence J Sweeney	Sweeney	4114 Admiral Ct 77459	8/4/19
Daniel G Glaze		4110 Brightwood Dr 77459	8/4/2019
Sharon Glaze		4110 Brightwater Dr 77459	8/4/2019
Sharon Lemons	Sharon Lemons	2003 Tradewinds Dr 77459	8/4/2019
Travis Posey	Travis Posey	1814 Lake Winds Dr 77459	8/4/2019
Mazida Surani	Surani	1735 Northshore Dr 77459	8/4/2019
MARY MANCHESTER	Mary Lynn Manchester	1710 Enclave Ct 77459	8-4-19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Alan D. Smith		1815 Lakefront Dr 77459	8/4/19
Alyssa Yu Asensi		2218 Westshore Dr.	8/4/19
James Bacigalupo		1714 NORTHSHORE Dr. 77459	8/4/19
Dolores Bacigalupo		1714 Northshore Dr. 77459	8/4/19
Atul Bhatia	ABhatia	1943 LAKEWINDS DR	8/4/19
SANGEETA BHATIA		1943 Lakewinds Dr	8/4/19
GENEVIEVE L. Jordan		4406 Waterlily Court	8/4/19
Julia Jordan		4406 Waterlily Court	8/4/19
Cheryl Dotson		4126 Harbour Cir	8/4/19
GEZAHGEN KEBERE		4206 HARBORVIEW Ct	8/4/19
John Adams		4210 Waterside Court	8/4/19
KATHLEEN MCKEAGUE		1814 LAKE WINDS DR.	8/4/19
Wenhe Sun		2106 Westshore Dr	8/4/19
Mary J. Woods		1906 Lakewinds Dr	8/4/19
K. GUPTA		4006 Waterview Ct.	8/4/19
PUSHPA GUPTA		"	
Selestine Gilmore		1710 Starboard Shores Ct.	8/4/19
RONALD E. GILMORE		1710 Starboard Shores Ct.	8/4/19
Z. AFshar		4107 Stillwater Dr	8/4/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Max Brian	Max Brian	1950 Lakewinds Dr.	8/4/19
David E. Moore	[illegible]	4515 Northshore Ct	8/4/19
Lucy BRITTO	Lucy Britto	2307 Reflection CT	8/4/19
John Britto	[illegible]	2307 Reflection ct	8/4/19
Tauqir Sheikh	[illegible]	2114 Westshore Dr. MC	8/4/19
SABA SHEIKH.	Saba Sheikh.	2114 Westshore Dr. MC.	8/4/19
ALI FARASAT	[illegible]	4107 STILLWATER DR.	8/4/19
Lisa McMillian	Lisa McMillian	4015 BrightWater, MC	8-4-19
Jerrold Griffin	[illegible]	1730 Shoreline, MC	8/4/19
Matt Gasior	[illegible]	4115 WATERSTONE, MC	8/4/19
Meiyi Feng	Meiyi Feng	1807 Brightlake Way	8/4/19
Dong Chen	Dong Chen	1815 Shoreline Dr	08/04/19
Li Zhao	[illegible]	1815 Shoreline Dr	08/04/19
Duane Parks	[illegible]	4122 Stillwater Dr.	8/4/19
Kimberly Duck	Kimberly Duck	4623 Pebblestone Dr.	8/4/19
Sonal Patel	[illegible]	4410 Waterlily CT.	8/4/19
CARMELITA LAPLES	[illegible]	4102 Tribe Court Missouri City TX 77459	8/4/19
J. DOUGLAS DAVIS	[illegible]	4106 Mooring Point CT	8/4/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
MERAJ KASHIF ANAS		1819 WATERSIDE DRIVE	8/4/19
Keith Wright		4627 Pebblestone Dr.	"
Ginger L Wright		4627 Pebblestone Dr	8/4/19
Genelle W. Gibson		4619 Lakeside Meadow	8/4/19
YAOXIN QIAN		1807 Brightlake Way	8/4/19
PRATIK MOULIK		1706 Pebblestone Court	8/4/19
RAY DOUGLAS CARRINGTON III		4102 WATERSTONE	8/4/19
PHI-HA & WM. BOWLING		1736 NORTHSHORE DR	8-4-19
Sandeep K. Patel		4410 Waterlily Ct.	8-4-19
JESSICA LIHUA HUNG		1838 Northshore Drive	8.4.19
Chun An KO		1838 Northshore Drive	8.4.19
Darrell Keene Gadallah		2015 Westshore Dr.	8/4/19
CARLES LAOPUG		4102 LAKE CT	8/4/19
MRIDULA BANDARUPALLI		4003 Waterstone st.	8/4/19
SHARAT TUPPERA		4003 Waterstone St.	8/4/19
Edmund Hsieh		4107 Admiral Ct	8/4/19
Jonathan Winata		1818 Lakewinds Dr	8/4/19
