



**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 **December 9, 2015, 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.

1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

Consider approval of the minutes of the November 11, 2015, Planning & Zoning Commission meeting.

4. REPORTS

A. COMMISSION REPORTS

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

B. STAFF REPORTS

- (1) Director of Development Services
- (2) Planning Representative – Pebble Creek (Court Road and Columbia Blue); Glover Elementary School item
- (3) City Engineer

5. PUBLIC COMMENT

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

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a preliminary plat for Sienna Timewise
- (2) Consider approval of a preliminary plat for Avalon at Sienna Plantation Section 2
- (3) Consider approval of a final plat for Harvest United Methodist Church
- (4) Consider approval of a final plat for Park 8Ninety
- (5) Consider approval of a final plat for Creekstone Assisted Living Center

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A ZONING MAP AMENDMENT

- (1) Public hearing to receive comments for or against a request by Mark Musemeche to rezone an approximate 7.882 acre tract of land from LC-3, retail district to PD, Planned Development District to allow for the development of an age-restricted multifamily residential facility, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located along the west side of FM 1092 Road; southwest of the FM 1092 Road and 5th Street intersection, north of Casa Vaqueros Mexican Grill (formerly El Vaquero), west of Murphy Road Church of Christ, and east of The Brightwater residential subdivision.
- (2) Consideration of the approval of a Final report to City Council on item 7A(1) above.

8. ZONING TEXT AMENDMENTS

None.

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

A. IMPACT FEES

- (1) Consideration of an updated report on the land use assumptions and capital improvements plan for the Northeast Oyster Creek Subwatershed, Lake Olympia Parkway Extension and Mustang Bayou Service Area.
- (2) Consideration of the approval of a Semi-Annual Report to City Council.

10. 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 Nancy Desobry, Development Department at 281-403-8541.

CERTIFICATION

I certify that a copy of the December 9, 2015, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on December 4, 2015.

Nancy Desobry
Office Manager



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 9, 2015
AGENDA ITEM SUBJECT: Preliminary Plat of Sienna Timewise
AGENDA ITEM NUMBER: 6.A.(1)
PROJECT PLANNER: Samin Bazargan, Planning Intern
APPROVAL: Gary W. Smith, Director of Development Services *gws*
Robert Upton, City Engineer *RMV*

PERMIT NUMBER: 1504156
PROPERTY ID: 0086-00-000-4800-907
LOCATION: Northeast intersection of Sienna Pkwy and Sienna Spring Blvd.
ZONING DISTRICT DESIGNATION: PD, Planned Development District #8 (Ordinance 0-14-50)
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

- a. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves.
 - b. Please revise the spelling for Trammel Fresno Road on the vicinity map.
 - c. 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 include information for all areas within 200 feet of the subject plat.**
 - d. Building lines shall be labeled in accordance with Section 2.D(17). A side yard may not be less than 30 feet when abutting a street. **Please revise along the Sienna Springs Boulevard side.**
 - e. Please remove all the acknowledgments from the preliminary plat.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
- a. Please provide drainage one lines and calculations. Please include documentation demonstrating that the existing storm system has the capacity for proposed improvements.
 - b. Signed and sealed benchmark datasheets are required
 - 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).

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. 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. **Please revise note 19 to reflect the correct article number.**

- c. 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. **Please revise note 21 to reflect above language.**

END OF REPORT

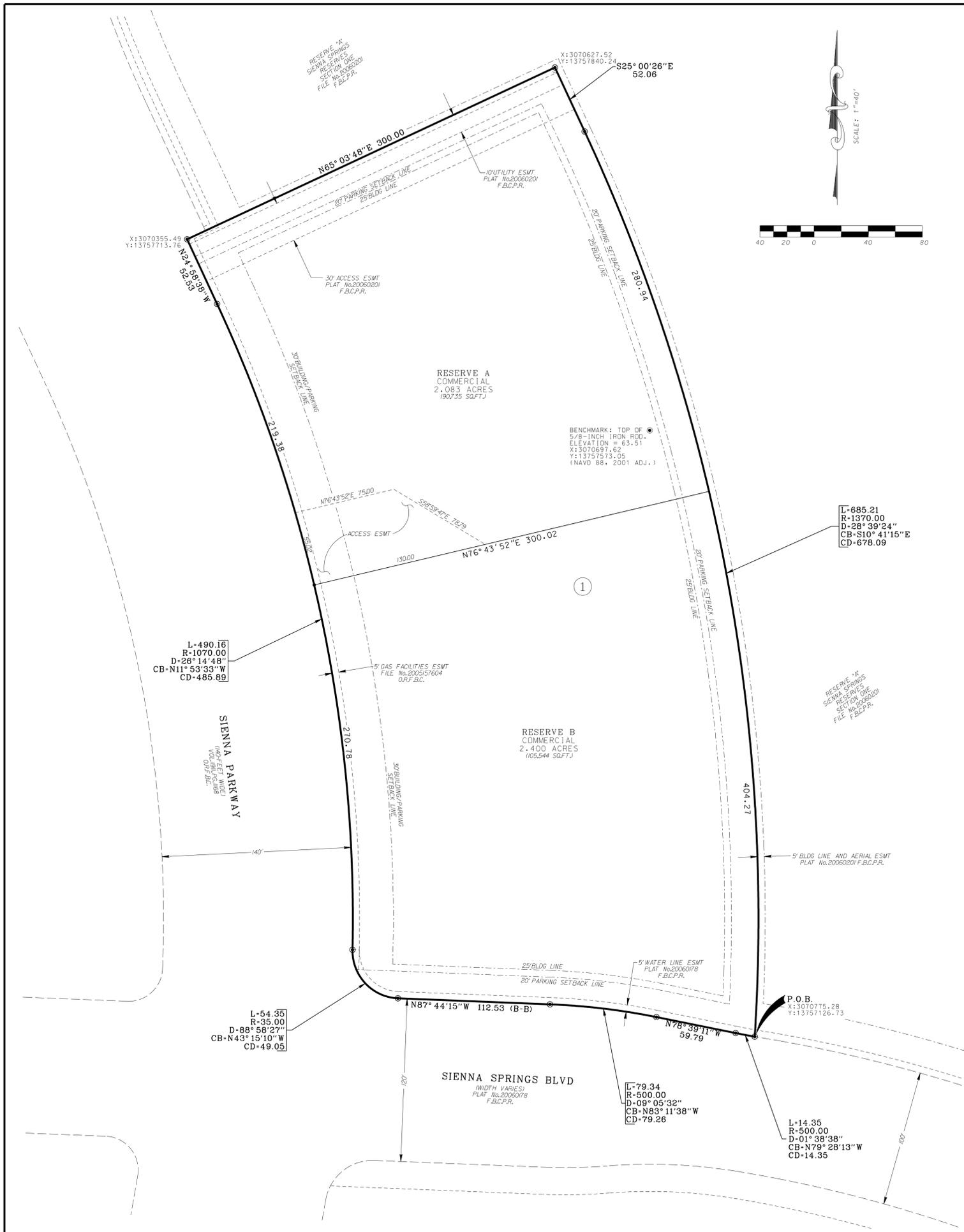


APPLICATION FOR PLAT APPROVAL

Check One: CONCEPTUAL PLAN PRELIMINARY
 REVISED CONCEPTUAL PLAN REVISED PRELIMINARY

DATE:

1. Name of plat: <u>SIENNA TIMEWISE</u>		
2. Name of conceptual plan that encompasses this plat (if applicable): <u>N/A</u>		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial <u>Planned Development</u> Single Family Residential Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <u>Sienna Johnson North L.P.</u> Mailing Address: <u>5777 SIENNA PARKWAY, MISSOURI CITY TX 77459</u> Phone No.: <u>(281) 778-7777</u> Fax No.: () - Email: <u>ALVINS@JOHNSONDEV.COM</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>GBI PARTNERS, L.P.</u> Mailing Address: <u>13340 S. GESSNER MISSOURI CITY TX 77459</u> Phone No.: <u>(281) 499-4539</u> Fax No.: () - Email: <u>JBORD@GBISURVEY.COM</u>		
6. Is plat located inside the City limits? (Circle One): <u>YES</u> NO		
7. Is plat located inside the City's ETJ? (Circle One): YES <u>NO</u>		
8. Total acreage: <u>4.483</u>		
9. Estimated # of Sections: <u>1</u> Blocks: <u>1</u> Reserves: <u>2</u>		
10. Estimated # of residential lots/dwelling units: <u>0</u>		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: Private Streets: _____ Public Streets: _____ Residential Lots: _____ Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): <u>COMMERCIAL/RETAIL</u> (acres): <u>4.483</u>		
12. Residential lot dimensions: Average: _____ Smallest: _____		
13. Lot area: Non cul-de-sac: _____ Cul-de-sac: _____		
14. Front width (At property line): Non cul-de-sac: _____ Cul-de-sac: _____		
15. Front width (At building line): Non cul-de-sac: _____ Cul-de-sac: _____		
16. Depth: Non cul-de-sac: _____ Cul-de-sac: _____		
17. Block Length: _____ Average: _____ Longest: _____ Shortest: _____		
18. Type of Streets (Circle One): Public Private Combination Public/Private		
19. Type of Water System (Circle One): <u>Public</u> Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District: <u>SIENNA PLANTATION MUD No. 8</u>		



- GENERAL NOTES:
1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L. INDICATES WATER LINE EASEMENT; F.B.C.D.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
 2. FIVE EIGHTHS (5/8) INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "B1 PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 3. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986797.
 4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY XXXXXXXXXXXXXXXX, FILE NO. XXXXXXXX, EFFECTIVE DATE XXXXXX. THE SURVEYOR HAS NOT ABSTRACTED ABOVE PROPERTY.
 5. BENCHMARK: CITY OF MISSOURI CITY MONUMENT NO. PCV-003, BRASS DISC IN CONCRETE LOCATED IN THE GRASSY AREA IN FRONT OF FIRE STATION AT THE WEST CORNER OF TRAMMEL-FREND AND SIENNA PARKWAY. ELEV. = 66.07 NAVD 88, 2001 ADJUSTMENT AS PER THE CITY OF MISSOURI CITY.
 6. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 48157C0295L, MAP REVISED APRIL 2, 2014, PROPERTY LIES WITHIN SHADDED ZONE "X". AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FAILURE OR OVERTOPPING OF LEVEES IS POSSIBLE.
 7. THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF LOTS OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED APRIL 2, 2014 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-97 (11) OF THE CODE OF ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS.
 8. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA, IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 48157C0295L, MAP REVISED APRIL 2, 2014, THIS PLAT LIES IN SHADDED ZONE "X", OUTSIDE THE 100-YEAR FLOOD PLAIN.
 9. THERE ARE NO APPARENT PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
 10. THIS PLAT LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT AND THE CITY OF MISSOURI CITY.
 11. THIS PLAT LIES WITHIN SIENNA PLANTATION MANAGEMENT DISTRICT OF FORT BEND COUNTY TEXAS AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT.
 12. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
 13. 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 ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED AND APPROVED BY THE CITY.
 14. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL STREET RIGHTS-OF-WAY WILL BE MONUMENTED.
 15. SIDEWALKS/ TRAILS SHALL BE CONSTRUCTED AS REQUIRED BY THE SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT WITH THE CITY OF MISSOURI CITY AND AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCE FOR THE CITY OF MISSOURI CITY. SIDEWALK/ TRAILS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES DO NOT FRONT OR SIDE TO ACCEPTANCE OF STREETS WITHIN THIS SUBDIVISION BY FORT BEND COUNTY INTO THE ONE YEAR MAINTENANCE PERIOD. BEFORE CERTIFICATES OF OCCUPANCY SHALL BE ISSUED, BUILDERS OF HOMES SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
 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. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND RESERVES.
 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.
 19. METER LOCATION: IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406-32, 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) 361-2999.
 20. GAS METER LOCATIONS: 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 SIBENERGY AT (281) 778-6250.
 21. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 22. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 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.
 23. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
 24. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 25. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

I, Jon P. Bordovsky, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.



Jon P. Bordovsky
Registered Professional Land Surveyor
Texas Registration No. 6405

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 Timewise 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 _____, 20____.

By: _____
Sonya Brown-Marshall, Chair

By: _____
Timothy R. Haney, Vice Chair

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20____ at _____ o'clock _____ m., in plat number _____ of the Plat Records of Fort Bend County.