Stephanie Lin		1707 Pebblestone ct.	8/4/19
Vivian Chen		1707 Pebblestone ct	8/4/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Farhin Wada	[illegible]	1819 Waterside Dr. Missouri City, TX 77459	8/4/2019
Marisa Gadallah	Marisa Gadallah	2015 Westshore Dr.	8/4/19
Julieann Onenukara	Julieann Onenukara	4535 Lakeside Meadow Dr.	8/04/19
Ezray Peugh	Ezray Peugh	4127 Admiral Court	8/04/19
Anthony Davis	[illegible]	2115 Westshore	8-4-19
Linda Davis	[illegible]	2115 Westshore	8-4-19
STANLEY chen	[illegible]	3919 Waterview	8/4/19
Xin Wang	[illegible]	4738 Lakeside Meadow Dr	8/4/19
Bertel Reinhardt	[illegible]	1902 Lakewinds Dr	8/4/19
Herbert Steger	[illegible]	1902 Lakewinds Dr.	8/4/19
Scott William	[illegible]	4522 Lakeside Meadow	8/4/19
Madhu Jingde	Madhu Jingde	1807 Lakewinds Drive	8-4-19
GURU ZINGDE	[illegible]	1807 Lakewinds Dr.	8/4/19
Laura Goodman	Laura Goodman	4302 Lakeside Meadow Dr.	8/4/19
DAVID SCHUMAN	[illegible]	4122 HARBOUR CIR	8/4/19
Wei Chang	[illegible]	4106 Midstream	8/4/19
Susana Knight	Susana Knight	1806 Shoreline Dr. MO City 77459	8/4/19
Tsai-Yu Chen	[illegible]	4206 Lake Terrace Ct.	8/4/19
Tsun-Hsuan Chen	[illegible]	4206 Lake Terrace Ct	8/4/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
CHEN kun LIU		1707 Pebblestone CT	8/04/2019
Sheryl Chenikara	Sheryl Chenikara	4535 Lakeside Meadow Dr.	8/04/2019
JAVED B MALIK		1923 Waterside Dr Missouri City	8/04/2019
Rukhsana Malik	Rukhsana Malik	4519 Lakeside Meadow	8.4.09
Pamela Wilcox	Pamela Wilcox	4110 Harbor Point	8-4-09
Alhajia Ahaja Azara Ehimeakhe	Ehimeakhe	4015 Water Stone	8-4-09
Richel Castro Bartlett	Richel C. Bartlett	1731 Lakewinds Dr.	8-4-2019
Andrew Bartlett		1731 Lake Winds Dr.	04AUG19
Alicia FORTES	Alicia Fortes	1806 Shore line Dr.	8.4.2019
RAMZANALI SVIRANI		1735 Northshore Dr.	8-4-2019
Jing Wu		3923 Waterview Ct	8/4/2019
Fung-Tai Chen	Fung-Tai Chen	3919 waterview Ct	8/4/2019
Reyan Tam		1850 Lake Winds Dr	8/4/2019
Elena Tam	Elena Tam	1850 Lakewinds Dr.	8/4/2019
Mike Chen		3919 Waterview Ct.	8/4/2019
Michael McDonald		1623 Northshore Dr	8/4/19
Abbey McDonald		1623 Northshore Dr	8-4-19
Lisa Anne Goodman		4302 Lakeside Meadow Dr.	04Aug2019

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Jeffrey Chen		3919 Waterview Court	8/4
DAVID G. HARTZOG		1823 Waterside Dr.	8/4
IMOLDA SHEA		1839 Brightlake Way	8/4
AL SHEA		1839 Brightlake Way	8/4
Rima Lahoud		1827 Brightlake Way	8/4
Ana Cecilia Alvarado	Ana Cecilia Alvarado	4111 Lake ct Miss. City TX. 77451	8/4/19
Andy Tyndall		1851 Brightlake Way 77459	8/4/19
Paul Allen		4303 Westshore Ct 77459	8/4/19
Peter Allan		4303 Westshore Ct 77459	8/4/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
PAUL FORTES		1722 SHORELINE DR. MO	8-4-19
JOSE M. VALLEJO		1811 BRIGHTLAKE WAY, MO. CITY CITY TX 77459	8/4/19
CHRISTOPHER J. BROWNING		4018 BAY SHORE DR. 77459	4 AUG 2019
Gildaverra Sasson		2707 Colonial Lakes Dr 77459	08-04-19
Shayna McPherson		1851 Brightlake Way	8/4/2019
Jenia Bennett	LEWIS BENNETT	4215 Harbourview Ct	8/4/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