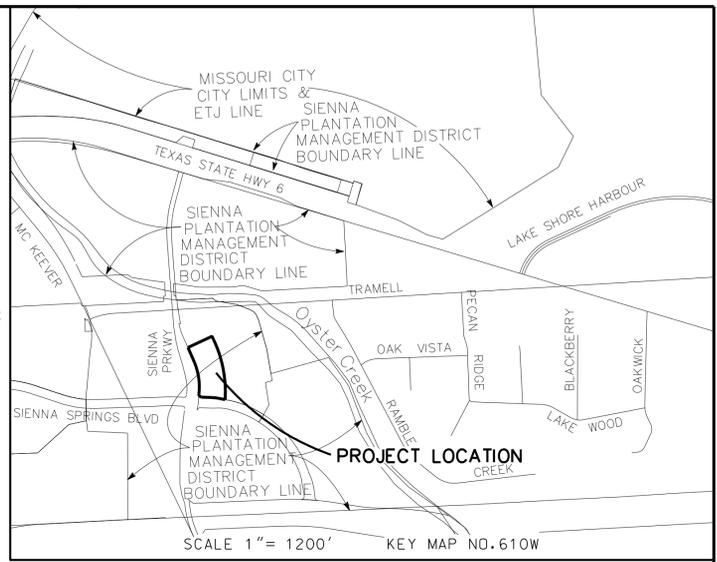
Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

SURVEYOR:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
TBPLS FIRM No. 10130300
13040 S.Gessner Missouri City, TX 77469
Phone: 281-499-4539 • www.gbisurety.com
JON P. BORDOVSKY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 6405

ENGINEER:
NEDU ENGINEERING SERVICES, INC.
6776 SOUTHWEST FREeway, SUITE 320
HOUSTON, TEXAS 77074
PHONE: 713-268-1666
NKEMDI I. OHALETTE, P.E.



STATE OF TEXAS
COUNTY OF FORT BEND

We, Sienna/Johanson North, L.P., acting by and through Alvin San Miguel, being an officer of Sienna/Johanson North, L.P., and Jean Farley, Secretary of Sienna/Johanson North, L.P., owners, hereinafter referred to as owners of the 4.483 acre tract described in the above and foregoing plat of Sienna Timewise, 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, damages 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') perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') 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 easements total twenty one feet, six inches (21'6") in width.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10') for ten feet (10') back-to-back ground easements or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') 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 easements total thirty feet (30') in width.

IN TESTIMONY WHEREOF, Sienna/Johanson North, L.P. has caused these presents to be signed by Alvin San Miguel, its General Manager, thereunto authorized, attested by its Secretary (or authorized trust officer), Jean Farley, and its common seal hereunto affixed this _____ day of _____, 2015.

By: _____
Alvin San Miguel
Sienna/Johanson North, L.P.
General Manager

Attest: _____
Jean Farley
Secretary

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Alvin San Miguel, Vice President of Sienna/Johanson North, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for the State of Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Jean Farley, Secretary of Sienna/Johanson North, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for the State of Texas
My Commission Expires: _____

PRELIMINARY PLAT
SIENNA TIMEWISE
A SUBDIVISION OF 4.483 ACRES
LOCATED IN THE MOSES
SHIPMAN LEAGUE, A-86
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

BEING A PORTION OF A CALL 93.9023 ACRE TRACT
STYLED AS TRACT V AND RECORDED IN THE NAME
OF SIENNA/JOHANSON NORTH, L.P. IN FILE NUMBER
2000029469 OF THE O.R.F.B.C.
0 LOTS 2 RESERVES 1 BLOCK

NOVEMBER 04, 2015
OWNER:
SIENNA/JOHANSON NORTH, L.P.
ALVIN SAN MIGUEL, GENERAL MANAGER
5777 SIENNA PARKWAY
MISSOURI CITY, TEXAS 77459
PHONE: 281-778-7777



**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

DATE: NOVEMBER 10, 2015

1. Name of plat:		
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):		
Mailing Address:		
Phone No.:() -	Fax No.:() -	
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.):		
Mailing Address:		
Phone No.:() -	Fax No.:() -	
Email:		
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:		
9. Estimated # of Sections: _____	Blocks: _____	Reserves: _____
10. Estimated # of residential lots/dwelling units:		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>		
Private Streets: _____	Public Streets: _____	Residential Lots: _____
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): _____ (acres): _____		
12. Residential lot dimensions:	Average: _____	Smallest: _____
13. Lot area:	Non cul-de-sac:	Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac:	Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac:	Cul-de-sac:
16. Depth:	Non cul-de-sac:	Cul-de-sac:
17. Block Length: _____	Average: _____	Longest: _____ Shortest: _____
18. Type of Streets (Circle One):	Public 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:		



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 09, 2015

AGENDA ITEM SUBJECT: Preliminary Plat of Avalon at Sienna Plantation
Section 2

AGENDA ITEM NUMBER: 6.A.(2)

PROJECT PLANNER: Jose Abraham, Planner I

APPROVAL: Gary W. Smith, Director of Development Services *gws*
Robert Upton, City Engineer

PERMIT NUMBER: 1502749

PROPERTY ID: 0086-00-000-5501-907

LOCATION: Sienna Parkway
Southwest of the intersection of Fort Bend Tollway
and Sienna Parkway; North of Waterbrook West
subdivision; and East of Sienna Village of Bees
Creek subdivision

ZONING DISTRICT: ETJ, Extraterritorial Jurisdiction
(Approximately 1.43 acre portion of the subdivision
is zoned R-1, Single family residential district)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of 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. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Certain labels on the vicinity map are unclear and illegible. Please revise.
 - b. Sheet 2 of 2 of the proposed plat includes certain lines that appear to be depicting sanitary sewer and water lines for the proposed subdivision. Please revise.
 - c. A portion of the proposed subdivision is within the city limits of Missouri City. Please label and depict the City's limit.
 - d. Please label the boundary lines for Sienna Plantation Municipal Utility District #12 & #13 accurately.
 - e. Sheet 2 of 2 incorrectly identifies certain parts of Waterbrook residential subdivision as called 167.348 acres owned by Taylor Morrison of Texas, Inc. Please revise.
 - f. The application incorrectly indicates the property as being located within Sienna Plantation Municipal Utility District (SPMUD) #12. The property is within SPMUD #13; please provide an updated utility letter to SPMUD #13.
 - g. Please revise reserve tables on both sheets to replace reference to SPMUD #12 with SPMUD #13.

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. Off-site water line easements do not comply with the Public Infrastructure Design Manual. Please revise.
 - c. Utility models for water and sanitary are required per Chapters 5.02 and 6.02 of the Public Infrastructure Design Manual. The minimum fire flow and minimum system pressure is required. Please provide fire flow model.
 - d. Please provide signed and sealed benchmark datasheets.
 - e. The distance between intersections on Avalon Point does not comply with the Public Infrastructure Design Manual. Please revise.

- f. Sheet Numbers on plat do not match up. Match lines state 3 sheets, but only two sheets submitted. Please revise.
- g. The City engineer and the developer have discussed a Traffic Impact Analysis containing the subject site. Approval of this TIA is required prior to final plat approval.

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

- a. Please provide a revised .dwg file of the plat that is projected correctly. The .dwg file provided was not referenced correctly and projects 1381 miles off the coast of Peru.

B. STANDARD PLAT NOTES:

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

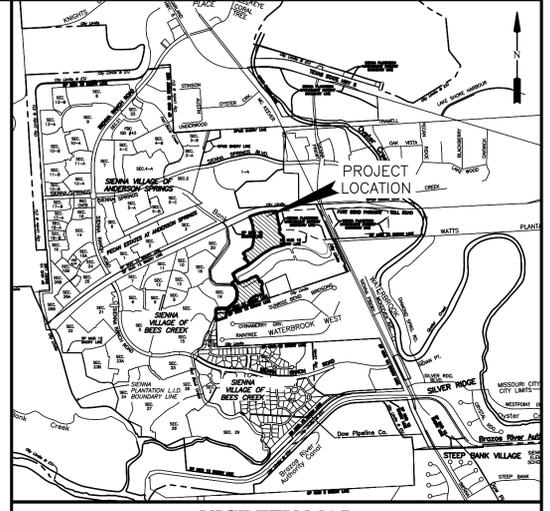
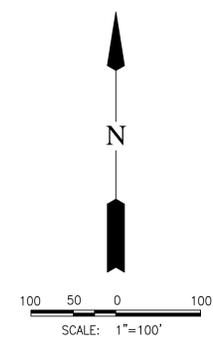
1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

- a. Please revise plat note #6, #33, #35 as the property is located within SPMUD #13.
- b. Please revise plat note #06 and #26 to reflect the 1.43 acre tract of land located within the incorporated boundaries of the City of Missouri City, TX.
- c. Please revise plat note #24 to read as follows: "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."

----- *End of Report* -----



- NOTES:
- BENCHMARK: FND. 3-1/2 BRASS DISK LOCATED IN A POURED CONCRETE POST AT THE NORTH END OF A MEDIAN ON SIENNA RANCH ROAD SOUTH OF THE INTERSECTION OF NUJECES CREEK. SURVEY MARKER NO. 11014 ELEV.= 62.95 2001 ADJUSTMENT
 - T.B.M. INDICATES TEMPORARY BENCHMARK FND. 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG"
 - 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 0.99986797.
 - THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1415742805, DATED MAY 19, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLANTATION WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.
 - IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C 0295L, REVISED APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" AS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AND ZONE "AE" AS DEFINED AS AREAS OF THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 - THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" AND THREED (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.
 - ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
 - THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF LOTS OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED JANUARY 3, 1997 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-97 (11) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - 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.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
 - A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
 - SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - 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.
 - DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - ALL 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 PLATING.
 - METER LOCATION: IN ACCORDANCE WITH CENTER POINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL 281-561-2999.
 - 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.
 - ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
 - ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
 - REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
 - THE HOMEOWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE RESERVES. SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE RESERVES WITHIN THE SUBJECT PLATTED AREA.
 - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES. THE HOME OWNERS ASSOCIATION FOR AVALON AT SIENNA PLANTATION SHALL HAVE A PRIVATE MAINTENANCE FUND SET ASIDE FOR ALL FUTURE REPAIRS WITHIN THE GATED COMMUNITY.
 - OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12.
 - THIS PLAT IS SUBORDINATED BY: BRUCE BARCLAY, SENIOR VICE PRESIDENT, TRUSTMARK NATIONAL BANK, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.



VICINITY MAP
SCALE: 1" = 2,640'
KEY MAP NO. 650-A

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
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
—	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
R.O.W.	INDICATES RIGHT-OF-WAY
P.V.T.	INDICATES PRIVATE
A.E.	INDICATES AERIAL EASEMENT
C.P.E.	INDICATES CENTERPOINT EASEMENT
F.M.E.	INDICATES FORCE MAIN EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT

PRELIMINARY PLAT OF
AVALON AT SIENNA
PLANTATION
SECTION 2

A SUBDIVISION OF 43.685 ACRES OF LAND SITUATED IN
THE MOSES SHIPMAN LEAGUE, ABSTRACT 86,
FORT BEND COUNTY, TEXAS.

95 LOTS 5 RESERVES (14,524 ACRES) 4 BLOCKS
NOVEMBER 10, 2015 JOB NO. 0074-1402-309

OWNERS:
TAYLOR MORRISON OF TEXAS, INC.
GRANT GRIMES, VICE PRESIDENT - LAND RESOURCES
5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON, TEXAS 77041
PH. (281) 598-3073

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386
T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 4797
AMANDA CARRIAGE LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 10592

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.302	56,733	RESTRICTED TO LANDSCAPE/UTILITY	HOMEOWNERS ASSOCIATION (HOA)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
B	0.082	3,591	RESTRICTED TO LANDSCAPE/UTILITY	HOMEOWNERS ASSOCIATION (HOA)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
C	0.451	19,628	RESTRICTED TO LANDSCAPE/UTILITY	HOMEOWNERS ASSOCIATION (HOA)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
D	0.703	30,605	RESTRICTED TO LANDSCAPE/UTILITY	HOMEOWNERS ASSOCIATION (HOA)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
E	11.986	522,119	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
TOTAL	14.524	632,676		

MATCH LINE - SEE SHEET 2 OF 3

DATE PLOTTED: 11/10/2015 10:45:10 AM
DRAWN BY: J. PROSSER
CHECKED BY: J. PROSSER
SCALE: 1" = 100'
SHEET 1 OF 2

MATCH LINE - SEE SHEET 1 OF 3

CALLED 167.348 ACRES
TAYLOR MORRISON OF TEXAS, INC.
F.N. 2013158653 & 2014000324
F.B.C.O.P.R.

100' WIDE DRAINAGE EASEMENT
FORT BEND COUNTY DRAINAGE DISTRICT
VOL. 333, PAGE 174, F.B.C.D.R.

SIENNA VILLAGE OF BEE'S CREEK
SECTION NINETEEN
PLAT NO. 20120248
F.B.C.P.R.

CALLED 167.348 ACRES
TAYLOR MORRISON OF TEXAS, INC.
F.N. 2013158653 & 2014000324
F.B.C.O.P.R.

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
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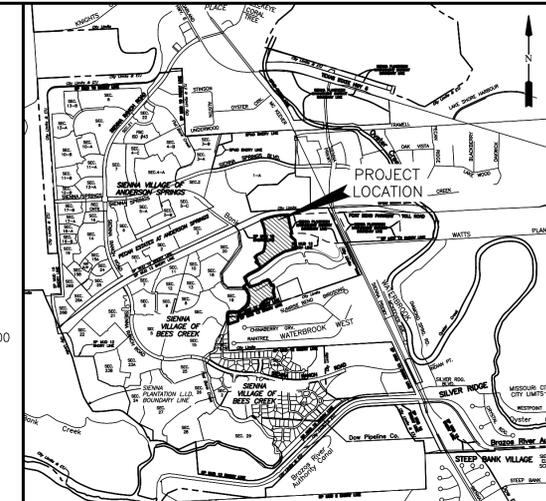
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°30'50" E	21.91
L2	S 06°45'52" E	99.00
L3	S 37°47'26" E	51.79
L4	S 86°19'24" E	30.50
L5	N 18°34'30" E	18.62
L6	N 77°39'22" E	56.84
L7	N 60°14'59" E	32.76
L8	N 56°48'36" E	19.71
L9	N 55°31'18" E	92.29
L10	N 70°54'32" E	43.14
L11	N 78°17'21" E	66.05
L12	N 83°52'39" E	55.86
L13	S 60°17'21" E	48.09
L14	S 63°10'38" W	20.94
L15	S 26°49'22" E	50.00
L16	N 63°10'38" E	45.35
L17	S 27°26'20" E	72.30
L18	S 10°42'07" W	47.22
L19	S 27°12'03" E	50.50
L20	N 78°26'36" W	20.00
L21	S 64°45'13" W	62.80
L22	S 50°42'23" W	91.60
L23	N 31°36'38" E	38.15
L24	N 10°49'11" W	52.94
L25	N 88°48'18" W	51.97
L26	N 01°09'17" E	22.27
L27	N 13°27'26" E	45.30
L28	N 86°01'33" E	5.98
L29	S 89°25'47" E	8.51
L30	N 39°44'24" E	63.66
L31	N 48°38'37" E	96.69
L32	S 64°11'56" W	23.74
L33	N 35°48'02" W	50.00
L34	N 54°11'58" E	65.00
L35	N 83°13'41" E	65.06
L36	N 17°58'20" E	90.08
L37	N 14°02'47" E	53.54
L38	N 06°33'49" E	104.12
L39	N 00°26'56" W	76.74
L40	N 00°37'48" W	64.08
L41	N 08°23'02" W	57.70
L42	N 16°28'09" W	69.71
L43	N 23°52'31" W	50.00
L44	N 78°38'53" E	53.56
L45	N 34°19'12" E	4.81
L46	S 70°51'55" E	10.00
L47	S 60°27'14" W	78.45
L48	N 18°53'44" W	47.25
L49	N 89°34'40" W	19.78
L50	N 76°23'48" E	55.78
L51	N 86°27'17" E	70.06
L52	S 71°32'44" W	44.04
L53	N 70°07'53" E	25.00
L54	S 11°21'07" E	111.77
L55	S 60°27'14" W	78.45
L56	N 60°27'14" E	78.45
L57	S 04°03'16" E	44.63
L58	N 76°23'48" E	47.60
L59	N 86°27'17" E	14.16
L60	S 86°27'17" W	14.16
L61	S 78°23'48" E	55.78
L62	S 04°03'16" E	57.46
L63	S 11°21'07" E	65.25
L64	S 71°32'44" W	44.04
L65	N 19°52'07" W	115.90
L66	N 71°32'44" E	65.74
L67	N 32°53'32" E	20.94
L68	S 71°20'03" E	45.99
L69	N 47°13'39" W	18.77
L70	N 30°50'36" E	20.00
L71	S 84°04'34" W	73.22
L72	S 81°48'08" W	60.09
L73	S 79°39'20" W	60.09
L74	S 77°33'36" W	60.09
L75	S 78°27'17" W	60.09
L76	S 73°02'09" W	79.17
L77	S 07°58'29" E	21.70
L78	N 71°36'54" W	24.37
L79	N 24°01'28" E	87.88
L80	N 00°18'52" E	26.12
L81	S 73°38'10" E	25.16
L82	N 45°36'30" E	39.82

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00	92°26'54"	40.34	36.10	S 46°44'16" E
C2	880.00	12°33'07"	192.78	192.40	S 06°47'23" E
C3	970.00	5°29'01"	91.71	91.67	S 10°21'26" E
C4	25.00	90°53'03"	39.66	35.63	S 37°47'36" W
C5	2025.00	0°35'58"	21.19	21.19	N 62°52'39" E
C6	25.00	53°36'47"	23.39	22.55	N 81°42'52" W
C7	50.00	113°32'08"	99.08	83.65	S 68°19'27" W
C8	27.00	50°49'49"	23.95	23.18	N 65°09'19" E
C9	55.00	64°16'51"	62.83	59.58	N 07°35'59" E
C10	823.00	0°16'54"	8.98	8.98	N 66°15'56" E
C11	1798.00	18°30'38"	580.85	578.36	S 75°22'48" W
C12	50.00	82°34'05"	72.05	65.98	N 54°04'51" W
C13	800.00	1°26'41"	20.17	20.17	N 12°04'28" W
C14	50.00	82°06'37"	71.65	65.68	N 29°42'11" E
C15	800.00	18°29'30"	258.19	257.07	S 61°30'45" W
C16	450.00	8°11'14"	64.30	64.25	N 56°21'37" E
C17	450.00	6°16'16"	49.12	49.10	S 57°19'36" W
C18	610.00	14°50'29"	158.01	157.57	N 11°28'29" W
C19	1220.00	4°28'35"	95.32	95.29	N 01°48'58" W
C20	450.00	6°26'16"	50.56	50.54	N 79°36'56" E
C21	1200.00	10°03'28"	210.65	210.38	S 81°25'33" W
C22	1256.00	4°45'11"	104.11	104.08	S 80°51'32" W
C23	25.00	89°50'03"	39.20	35.30	S 33°33'55" W
C24	25.00	49°54'51"	21.78	21.10	S 36°18'32" E
C25	50.00	165°14'02"	144.19	99.17	S 21°21'03" W
C26	25.00	33°12'34"	14.49	14.29	S 87°21'47" W
C27	775.00	18°29'30"	250.12	249.04	S 61°30'45" W
C28	475.00	8°11'14"	67.87	67.82	S 56°21'37" W
C29	425.00	6°16'16"	46.39	46.37	S 57°19'36" W
C30	475.00	6°16'16"	51.85	51.83	N 57°19'36" E
C31	425.00	8°11'14"	60.73	60.68	N 56°21'37" E
C32	825.00	18°29'30"	266.26	265.10	N 61°30'45" E
C33	25.00	82°06'37"	35.63	32.84	N 29°42'11" E
C34	775.00	1°26'41"	19.54	19.54	N 12°04'28" W
C35	25.00	82°34'05"	36.03	32.99	N 54°04'51" W
C36	1773.00	11°53'30"	367.99	367.33	S 78°41'21" W
C37	25.00	91°20'49"	39.86	35.77	S 27°04'12" W
C38	635.00	14°32'57"	161.20	160.81	S 11°19'44" E
C39	25.00	99°32'57"	43.44	38.18	S 53°49'43" E
C40	1225.00	10°03'28"	215.04	214.76	N 81°25'33" E
C41	25.00	48°11'23"	21.03	20.41	N 62°21'35" E
C42	50.00	276°22'46"	241.19	66.67	S 03°32'43" E
C43	25.00	48°11'23"	21.03	20.41	N 69°27'02" W
C44	1175.00	10°03'28"	206.26	206.00	S 81°25'33" W
C45	475.00	0°59'20"	8.20	8.20	S 76°53'28" W
C46	25.00	81°26'23"	35.53	32.62	S 36°39'57" W
C47	1245.00	1°20'30"	29.15	29.15	S 03°23'00" E
C48	25.00	64°41'01"	28.22	26.79	S 35°03'16" E
C49	50.00	268°40'07"	234.46	71.53	S 66°56'17" W
C50	25.00	22°09'27"	9.67	9.61	N 10°11'37" E
C51	1195.00	3°10'08"	66.09	66.09	N 02°28'11" W
C52	585.00	14°29'49"	148.02	147.62	N 11°18'10" W
C53	25.00	91°59'01"	40.14	35.96	N 64°32'30" W
C54	1773.00	3°20'28"	103.37	103.35	S 67°47'42" W
C55	823.00	18°18'23"	580.87	578.41	N 75°15'10" E
C56	25.00	29°21'04"	12.81	12.67	N 69°42'19" E
C57	50.00	139°03'48"	121.36	93.69	S 55°26'19" E
C58	25.00	26°53'24"	11.73	11.63	S 00°38'54" W
C59	825.00	1°26'41"	20.80	20.80	S 12°04'28" E
C60	25.00	90°08'56"	39.33	35.40	S 56°23'35" E
C61	1345.00	4°44'10"	111.18	111.15	N 80°52'02" E
C62	1300.00	4°36'15"	104.08	104.06	S 80°56'30" W
C63	800.00	8°22'06"	116.85	116.74	N 67°21'41" E
C64	50.00	91°24'50"	79.77	71.58	S 25°50'19" W
C65	825.00	8°22'06"	120.50	120.39	S 67°21'41" W
C66	25.00	91°24'50"	39.89	35.79	S 25°50'19" W
C67	50.00	280°31'44"	218.63	81.65	N 74°36'15" W
C68	25.00	70°31'44"	30.77	28.87	N 15°23'45" E
C69	25.00	38°02'31"	16.60	16.30	N 38°53'22" W
C70	50.00	144°51'45"	126.42	95.34	N 14°31'15" E
C71	25.00	15°24'24"	6.72	6.70	N 79°14'56" E
C72	775.00	8°22'06"	113.19	113.09	N 67°21'41" E
C73	2000.68	20°38'19"	720.67	716.78	N 76°43'08" E

100 50 0 100
SCALE: 1"=100'



VICINITY MAP

SCALE: 1"= 2,640'

KEY MAP NO. 650-A

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
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- D.C. INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- R.O.W. INDICATES RIGHT-OF-WAY
- P.V.T. INDICATES PRIVATE
- A.E. INDICATES AERIAL EASEMENT
- C.P.E. INDICATES CENTERPOINT EASEMENT
- F.M.E. INDICATES FORCE MAIN EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT

PRELIMINARY PLAT OF
AVALON AT SIENNA
PLANTATION
SECTION 2

A SUBDIVISION OF 43.685 ACRES OF LAND SITUATED IN
THE MOSES SHIPMAN LEAGUE, ABSTRACT 86,
FORT BEND COUNTY, TEXAS.