zhong xiang xiang	ZXX	4502 Lakeside Meadow Dr	8/6/2019
Lu de San	LdS	4502 lakeside Meadow Dr	8/6/2019
Sherry Zeng	SZ	4514 Lakeside Meadow Dr.	8/6/19
XIAO LIAN SHI	Liao lian shi	4507 NorthShore CT	8/6/19
Wen Xiang Jiang	wenxiang Jiang	4507 NorthShore CT	8/6/19
FANG QIAO	Fang Qiao	4506 Lakeside Meadow Dr	8/6/19
Wang, chih-chiang	[illegible]	4734 Lakeside MD. Dr.	8/6/19
Wang, Ping	[illegible]	4734 Lakeside MD. Dr.	8/6/19
Wang, Amy	[illegible]	4734 Lakeside MD. Dr.	8/6/19
Wang, Alison	Alison	4734 Lakeside MD. Dr.	8/6/19
Lu Fan	LF	4502 lakeside meadow Dr	8/6/19
William GU	William Gu	4102 Laguna Cir.	8/6/19
LIFANG TIEN	Lifang Tien	4102 Laguna Cir	8/6/19
SIYUAN GU	Siyuan Gu	4102 Laguna Cir	8/6/19
EMILY GU	Emily Gu	4102 Laguna Cir	8/6/19
Weiyi Peng	[illegible]	4418 Lakeside Meadow Dr.	8/7/19
Zhiyong Wang	Wangzhiyong	4418 Lakeside Meadow Dr.	8/7/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Nick Liu	[illegible]	4206 Lakecrest Dr.	8/5/19
Lauren Vu	[illegible]	[redacted] 4307 Waterlily Ct.	8/5/19
JIE WANG	[illegible]	4206 Lakecrest DR	"
Shuliang Chen	[illegible]	4206 Lakecrest Dr	8/5/19
Zhang Li qin	Zhang Li qin	4206 Lakecrest Dr	"
MING HE	[illegible]	4210 Lakecrest Dr	8/5/19
Chunli Zhou	Chunli Zhou	4210 Lakecrest Dr	8/5/19
Phillip Wu	[illegible]	4211 Waterside Ct.	8/5/19
Shelley Wu	[illegible]	4211 Waterside Ct.	8/5/19
Denver Williams	[illegible]	4207 Lake crest Dr.	8,5,19
Reena M Khan	[illegible]	1915 WATERSIDE DR	8/5/19
Shabbir Khan	[illegible]	" "	"
Hoi Pham	[illegible]	1911 Waterside Dr	8/5/19
Cathy Pham	[illegible]	1911 Waterside Drive	8/5/19
Xiaoqi Sun	[illegible]	1907 Waterside Dr	8/5/19
Yuze Jing	[illegible]	1907 Water Side Dr	8/5/19
Simmi Mathai	S. Mathai	4207 Waterside Ct	8/5/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
ANNIETESS AUSTIN	[illegible]	1735 LakeWinds Dr. Missouri City	8/6/2019
Jing Zhou	[illegible]	4102 Waterview Cty	8/6/19
Gloria Gonzales	GLORIA V. GONZALES	2303 REFLECTION MCTX	8-6-19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Ragaa. Mourad		2105 Tradewinds Dr	08/03/19
Marion Iskander	Marion K. Iskander	2105 Tradewinds Dr	08/03/19
Justin Tawfik	Justin Tawfik	4203 clearwater ct.	08/04/19
Peter Lamie	Peter Lamie	4002 Bay Shore Dr.	08/04/19
Nermeen Amir	Nermeen Amir	4002 Bayshore Dr.	08/04/19
EVENICE Lamie	Evenice Lamie	4611 Lakeside Meadow	08/04/19
Jacqueline Lahoud	Jacqueline Lahoud	1507 Waterwood ct Dr.	08/04/19
Eric Zhang		2026 Westshore Dr.	08/04/19
Lilly Zhang		2026 Westshore Dr.	08/04/19
Carol Barham	Carol Barham	4002 HARBOR POINT DR	08/04/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Phuc Nguyen	[illegible]	1835 WATERSIDE DR.	8/5/19
Angela Berry	[illegible]	1826 Sea Breeze	8/5/19
Maggie Breaux	[illegible]	1834 Sea Breeze	8/5/19

Petition to Deny Rezoning for CCRC/Cartwright Senior Living Community

Printed Full Name	Signature	Street Address, Missouri City, TX 77459	Date
Angela Chen	[illegible]	4206 Lakecrest Dr	8/5/2019
Xiufang Li	[illegible]	2627 Colony knolls CT	8.5.2019
		City of Missouri City, TX Received	
		AUG 07 2019	

Planning Division