95 LOTS 5 RESERVES (14.524 ACRES) 4 BLOCKS
NOVEMBER 10, 2015 JOB NO. 0074-1402-309

OWNERS:
TAYLOR MORRISON OF TEXAS, INC.
GRANT GRIMES, VICE PRESIDENT - LAND RESOURCES
5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON, TEXAS 77041
PH. (281) 598-3073

ENGINEER:

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

T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797

AMANDA CARRIAGE
REGISTERED PROFESSIONAL ENGINEER,
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 10592



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 09, 2015

AGENDA ITEM SUBJECT: Final Plat for Replat of Harvest United Methodist Church

AGENDA ITEM NUMBER: 6.A.(3)

PROJECT PLANNER: Jose Abraham, Planner I

APPROVAL: Gary W. Smith, Director of Development Services *gws*
Robert Upton, City Engineer *RU*

PERMIT NUMBER: 1503895

PROPERTY ID: 0086-00-000-0603-907

LOCATION: 9029 Sienna Ranch Road

ZONING DISTRICT: PD, Planned Development #35
(Ordinance O-13-28)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: Not Applicable

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. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

- a. Please revise the name of the subdivision to be consistent with the previously recorded plat and the approved preliminary plat. Additionally, remove "Final Plat of" from the title block.
- b. Please revise the date on which the plat was drawn.
- c. Please remove owner's acknowledgement referring to septic tanks.
- d. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(8)(c).
- e. The Certificate for engineer and surveyor must be made a part of the final plat drawing in accordance with Section 3.C(8)(e).
- f. The Certificate for Planning and Zoning Commission must be made a part of the final plat in accordance with Section 3.C(8)(f).
- g. The County clerk filing acknowledgement statement must be made a part of the final plat in accordance with Section 3.C(8)(g).

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

None

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

None

B. STANDARD PLAT NOTES:

All required notes have been found on the plat.

----- End of Report -----



**DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division**

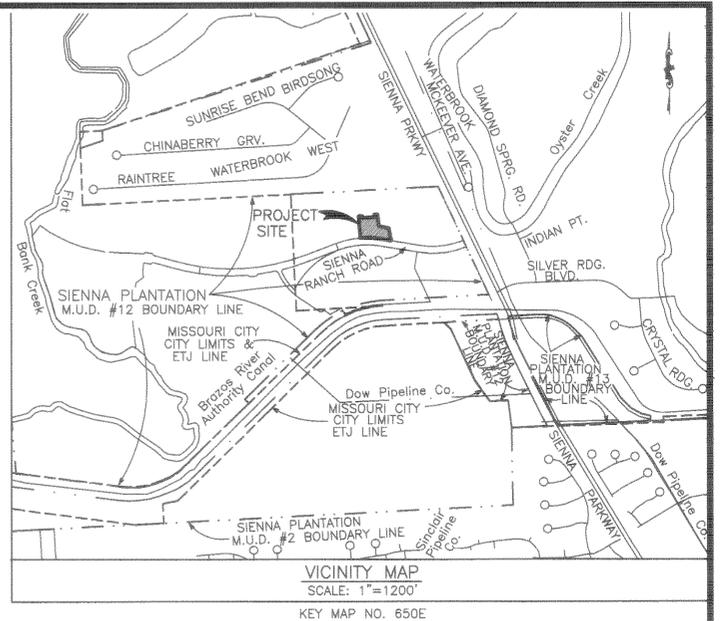
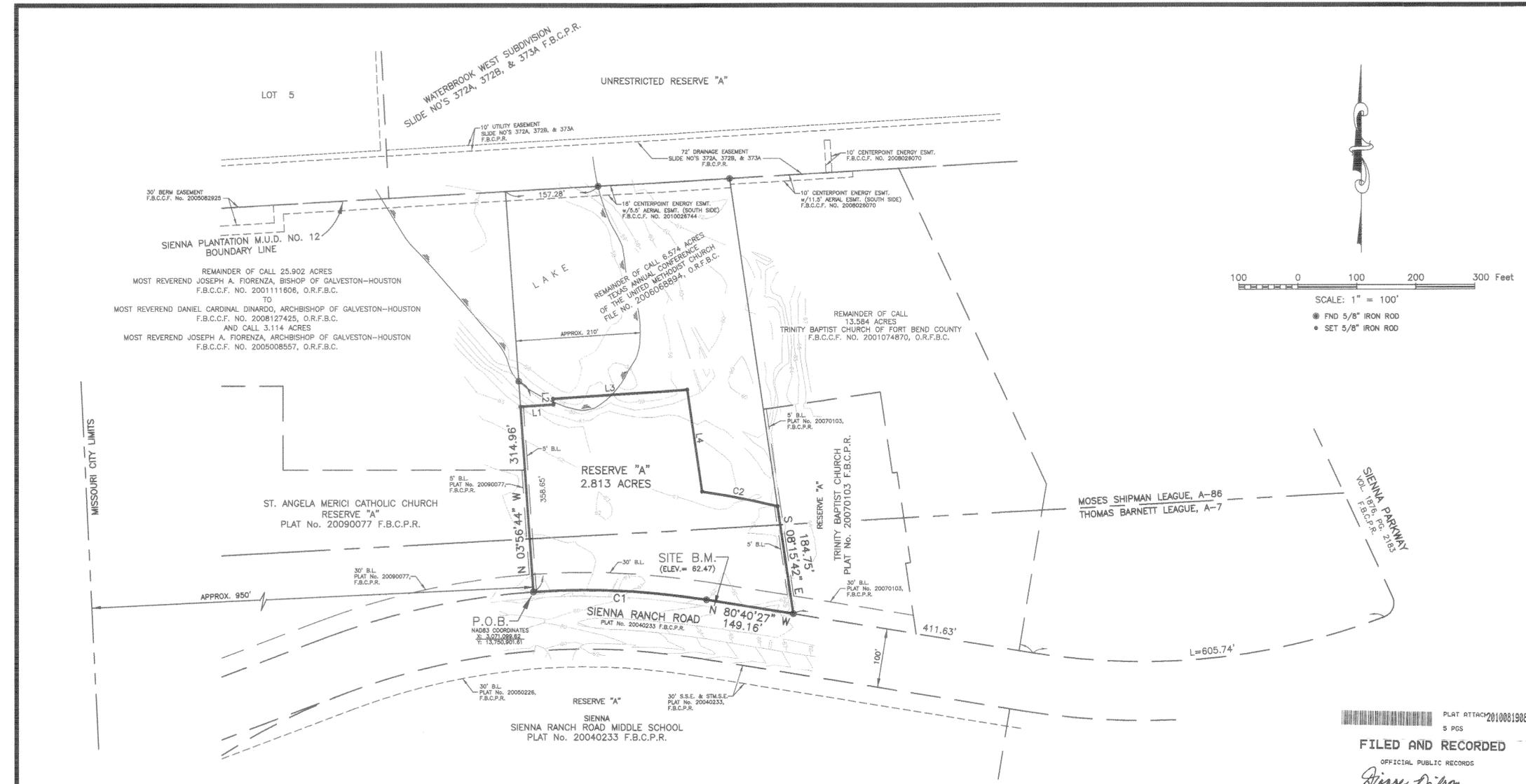
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

DATE:

1. Name of plat: <u>HARVEST UNITED METHODIST CHURCH</u>		
2. Name of conceptual plan that encompasses this plat (if applicable): <u>HARVEST UNITED METHODIST CHURCH</u>		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit <u>Other</u> (Explain): <u>CHURCH</u>		
4. Landowner's name (If company or corporation, list chief officer): <u>TEXAS ANNUAL CONFERENCE OF</u> Mailing Address: <u>5215 MAIN STREET HOUSTON, TX 77002 THE UNITED METHODIST CHURCH</u> Phone No.: <u>(713) 528-6881</u> Fax No.: () <u>N/A</u> Email: <u>CONTACT: JAMES KNIGHT KNIGHTJAM@Co.fort-bend.tx.us</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>GBI PARTNERS, L.P.</u> Mailing Address: <u>13340 SOUTH GESSNER MISSOURI CITY TEXAS 77489</u> Phone No.: <u>(281) 499-4539</u> Fax No.: () <u>N/A</u> Email: <u>CONTACT: JON BORDOVSKY JBORD@GBISURVEY.COM</u>		
6. Is plat located inside the City limits? (Circle One): <u>YES</u> NO		
7. Is plat located inside the City's ETJ? (Circle One): YES <u>NO</u>		
8. Total acreage: <u>6.574</u>		
9. Estimated # of Sections: <u>1</u> Blocks: <u>1</u> Reserves: <u>1</u>		
10. Estimated # of residential lots/dwelling units: <u>N/A</u>		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: Private Streets: _____ Public Streets: _____ Residential Lots: _____ Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): _____ (acres): _____		
12. Residential lot dimensions: Average: _____ <u>N/A</u> Smallest: _____		
13. Lot area: Non cul-de-sac: <u>N/A</u> Cul-de-sac: _____		
14. Front width (At property line): Non cul-de-sac: <u>N/A</u> Cul-de-sac: _____		
15. Front width (At building line): Non cul-de-sac: <u>N/A</u> Cul-de-sac: _____		
16. Depth: Non cul-de-sac: <u>N/A</u> Cul-de-sac: _____		
17. Block Length: <u>N/A</u> Average: _____ Longest: _____ Shortest: _____		
18. Type of Streets (Circle One): <u>N/A</u> Public Private Combination Public/Private		
19. Type of Water System (Circle One): <u>Public</u> Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District: <u>SIENNA PLANTATION M.U.D. 12</u>		



LINE	BEARING	LENGTH
L1	N 86°03'18" E	55.98'
L2	N 03°56'44" W	9.59'
L3	N 86°03'16" E	228.02'
L4	S 08°15'24" E	174.76'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	294.24	1250.00	13°29'13"	N 87°23'10" W	293.56
C2	130.29	1436.13	05°11'54"	S 78°53'06" E	130.25

- GENERAL NOTES**
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; 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.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; L.S.&S.W.E. INDICATES LANDSCAPE AND SIDEWALK EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
 - THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS PLAT.
 - THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF PROPERTY OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED JANUARY 3, 1997 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-97 (11) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 48157C0270 J, MAP REVISED JANUARY 3, 1997, THIS PLAT LIES IN ZONE "X" (SHADED).
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 61.90 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.
 - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES, AND RESERVES. THE OWNER, THE HARVEST UNITED METHODIST CHURCH, OR ASSIGNS SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND RESERVES.
 - PROJECT BENCHMARK:
CITY OF MISSOURI CITY MONUMENT PCM-003 BRASS DISK SET IN CONCRETE LOCATED IN FRONT OF THE FIRE STATION AT SOUTHWEST CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD.
ELEV. = 65.87 (2001 ADJUSTMENT).
 - SITE BENCHMARK:
BOX CUT ON NORTHWEST CORNER OF BB INLET LOCATED ON THE NORTH SIDE OF SIENNA RANCH ROAD +/- 133- FEET WEST OF THE SOUTHEAST CORNER OF THE TRACT.
ELEV. = 62.47 (2001 ADJUSTMENT).
 - THIS PLAT LIES WITHIN FORT BEND COUNTY DRAINAGE DISTRICT AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
 - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES.
 - ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83) COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY APPLYING A SCALE FACTOR OF 0.999867973.
 - 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.
 - SIDEWALK SHALL BE CONSTRUCTED AS REQUIRED BY THE CITY OF MISSOURI CITY AND AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES FOR THE CITY OF MISSOURI CITY.

- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- METER LOCATION: IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, 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)561-2999.
- 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.
- FIVE EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "5208" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THIS SUBDIVISION LIES WITHIN SHADED ZONE "X" (AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD). THIS STATUS WAS GRANTED BY A LETTER OF MAP REVISION DATED AUGUST 22, 2002 WHICH REVISED FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48157C0270J REVISED JANUARY 3, 1997. THE INTERNAL 100-YEAR FLOOD PLAIN ESTABLISHED BY SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT IS 56.00 FEET MEAN SEA LEVEL (MSL).
- 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 SYNERGY AT 281-778-8250.
- 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.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE L22.
- THIS TRACT LIES WITHIN THE MISSOURI CITY DEVELOPMENT ZONE DESIGNATED AS PD-35 AS DESCRIBED IN CITY ORDINANCE 0-10-14.
- SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, G. F. NUMBER 1015730739, EFFECTIVE DATE OF MARCH 9, 2010. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

PLAT ATTACH 2010081908
5 PGS
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Stiane Arison
2010 Aug 25 09:34 AM
DA \$360.00
Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS

RESERVE	TYPE OF RESERVE	ACREAGE/SQ. FT.	ZONING
"A"	CHURCH SITE	2.813 AC./ 122,546 SQ. FT.	PD-35

HARVEST UNITED METHODIST CHURCH

A SUBDIVISION OF 2.813 ACRES OF LAND
BEING A PORTION OF A CALL 6.574 ACRE TRACT OF LAND
RECORDED IN THE NAME OF TEXAS ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH
IN F.B.C.C.F. NO. 2006068894, O.R.F.B.C.
LOCATED IN THE
THOMAS BARNETT LEAGUE, A-7 & THE MOSES SHIPMAN LEAGUE, A-86
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

OWNERS:
THE HARVEST UNITED METHODIST CHURCH
9529 North Fitzgerald Way
Missouri City, Texas 77002

SURVEYORS:
GBI PARTNERS, L.P.
PROFESSIONAL LAND SURVEYING
10710 S. SAM HOUSTON PARKWAY W. SUITE 130
HOUSTON, TX 77041 TEL: 713.998.1308 FAX: 713.998.1806
EUGENE R. BAKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5206

ENGINEERS:
LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026
DAVID A. RIVERA
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 98365

AUGUST, 2010 JOB NO. 105512

STATE OF TEXAS
COUNTY OF FORT BEND

WE, THE HARVEST UNITED METHODIST CHURCH BOARD OF TRUSTEES, OWNER, ACTING BY AND THROUGH SCOTT KIRBY, ITS CHAIRMAN AND CHRIS GILLAN, ITS SECRETARY, HERINAFTER REFERRED TO AS OWNERS OF THE 2.813 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF HARVEST UNITED METHODIST CHURCH, HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR 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 ITSELF, ITS HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY 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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20') FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT 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, OWNERS 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF HARVEST UNITED METHODIST CHURCH, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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.

IN TESTIMONY WHEREOF, THE HARVEST UNITED METHODIST CHURCH BOARD OF TRUSTEES HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN SCOTT KIRBY, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY CHRIS GILLAN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 16th DAY OF August, 2010.

THE HARVEST UNITED METHODIST CHURCH BOARD OF TRUSTEES

Scott Kirby
BY: SCOTT KIRBY, CHAIRMAN

Chris Gillan
ATTEST: CHRIS GILLAN, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SCOTT KIRBY, CHAIRMAN OF THE HARVEST UNITED METHODIST CHURCH BOARD OF TRUSTEES, 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 HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF August, 2010.

Melissa M. Wright
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: Nov. 13, 2011



STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CHRIS GILLAN, SECRETARY OF THE HARVEST UNITED METHODIST CHURCH BOARD OF TRUSTEES, 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 HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF August, 2010.

Melissa M. Wright
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: Nov. 13, 2011



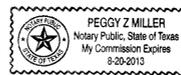
WE, THE TEXAS ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HARVEST UNITED METHODIST CHURCH, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN FILM CODE NO. 2010074080 OF THE MORTGAGE RECORDS OF FORT BEND COUNTY, TEXAS, 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 OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

Elijah A. Stansell Jr.
BY: SIGNATURE
Elijah A. Stansell Jr.
(PRINTED NAME)
Fiscal Officer
(PRINTED TITLE)

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, Elijah A. Stansell Jr. OF THE TEXAS ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17 DAY OF August, 2010.

Peggy Z Miller
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 8-20-13



I, EUGENE R. BAKER, AM AUTHORIZED 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 AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') (SEE NOTE 16.).

Eugene R. Baker
EUGENE R. BAKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5206



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF HARVEST UNITED METHODIST CHURCH, 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 19th DAY OF August, 2010.

Ron Lee
BY: RON LEE, CHAIRMAN
Sonya Brown-Marshall
BY: SONYA BROWN-MARSHALL, VICE-CHAIR

STATE OF TEXAS
COUNTY OF FORT BEND

I, DIANNE WILSON, 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 THE 25th DAY OF August, 2010 A.D., AT 9:34 O'CLOCK A.M. IN PLAT NO. 20100115 OF THE PLAT RECORDS OF SAID COUNTY.

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



Dianne Wilson
DIANNE WILSON
CLERK OF THE COUNTY FORT BEND COUNTY, TEXAS
BY: D'Lila Almaraz
DEPUTY
D'LILA ALMARAZ

HARVEST UNITED METHODIST CHURCH

A SUBDIVISION OF 2.813 ACRES OF LAND
BEING A PORTION OF A CALL 6.574 ACRE TRACT OF LAND
RECORDED IN THE NAME OF TEXAS ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH
IN F.B.C.C.F. NO. 2006068894, O.R.F.B.C.
LOCATED IN THE
THOMAS BARNETT LEAGUE, A-7 & THE MOSES SHIPMAN LEAGUE, A-8
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

PLAT ATTACHED
5 PGS
2010061908

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Dianne Wilson
2010 Aug 25 09:34 AM 20100115
DA \$300.00
Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS

1 RESERVE 1 BLOCK

OWNERS:
THE HARVEST UNITED METHODIST CHURCH
9823 NORTH FITZGERALD WAY
MISSOURI CITY, TEXAS 77022



SURVEYORS:
GBI PARTNERS, L.P.
PROFESSIONAL LAND SURVEYING
10110 S. SAM HOUSTON PARKWAY W, SUITE 330
HOUSTON, TX 77031 TEL: 713.996.1906 FAX: 713.996.1908
EUGENE R. BAKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5206

ENGINEERS:
LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5205
DAVID A. RIVERA
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 98365

AUGUST, 2010

JOB NO. 105512



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 9, 2015
AGENDA ITEM SUBJECT: Final Plat of Park 8Ninety
AGENDA ITEM NUMBER: 6.A.(4)
PROJECT PLANNER: Samin Bazargan Planning Intern
APPROVAL: Gary W. Smith, Director of Development Services *GWS*
Robert Upton, City Engineer *RU*

PERMIT NO.: 1504179
PROPERTY ID: 1166650000001;
0420360000002;
0116-00-000-7600-907;
0116-00-000-7800-907;
0116-00-000-8110-907;
0116-00-000-8112-907;
0116-00-000-8200-907;
0116-00-000-8203-907;
0116-00-000-8208-907;
LOCATION: South corner of Highway 90 and Beltway 8 intersection
ZONING DISTRICT DESIGNATION: PD, Planned Development District #94 (Ordinance O-14-37)
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

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. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Please indicate on the vicinity map, boundaries and jurisdictions including, Fort Bend County, Harris County and Municipal Utility District boundaries within the area.
 - b. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C.(8)(h).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. Please provide a revised .dwg file. The version provided does not reference properly and *projects just northeast of the intended location.*

B. STANDARD PLAT NOTES:

All required plat notes have been found on the subject plat.

----- **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 [] LARGE ACREAGE TRACT

DATE:

1. Name of plat: PARK 8NINETY		
2. Name of preliminary plat that encompasses this plat (if applicable): PARK 8NINETY		
3. Type of plat (Circle one or more): Multifamily Residential <u>Commercial</u> <u>Industrial</u> Planned Development Single Family Residential Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): AX COUNTY LINE LAND, LP		
Mailing Address: 2800 POST OAK BLVD., SUITE 2300, HOUSTON, TX 77056		
Phone No.:(713) 963 - 4007 Fax No.:() -		
Email: DMUNIZA@TRAMMELLCROW.COM		
5. Applicant's name (Engineer, Planner, Architect, Etc.): COBB, FENDLEY & ASSOCIATES, INC.		
Mailing Address: 13430 NORTHWEST FREEWAY, SUITE 1100, HOUSTON, TX 77040		
Phone No.:(713) 462 - 3242 Fax No.:(713) 462 - 3262		
Email: RRADFORD@COBBFENDLEY.COM		
6. Is plat located inside the City limits? (Circle One): <u>YES</u> <u>NO</u>		
7. Is plat located inside the City's ETJ? (Circle One): YES <u>NO</u>		
8. Total acreage: 129.368		
9. Number of sections: _____ Blocks: _____ Reserves: <u>30</u>		
10. Number of residential lots/dwelling units: 0		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i> Private Streets: _____ Public Streets: <u>5.65</u> Residential Lots: _____ Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): <u>123.72 (RESERVES)</u> (acres): _____		
12. Average lot area: N/A		
13. Typical lot area: VARIES		
14. Block Length: Average: <u>1426'</u> Longest: <u>2028'</u> Shortest: <u>563'</u>		
15. Type of Streets (Circle One): <u>Public</u> Private Combination Public/Private		
16. Type of Water System (Circle One): <u>Public</u> Individual Water Wells Other (attach explanation)		
17. Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks Other (attach explanation)		
18. Municipal Utility District: FORT BEND COUNTY WCID #2 C/O JONES & CARTER, 6335 GULFTON, SUITE 200, HOUSTON, TX 77081		

STATE OF TEXAS
COUNTY OF FORT BEND

We, AX COUNTY LINE LAND L.P., acting by and through David Martens, President, being officer of AX COUNTY LINE LAND L.P. hereinafter referred to as owners of the 129.368 acre tract described in the above and foregoing plat of PARK 8NINETY, 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 easements made herein are proportional to the impact of the subdivision upon the public services required in and/or that the development will comport with the present and future growth needs of the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or easements made herein.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an 11 feet, six inches for ten feet perimeter ground easements or seven feet, six inches for 14 feet perimeter ground easements or five feet, six inches for 16 feet perimeter ground easements, from a plane 16 feet above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches in width.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an ten feet for ten feet back-to-back ground easements or eight feet for 14 feet back-to-back ground easements or seven feet for 16 feet back-to-back ground easements, from a plane 16 feet above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 30 feet in width.

IN TESTIMONY WHEREOF, AX COUNTY LINE LAND L.P. has caused these presents to be signed by David Martens its President, thereto authorized, attested by its Secretary _____ and its common seal hereunto affixed this _____ day of _____, 2015.

AX COUNTY LINE LAND L.P.

(Affix Corporate seal)

David Martens, President

ATTEST:
(Signature of Secretary or Authorized Trust Officer)
Title _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared David Martens, President, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledgment 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 AX COUNTY LINE LAND L.P.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

(Affix Corporate seal)

(PRINT NAME)

My Commission Expires _____

Table with 5 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Row 1: C-1, 11,351.68', 00°56'51", 187.72', N 66°27'35" E, 167.72'

Table with 2 columns: LINE, BEARING, DISTANCE. Rows 1-12: L-1 N 17°50'24" E 50.56', L-2 N 64°29'16" E 122.21', L-3 N 64°53'59" E 110.36', L-4 N 67°04'43" E 226.85', L-5 N 70°26'33" E 118.19', L-6 S 42°08'52" W 16.60', L-7 N 47°51'34" W 50.00', L-8 N 42°08'52" E 50.00', L-9 N 46°57'57" W 73.77', L-10 N 69°40'14" E 140.20', L-11 N 69°33'26" E 114.29', L-12 S 82°33'52" E 43.40'

I, Blaine Fisher, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having a outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.

Blaine Fisher
Registered Professional Land Surveyor
Texas Registration No. 2500

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of PARK 8NINETY 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 _____, 2015.

Sonya Brown-Marshall
Chairman

(Affix Commission seal)

Timothy R. Haney
Vice Chairman

I, Laura Richard, Clerk of the Commissioners' Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ at _____ o'clock _____, and in Volume _____ of the map records of Fort Bend County for said County.

Laura Richard, Clerk of the Commissioners
Court of Fort Bend County, Texas

By: _____
Deputy

Plat Notes

1. BENCHMARK INFORMATION: REFERENCE BENCHMARK - HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 030160, BRASS DISK NEAR WATER'S EDGE IN WEST CONCRETE APRON OF NORTHBOUND FEEDER OF BELTWAY 8 BRIDGE OVER SIMS BAYOU, DISK IS STAMPED RM 030160. ELEVATION = 62.02 (NAVD8 2001 ADJUSTMENT)

SITE BENCHMARK: TBM NO. 1 = 5/8" IRON ROD W/ICAP STAMPED (COBB FENDLEY & ASSOCIATES) LOCATED AT THE SOUTHWEST CORNER OF CRAVENS ROAD AT US HIGHWAY 90A, 7.8' SOUTH OF CURB AND 8.5' WEST OF MANHOLE. ELEVATION = 70.08

TBM NO. 3 = 5/8" IRON ROD W/ICAP STAMPED (COBB FENDLEY & ASSOCIATES) LOCATED IN SOUTHEAST ROW OF US HIGHWAY 90A, 1.380' +/- NORTHEAST OF INTERSECTION OF CRAVENS RD. AND US HIGHWAY 90A, BEING 9.07' FROM CURB AND 19.3' SOUTHWEST OF OVERHEAD HIGHWAY SIGN. ELEVATION = 68.11

TBM NO. 5 = 5/8" IRON ROD W/ICAP STAMPED (COBB FENDLEY & ASSOCIATES) LOCATED AT THE SOUTHWEST CORNER OF CRAVENS ROAD AND BELTWAY 8, BEING 55.9' WEST OF THE CURB OF THE SOUTHBOWN FEEDER OF BELTWAY 8 AND 87.3' SOUTH OF THE CURB OF US HIGHWAY 90A. ELEVATION = 66.58

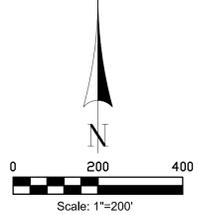
TBM NO. 18 = 5/8" IRON ROD W/ICAP STAMPED (COBB FENDLEY & ASSOCIATES) LOCATED ON NORTH HIGH BANK OF CANGELOSI DITCH UNDER POWER LINE, 199.5' NORTHEAST THE FIRST SET OF DOUBLE POWER POLES WEST OF TxDOT DITCH AND 119.0' SOUTH OF THE MOST WESTERLY OF SOUTH END OF S (FIVE) 38' CMPS. ELEVATION = 67.81

TBM NO. 12 = 5/8" IRON ROD W/ICAP STAMPED (COBB FENDLEY & ASSOCIATES) LOCATED 6.2' EAST OF THE EAST EDGE OF CRAVENS RD, 47' NORTH OF CENTERLINE POWER LINES AND 40' SOUTH OF 5/8" IRON ROD FOR THE SOUTH CORNER OF 75.01 ACRE TRACT. ELEVATION = 68.05

TBM NO. 14 = 5/8" IRON ROD W/ICAP STAMPED (COBB FENDLEY & ASSOCIATES) LOCATED IN THE EAST ROW OF CRAVENS RD, NEAR THE INTERSECTION OF PINE MEADOW DR. AND CRAVENS RD., 38.5' EAST OF A MANHOLE ON THE NORTHWEST CORNER OF SAID INTERSECTION AND 60' +/- NORTH OF THE TRANSITION OF ASPHALT TO GRAVEL OF SAID CRAVENS RD. ELEVATION = 65.98

- 2. 5/8-inch iron rods with yellow caps stamped "Cobb, Fendley & Associates" set at all tract corners unless noted otherwise.
- 3. All bearings shown hereon are based on the Texas State plane coordinate system, South Central Zone, NAD 83 (2001 adjustment). All distances shown hereon are surface and can be to grid by multiplying by a combined scale factor of 0.99987721.
- 4. This property appears to be in zone "X", areas determined to be outside the 500-year floodplain as delineated on the Federal Emergency Management Agency flood insurance rate map No. 48201C0845 L and 48201C0865 L, last revised June 18, 2007 and 48157C0260 J, last revised January 3, 1997, elevations were not obtained on the property.
- 5. Except for an 7.493 acre tract, all of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- 6. 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.
- 7. In accordance with CenterPoint Energy 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.
- 8. 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.
- 9. Sidewalks shall be constructed as required by Section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 10. All drainage and roadway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Section 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- 11. The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space.
- 12. All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.

- 13. All existing and proposed pipelines or pipeline easement through the subdivision have been shown.
- 14. 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.
- 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. 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).
- 17. 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.
- 18. The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 ft. for residential development and 300 ft. for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
- 19. Minimum building slab elevation. See Finish Floor table.



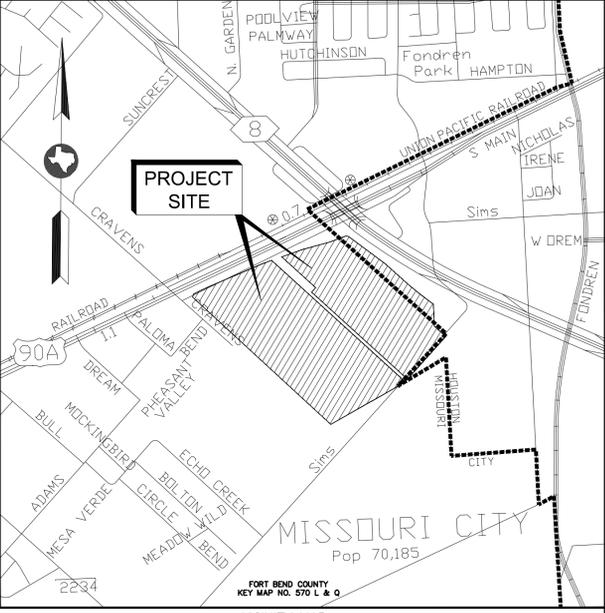
PROP. CURVE TABLE with columns: CURVE #, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C1 to C22.

AREA BREAK DOWN table with columns: RESERVE #, CITY OF HOUSTON SF / AC, CITY OF MISSOURI CITY SF / AC. Rows 1 to 5.

PROP. LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows L2 to L4.

FINISH FLOOR TABLE with columns: RESERVES, MIN. FFE. Rows 1-7, 8-15, 16, 17, 25-28, 18-24, 29, 30.

BUILDING SETBACK LINES table with columns: RESERVE NUMBER, FRONT, 30 FT IF ABUTTING A STREET OR RESIDENTIAL DISTRICT, REAR, 25 FT, 25 FT, 10 FT*, 10 FT*. Includes note: *SETBACK TO BE 30 FT WHEN ABUTTING ANOTHER DISTRICT.



PARK 8NINETY
A SUBDIVISION OF 129.368 ACRES (7.493 ACRES IN CITY OF HOUSTON) BEING A RE-PLAT OF THE RESIDUE OF BELTWAY PLAZA, VOLUME 337, PAGE 91 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS & SLIDE NUMBERS 899 & 900A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS & A PARTIAL REPLAT OF THE RESIDUE OF LOTS 1, 4 & 5, BLOCK A, & LOTS 1 & 2, BLOCK B, CRAVENS ADDITION, VOLUME 655, PAGE 599, DEED RECORDS OF HARRIS COUNTY, TEXAS, SITUATED IN THE B.B.B. & C.R.R. CO. SURVEY, A-184, HARRIS COUNTY, AND B.B.B. & C.R.R. CO. SURVEY, A-116, FORT BEND COUNTY, MISSOURI CITY, TEXAS

3 BLOCKS - 30 RESERVES
(RESERVES ARE RESTRICTED TO COMMERCIAL USE)

OWNER
AX COUNTY LINE LAND L.P.
ENGINEER / SURVEYOR

CobbFendley
TBPE Firm Registration No. 274
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

SCALE: 1"=200' DATE: NOVEMBER 2015

- Notes
- 1. B.L. signifies building line.
- 2. W.L.E. signifies water line easement.
- 3. S.S.E. signifies sanitary sewer easement.
- 4. S.T.M.S.E. signifies storm sewer easement.
- 5. R.O.W. signifies right of way.
- 6. S.B. signifies setback.
- 7. M.R.F.B.C.T. signifies map records of Fort Bend County Texas
- 8. ESMT signifies easement
- 9. F.B.C.D.R. signifies Fort Bend County Deed Records
- 10. H.C.C.F. signifies Harris County Clerks File
- 11. H.C.D.R. signifies Harris County Deed Records
- 12. F.B.C.C.F. signifies Fort Bend County Clerks File
- 13. M.R.H.C.T. signifies map records of Harris County Texas



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 9, 2015

AGENDA ITEM SUBJECT: Final Plat of Creekstone Assisted Living Center

AGENDA ITEM NUMBER: 6.A.(5)

PROJECT PLANNER: Samin Bazargan, Planning Intern

APPROVAL: Gary W. Smith, Director of Development Services *gws*
Robert Upton, City Engineer *RU*

PERMIT NO.: 1503452

PROPERTY ID: 0054-00-000-4100-907 / 0054-00-000-4110-907 /
0054-00-000-4113-907

LOCATION: South of Oilfield Road, east of the Brookside residential subdivision in Riverstone and west of the Creekstone residential subdivision in Riverstone

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The applicant and developer are in discussions to annex the subject property into Municipal Utility District #129. If such annexation occurs, the property would be subject to the City's Strategic Partnership Agreement with the MUD.

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. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - i. All conditions placed on the preliminary plat for the subject site must be addressed before approval of this final plat. The preliminary plat was conditionally approved on the Commission's November 11, 2015 meeting agenda.
 - ii. 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).
 - iii. Please provide a scale for vicinity map in accordance with Section 2.D(9).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. All conditions placed on the preliminary plat for the subject site must be addressed before approval of this final plat.
 - 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
 - a. Please provide a revised .dwg file as the version provided was not referenced properly. The file projects approximately 1370 miles off the coast of Peru.

B. STANDARD PLAT NOTES:

All required notes have been found on the subject plat.

END OF REPORT



APPLICATION FOR PLAT APPROVAL

Check One: [] AMENDING [] FINAL [] LARGE ACREAGE TRACT

DATE: NOVEMBER 13, 2015

1. Name of plat: <u>CREEKSTONE ASSISTED LIVING CENTER</u>		
2. Name of preliminary plat that encompasses this plat (if applicable):		
3. Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit <u>Other</u> (Explain): <u>UNRESTRICTED RESERVE</u>		
4. Landowner's name (If company or corporation, list chief officer): <u>DUGGAN GROUP INV. LTD.</u>		
Mailing Address: <u>6440 OILFIELD ROAD, SUGARLAND, TEXAS 77479</u>		
Phone No.:() - - Fax No.:() - -		
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>COSTELLO, INC. JONAG L-DELA ROSA</u>		
Mailing Address: <u>9990 RICHMOND AVE. SUITE 450, NORTH BUILDING, HOUSTON, TX 77042</u>		
Phone No.:(713) 783-7788 Fax No.:(713) 783-3580		
Email: <u>JDELAROSA@COSTELLOINC.COM</u>		
6. Is plat located inside the City limits? (Circle One): YES <u>NO</u>		
7. Is plat located inside the City's ETJ? (Circle One): <u>YES</u> NO		
8. Total acreage: <u>12.49 AC.</u>		
9. Number of sections: <u>1</u> Blocks: <u>1</u> Reserves: <u>1</u>		
10. Number of residential lots/dwelling units: <u>N/A</u>		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: Private Streets: _____ Public Streets: _____ Residential Lots: _____ Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): <u>UNRESTRICTED RESERVE</u> (acres): <u>12.49</u>		
12. Average lot area: <u>N/A</u>		
13. Typical lot area: <u>N/A</u>		
14. Block Length: Average: _____ Longest: _____ Shortest: _____ <u>N/A</u>		
15. Type of Streets (Circle One): <u>Public</u> Private Combination Public/Private		
16. Type of Water System (Circle One): <u>Public</u> Individual Water Wells Other (attach explanation)		
17. Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks Other (attach explanation)		
18. Municipal Utility District: <u>N/A</u>		

STATE OF TEXAS
COUNTY OF FORT BEND

WE, DUGGAN GROUP INVESTMENTS LTD. ACTING BY AND THROUGH LEE M. DUGGAN, JR., PRESIDENT, AND PEGGY DUGGAN, VICE PRESIDENT, BEING OFFICERS OF DUGGAN GROUP INVESTMENTS, LTD., HEREINAFTER REFERRED TO AS THE OWNERS OF THE 12.49 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CREEKSTONE ASSISTED LIVING CENTER, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

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

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

IN TESTIMONY WHEREOF, DUGGAN GROUP INVESTMENTS, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY LEE M. DUGGAN, JR. ITS PRESIDENT AND PEGGY DUGGAN, VICE PRESIDENT.

THIS _____ DAY OF _____, 2015.

DUGGAN GROUP INVESTMENTS LTD.

BY: _____ ATTEST BY: _____
LEE M. DUGGAN, JR., PRESIDENT PEGGY DUGGAN, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LEE DUGGAN, JR., PRESIDENT, AND PEGGY DUGGAN, VICE PRESIDENT OF DUGGAN GROUP INVESTMENTS, LTD., KNOWN TO ME TO BE THE PERSONS WHOSE 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 THERIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, AM REGISTERED 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; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTS 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.

MARK D. ARMSTRONG
TEXAS REGISTRATION NO. 5363

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

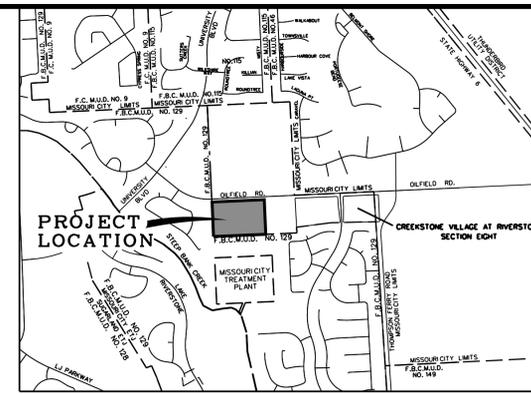
CHAD E. HABLINSKI
TEXAS LICENSE NO. 85466

CITY PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF CREEKSTONE ASSISTED LIVING CENTER, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT.

THIS _____ DAY OF _____, 2015.

BY: _____ BY: _____
SONYA BROWN MARSHALL, CHAIRMAN TIMOTHY R. HANEY, VICE CHAIRMAN



VICINITY MAP 609 0 & U.

I, RICHARD W. STOLLEIS, THE 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 COMMISSIONER'S COURT, HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

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

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS

THIS _____ DAY OF _____, 2015.

RICHARD MORRISON GRADY PRESTAGE
COMMISSIONER, PRECINCT 1 COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

W.A. "ANDY" MEYERS JAMES PATTERSON
COMMISSIONER, PRECINCT 3 COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE

ON _____ 2015, A.D., AT _____ O'CLOCK (A.M. OR P.M.),

IN PLAT NUMBER (S) _____ OF THE PLAT RECORDS OF SAID COUNTY, WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

CREEKSTONE ASSISTED LIVING CENTER

BEING 12.49 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE

DATE: NOVEMBER, 2015

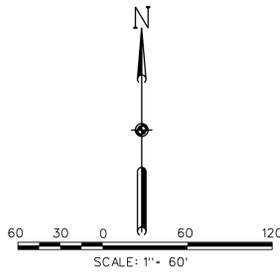
OWNER:
DUGGAN GROUP INVESTMENTS, LTD.
LEE DUGGAN, JR., PRESIDENT
PEGGY DUGGAN, VICE-PRESIDENT
6440 OILFIELD ROAD
SUGAR LAND, TEXAS, 77479

PREPARED BY:
Costello

ENGINEER/SURVEYOR:
9990 RICHMOND AVENUE SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPB FIRM REGISTRATION NO. 280
TBPES FIRM REGISTRATION NO. 103488



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



LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- ⊙ - FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED

BROOKSIDE AT RIVERSTONE
PLAT NO. 20070122
F.B.C.P.R.

NANDINA AT RIVERSTONE
PLAT NO. 20100160
F.B.C.P.R.

ACREAGE
CALL 1.0 ACRE
C.F. NO. 2006122219
O.R.F.B.C.

BRUCE MATTHEWS
VOL. 2535, PG. 1059
O.R.F.B.C.

OILFIELD ROAD

OILFIELD ROAD

(100' WIDE)
PLAT NO. 20040001
F.B.C.P.R.

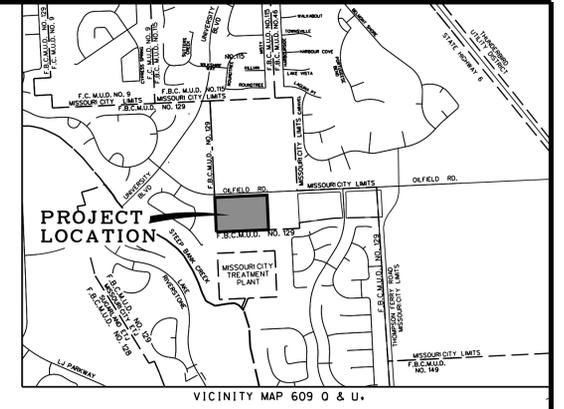
(100' WIDE)
C.F. NO. 2009029294
O.R.F.B.C.

UNRESTRICTED RESERVE "A"
12.49 ACRES / 544,064 SQ. FT.

REMAINDER
CALL 15.2369 ACRES
VOL. 618, PG. 789
F.B.C.D.R.

CALL 5.1144 ACRES
LEE DUGGAN III
C.F. NO. 9528750
O.R.F.B.C.

RESERVE TABLE		
RESERVE "A"	UNRESTRICTED	544,064 SQ. FT. / 12.49 ACRES



RESERVE "E"

RESERVE "D"
CREEKSTONE VILLAGE AT RIVERSTONE
SECTION THREE
PLAT NO. 20070292
F.B.C.P.R.

CREEKSTONE ASSISTED LIVING CENTER

BEING 12.49 ACRES ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE
SCALE: 1"=60' DATE: OCTOBER, 2015

OWNER:
DUGGAN GROUP INVESTMENTS, LTD.
LEE DUGGAN JR., PRESIDENT
PEGGY DUGGAN, VICE-PRESIDENT
6440 OILFIELD ROAD
SUGAR LAND, TEXAS, 77479

PREPARED BY:
Costello

ENGINEER/SURVEYOR:
9690 RICHMOND AVENUE SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPPE FIRM REGISTRATION NO. 280
TBPPLS FIRM REGISTRATION NO. 100486



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

NOTES:

1. CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER #B040 LOCATED AT THE NOSE OF SOUTH MEDIAN AT THE INTERSECTION OF L.V. PARKWAY AND LAKE RIVERSTONE DRIVE, ELEV. 66.76, NAVD '88, 2001 ADJ.
2. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM _____ FEET ABOVE SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
3. THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NAVD, 1988, 2001 ADJUSTMENT.
4. THIS PROPERTY LIES WITHIN THE LIMITS OF SHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP NUMBER 48157C0290L DATED APRIL 2, 2014.
5. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY, FORT BEND I.S.D., AND THE CITY OF MISSOURI CITY ETJ.
6. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND SIDEWALKS.
7. ALL THE PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION ARE SHOWN HEREON.
8. SIDEWALKS AND TRAILS SHALL REFER TO SECTION 82-164 OF THE SUBDIVISION ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS.
 - (a) IN GENERAL, PAVEMENT MARKINGS, SEPARATORS, SIGNAGE, FENCING AND LANDSCAPING MAY ALSO BE REQUIRED WHERE NECESSARY TO PROMOTE CIRCULATION, SCREENING, BUFFERING AND SAFETY
 - (b) SIDEWALKS, SIDEWALKS SHALL BE INSTALLED ALONG ALL STREETS IN EACH SUBDIVISION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.
 - (c) TRAILS, TRAILS MAY BE INSTALLED IN A VARIETY OF AREAS INCLUDING FEE STRIPS AS WELL AS ON ADJACENT LEVEES, WITHIN DRAINAGE EASEMENTS AND PIPELINE EASEMENTS, ALONG ROAD RIGHT-OF-WAY AND IN ANY OTHER LOCATION AND MANNER CONSISTENT WITH THE CITY PARK AND RECREATION MASTER PLAN AND CITY TRAIL PLAN.
9. THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES AT THIS TIME.

VERIZON	CENTERPOINT ENERGY
FORT BEND COUNTY C.A.D.	TIME WARNER CABLE CO.
FBC DRAINAGE DISTRICT	CENTERPOINT GAS
SIENERGY, L.P.	
10. 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.
11. B.L. INDICATES BUILDING SETBACK LINE, STM.S.E. INDICATES STORM SEWER EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, U.E. INDICATES UTILITY EASEMENT, U.E/AE INDICATES UTILITY EASEMENT WITH AERIAL EASEMENT, CP.E.E. INDICATES CENTERPOINT ENERGY EASEMENT, L.I.D. INDICATES LEVEE IMPROVEMENT DISTRICT, M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT AND D.E. INDICATES DRAINAGE EASEMENT.
12. ALL BEARINGS ARE REFERENCED TO THE CITY OF MISSOURI CITY G.P.S. MONUMENTATION PROGRAM, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), USING CITY SURVEY MARKER NO. 7096 AND 7076
13. ALL BUILDING LINE TRANSITIONS ARE AT 45-DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
14. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICAL 421.2 ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
15. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97 (11).
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. PIPELINES CONSTRUCTED WITHIN THE SIENERGY, L.P., GAS EASEMENT TO BE BURIED WITH A COVER OF AT LEAST 36-INCHES FROM THE TOP OF PIPE TO THE SURFACE OF THE GROUND.
18. 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.
19. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
20. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
21. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
22. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PREPARED BY _____ OF HOUSTON, CERTIFICATE NUMBER HT073201, ISSUED NOVEMBER _____, 2010, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
23. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
24. A LIFT STATION SITE FOR FORT BEND COUNTY M.U.D. NO. 129, WILL BE LOCATED WITHIN THE BOUNDARIES OF THIS PLAT. THE DEDICATION OF THE LIFT STATION SITE WILL BE DONE BY SEPARATE INSTRUMENT.
25. BUILDING SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.



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

APPLICATION FOR:

Check One:

- SPECIFIC USE PERMIT
 SPECIFIC USE PERMIT AMENDMENT
 PLANNED DEVELOPMENT DISTRICT
 PLANNED DEVELOPMENT DISTRICT AMENDMENT

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

Date of Application: November 2, 2015

1. Project Name:	Tuscany Park
2. Address/Location of Property:	FM 1092 Road, Missouri City, Texas 77459
3. Applicant's Name:	Mark Musemeche, A.I.A.
Mailing Address:	1013 Van Buren, Houston, Texas 77019
Phone No.:(713) 522-4141	Fax No.:(713) 522 - 9771
Email:	mgrouppinc@sbcglobal.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:	FM 1092 Limited Partnership
Mailing Address:	35 Du Pont Circle, Sugar Land, Texas 77479-2521
Phone No.:(713)498 - 3505	Fax No.:(832)947 - 2857
Email:	info@efshou.com
6. Existing Zoning District:	LC - 3
7. Total Acreage:	7.882 Acres
8. Proposed Development and Reasons for Application:	Tuscany Park; The reason for the development is to provide an age restricted residential facility.
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.):	7.882 acres out of Ft. Bend Co. Clerk's File No. 2005059812 and No. 2005112159
Subdivision Name:	N/A
Volume No.:	2005059812 and 2005112159
Lot No.:	N/A
Block No.:	N/A
Page No.:	
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	0089-00-000-2401-907 ; 0089-00-000-2555-907 ; 0089-00-000-2550-907
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.

Mark Musemeche, A.I.A.

Print Name of Applicant

Signature of Applicant

THOMAS MATHEN
 Print Name of Property Owner

Signature of Property Owner, Agent or Attorney



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 09, 2015

AGENDA ITEM SUBJECT: Tuscan Park - PD, Planned Development District

AGENDA ITEM NUMBER: 7.A.(1)

PROJECT PLANNER: Jose Abraham, Planner I

APPROVAL: Gary W. Smith, Director of Development Services 

PERMIT NUMBER: 1504159

PROPERTY ID: 0089-00-000-2401-907

LOCATION: The subject site is located along the west side of FM 1092 Road; southwest of the FM 1092 Road and 5th Street intersection, north of Casa Vaqueros Mexican Grill (formerly El Vaquero), west of Murphy Road Church of Christ, and east of The Brightwater residential subdivision.

RECOMMENDED ACTION:

The proposal complies with the provisions of the Comprehensive Plan but does not comply with the policies contained in the Future Land Use and Character Map. Such policies recommend development of the tract for commercial uses providing an auto-oriented character.

Staff recommends approval of the proposed PD, Planned Development District to allow for a 158 unit age restricted community and to provide certain site development standards as discussed in the report below.

This recommendation includes amending the Future Land Use and Character Map to designate the subject area as multifamily.

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

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, January 04, 2016

Revised Submittals Due Prior To December 18, 2015. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, including a revised owner authorization, must be submitted no later than 10:00 a.m. on December 18, 2015, which is prior to the deadline for submittals to the City Council for their January 04, 2016, meeting.

SUMMARY:

Tuscany Park is a proposed senior retirement community to include 158 dwelling units. The development is proposed to be similar in design and offerings to two existing senior retirement communities, Huntington at Missouri City and Huntington at Sienna. This proposed development would include a three-story main building and four single-story cottages to the rear and side of the main building. The development is proposed to include a central courtyard featuring a pool, landscaping, and walkways.

The proposed development differs from an assisted living facility or independent living facility in that a central kitchen is not provided and residents would not have meals provided for them. However, other community amenities and social activities would be provided within the development. The applicant has indicated that the development would be limited to residents aged 55 years or older.

Requested Deviations: Generally, the applicant is seeking to meet the requirements for a multi-family zoning district. However, at this time, the following deviations are requested:

1. Section 7.9.C.4: To allow up to 132 multifamily dwelling units in a single building.
2. Section 7A.2.D.1: To allow the main building and the cottages to be located and oriented in a manner that does not screen parking areas from public view.
3. Section 7A.2.D.2: To allow the main building not to transition in height from the perimeter to the interior of the development.
4. Section 7A.2.D.6. The use of Hardie cedar shake shingles as a primary material for the cottages.
5. Section 7A.2.D.7: To use composition shingle roofing material for all buildings and structures.
6. Section 7A.2.D.15: To allow for location of six-car garage structures side by side.
7. To allow for carport sections to house up to 11 vehicles.
8. Section 12.2.A: To provide 1.4 parking spaces per dwelling unit.

REQUIREMENTS FOR A PD DISTRICT APPLICATION (SECTION 8.2)

A. Ownership:

The applicant has submitted a statement of ownership signed by Thomas Mathew, General Partner for FM 1092, LP. However a legal review has discovered that Mr. Mathew is a General Partner for Discount Grocers Management LLC, which previously controlled FM 1092, LP. Discount Grocers Management LLC has been found to no longer exist. A revised statement of ownership is required to be submitted prior to the first reading of the ordinance by City Council.

B. Legal Description:

The subject site can be described as being 7.882 acres of land being a portion of a call 15.658 acre tract (Fort Bend Clerk's File No. 2005059812) together with a portion of a call 2.308 acre tract (Tract II; Fort Bend County Clerk's File No. 2005112159) and with a call 0.881 acre tract (Tract I; Fort Bend County Clerk's File No. 2005112159), all being out of an original call 30.575 acre tract (Volume 2582, Page 1530; Official Records of Fort Bend County, Texas) being in the William Stafford Survey, Abstract No. 89, City of Missouri City, Texas.

C. Site Plan: A proposed site plan has been submitted.

1. **Water and Sewer Service.** The subject site is served by Quail Valley Utility District.
2. **Drainage.** The subject tract is within the upper Oyster Creek Watershed.

D. Minimum design standards:

The applicant has complied with City standards, except as requested below in the Analysis of the Subject Site section of this report.

E. Development Schedule.

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

GENERAL SITE INFORMATION:

A. Existing Land Use and Zoning Designation:

Undeveloped Land / LC-3, Retail district

B. Surrounding Land Uses and Zoning Designations:

North: Undeveloped (LC-3, Retail district)

South: Drainage channel (SD, Suburban district)
Casa Vaqueros Mexican Grill (SD, Suburban district)

East: FM 1092 Road

West: Drainage channel (SD, Suburban district)
Brightwater Residential Subdivision (R-2, Single-family residential district)

C. Zoning History:

- 11-24-1975: Subject site annexed by the City of Missouri City (Ordinance No. 216)
- 01-19-1981: Subject site zoned SD, Suburban district (Ordinance No. O-81-01)
- 06-16-2008: Subject site rezoned from SD, Suburban district to LC-3, Retail district (O-08-31)
-

ANALYSIS OF SUBJECT SITE:

- A. Purpose.** PD, Planned Development District No. ____ is proposed to include a senior retirement facility. 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 should be used and no building or structure should be hereafter erected, reconstructed, altered or enlarged unless otherwise provided in the proposed Ordinance.

Tuscany Park is a proposed senior retirement community to include 158 dwelling units. The development is proposed to be similar in design and offerings to two existing senior retirement communities, Huntington at Missouri City and Huntington at Sienna. This proposed development would include a three-story main building and four single-story cottages to the rear and side of the main building. The development is proposed to include a central courtyard featuring a pool, landscaping, and walkways.

The proposed development differs from an assisted living facility or independent living facility in that a central kitchen is not provided and residents would not have meals provided for them. However, other community amenities and social activities would be provided within the development. The applicant has indicated that the development would be limited to residents aged 55 years or older.

Conformance with the Comprehensive Plan: Goal 2.2.1 of the City's Comprehensive Plan provides that the City should encourage life cycle housing options to attract and retain both younger families as well as established older residents.

Further, Goal 2.5 of the City's Comprehensive Plan focusses on achieving "Quality Design and Community Appearance" by "continuing to build upon Missouri City's reputation for quality residential and commercial development."

Conformance with the Future Land Use and Character Map: The Future Land Use and Character Map characterizes the subject site as commercial, providing for an Auto-Oriented character.

The Auto-Oriented Character is defined by "the accommodation of automobile access, circulation and parking that drives the placement of buildings and overall site design.

Staff Recommendation: To allow for an age restricted multifamily residential development. Additionally, the Future Land Use and Character Map should be amended to designate the subject site as multifamily.

The proposed use is in conformance with the goals as provided in the City's Comprehensive Plan. Although the use is not consistent with the recommendations of the Future Land Use and Character Map, the Commission should consider amending such map to further support commercial development along this corridor.

The subject site as part of a larger tract was rezoned from SD, suburban district to LC-3, retail district in 2008. The property owner has expressed difficulty in trying to locate other types of retail, commercial uses in this area. If the proposed development is constructed, such could add to the density of the area which could work to support the desired commercial development along this segment of the corridor.

- C. Height and area requirements.** Except as set forth herein, the height and area regulations for MF-2, Multi-family residential district, contained in Section 7.9 of the Zoning Ordinance, should apply in PD, Planned Development District No. _____.

As provided above, Tuscany Park is a proposed senior retirement community to include 158 dwelling units. The commission and applicant should note that there is a discrepancy in the total proposed dwelling units and this review is considering the total units to be 158 which is greater of the two numbers indicated on the proposed site plan. This proposed development would include a three-story main building and four single-story cottages to the rear and side of the main building. The development is proposed to include a central courtyard featuring a pool, landscaping, and walkways.

In addition to the central courtyard, green space has been proposed along the property lines.

The Commission and the applicant should note that if approved, a multifamily residential development, would be subject to parkland dedication requirements in accordance with Section 82-175 of the City's Subdivision Ordinance.

The proposed development, as reviewed appears to meet most of the height and area regulations for a MF-2 Multi-family district except for the following:

Section 7.9.C.4: “*Density (units-structure)*. There shall be no more than 24 dwelling units per building and no dwelling unit structure shall exceed 300 feet in length.”

For the main building, the applicant is proposing 132 dwelling units to be located within a single building.

Staff Recommendation: Approve the deviation as requested. The applicant has submitted a site plan that shows a coordinated development. Design features such as access to a central landscaped courtyard, walkways, and convenient access to parking spaces eliminates some of the perceived negative impacts of increased number of units within a single building. Additionally, the approval of these deviations would not result in any negative impact on nearby properties or businesses.

- D. Architectural Standards:** Except as set forth herein, all buildings and structures should be required to meet the requirements of Section 7A, Architectural design standards. All buildings and structures constructed must comply with the building and fire codes adopted by the City.

Tuscany Park would include a three-story main building and four single-story cottages to the rear and side of the main building.

This application includes an architectural design review however material and color samples have not yet been provided. The applicant should note that if approved, color and materials samples would be required to be submitted prior to approval of a commercial building permit application.

The use of stone and stucco are proposed as the primary materials for the main building. The use of stone and Hardie cedar shake shingles are proposed as the primary exterior materials for the cottages. The use of visible, composition shingle roofing is proposed for all buildings and structures in the development.

The proposed colors appear to comply with the provisions of Section 7A however such cannot be verified until color samples are submitted as stated above.

The submitted site plan indicates that of the 220 parking spaces provided, a total of 110 spaces would be covered. Of the covered spaces, 56 are proposed to be detached, 6-car garage structures. The remaining 54 spaces are proposed to be carports. The carport sections are designed to house a maximum of 11 vehicles.

The architectural design, as reviewed, appears to meet most of the regulations for a multi-family residential district except for the following:

Section 7A.2.D.1: The main building nor the cottages are located and oriented to screen parking areas from public view as required by this section of the Zoning Ordinance.

Section 7A.2.D.2: The main building does not transition in height from the perimeter to the interior of the development as required by this section of the Zoning Ordinance.

Section 7A.2.D.6.: The use of Hardie cedar shake shingles as a primary material for the cottages.

Section 7A.2.D.7: The proposed roofing material does not consist of standing seam metal, slate, tile or concrete products.

Section 7A.2.D.15: Six-car garage structures are proposed which would exceed the number of garages permitted side by side as required by this section of the Zoning Ordinance.

Section 7A.2.D.16: Carport sections have been proposed to house up to 11 vehicles which exceeds the number permitted for a single carport section as required by this section of the Zoning Ordinance.

Staff Recommendation: Approve the deviations as requested. The proposed deviations are consistent with what has been approved for both of the existing Huntington communities. The applicant has submitted a site plan that shows a coordinated senior retirement development.

- E. Trash Disposal Regulations:** The trash disposal regulations for nonresidential zones contained in Section 9.14 of the Zoning Ordinance should apply in PD, Planned Development District No. ____.

The submitted site plan indicates a proposed trash compactor with an 8 foot tall masonry screening wall. The compactor and screening are proposed to be located to the side of the property.

- F. Portable storage unit regulations:** The portable storage regulations of MF-2, multi-family residential district contained in Section 9.15 of the Zoning Ordinance should apply in PD, Planned Development District No. ____.

- G. Landscaping regulations.** The landscaping regulations for MF-2, multi-family residential district, contained in Section 11 of the Zoning Ordinance should apply in PD, Planned Development District No. ____.

The applicant has submitted a conceptual landscape plan to convey that the project will meet the landscaping requirements as applicable.

- H. Parking regulations:** Except as set forth herein, the parking regulations for MF-2, multi-family residential district, contained in Section 12 of the Zoning Ordinance should apply in PD, Planned Development District No. ____.

The project as proposed would provide a total of 220 parking spaces of which 110 would be covered spaces.

The proposed parking is based on a reduced rate of 1.4 parking space per dwelling unit. As outlined in the table below, this is a reduction of approximately 48 spaces from the total number typically required for the types of units proposed.

Type of Unit	# of Units	# of spaces required by Section 12
1 Bedroom	97	146
2 Bedrooms	61	122
Total	158	268

Staff Recommendation: Approve the request to reduce the minimum amount of parking provided to a rate of 1.4 spaces per dwelling unit. The applicant has submitted information addressing the anticipated rate of parking turnover, the anticipated peak parking and traffic loads as compared to similar facilities in this region and/or elsewhere. This explanation is provided with the attachments to this report.

As with the previous two developments, staff is cautious that this deviation provides a particular challenge. While this facility would not be the same type as other assisted living and independent living facilities within the City, the rationale to reduce the parking requirements is similar. There has been at least one noted case in the City where an existing independent living facility has requested to add additional parking spaces in order to meet the realized demand on the property. This has not been the case for either of the Huntington projects to date.

The applicant should note that the required greenbelt, landscape bufferyards or dedicated parkland may not be used to supplement parking if additional parking is required in the future.

- I. **Sign regulations:** The sign regulations of MF-2, multi-family residential district contained in Section 13 of the Zoning Ordinance should apply in PD, Planned Development District No. ____.
- J. **Fence regulations:** The fence regulations of MF-2, multi-family residential district contained in Section 14 of the Zoning Ordinance should apply in PD, Planned Development District No. ____.
- K. **Amenities:** Amenities as described for MF-2, multi-family residential district contained in Section 7.9 of the Zoning Ordinance should apply in PD, Planned Development District No. ____.

The development is proposed to include a central courtyard featuring a pool, landscaping, and walkways.

- L. **Water and wastewater treatment and disposal system regulations.** The water and wastewater treatment and disposal system regulations for MF-2, Multi-

family residential district, contained in Section 7.9 of the Zoning Ordinance should apply in PD, Planned Development District No. ____.

- M. Utilities.** The provision and construction of all utilities should comply with the Infrastructure Standards of the City of Missouri City.
- N. Ingress and egress.** All driveways and off-street parking areas, including locations should comply with the Infrastructure Standards of the City of Missouri City.
- O. Sidewalks.** Sidewalks shall comply with the Infrastructure Standards of the City of Missouri City.
- P. Platting.** The site is required to be platted.
- Q. Parkland dedication.** The development should comply with the requirements of Section 82-175, Dedication of Land for Neighborhood Parks; Reservation of Land for Public Purposes, in regards to parkland dedication. Please note that City policy requires that the required parkland proposal be approved by the City Council prior to the full approval of a final plat for the development. Prior to submittal for City Council approval, the proposal is required to be submitted to the Parks Board, and then the Planning and Zoning Commission for recommendation to the City Council.

For detailed information on the parkland dedication, the applicant should contact the City's Parks and Recreation Department.

----- *End of Report* -----

Legend

-  Subject Site
-  City Limits Line

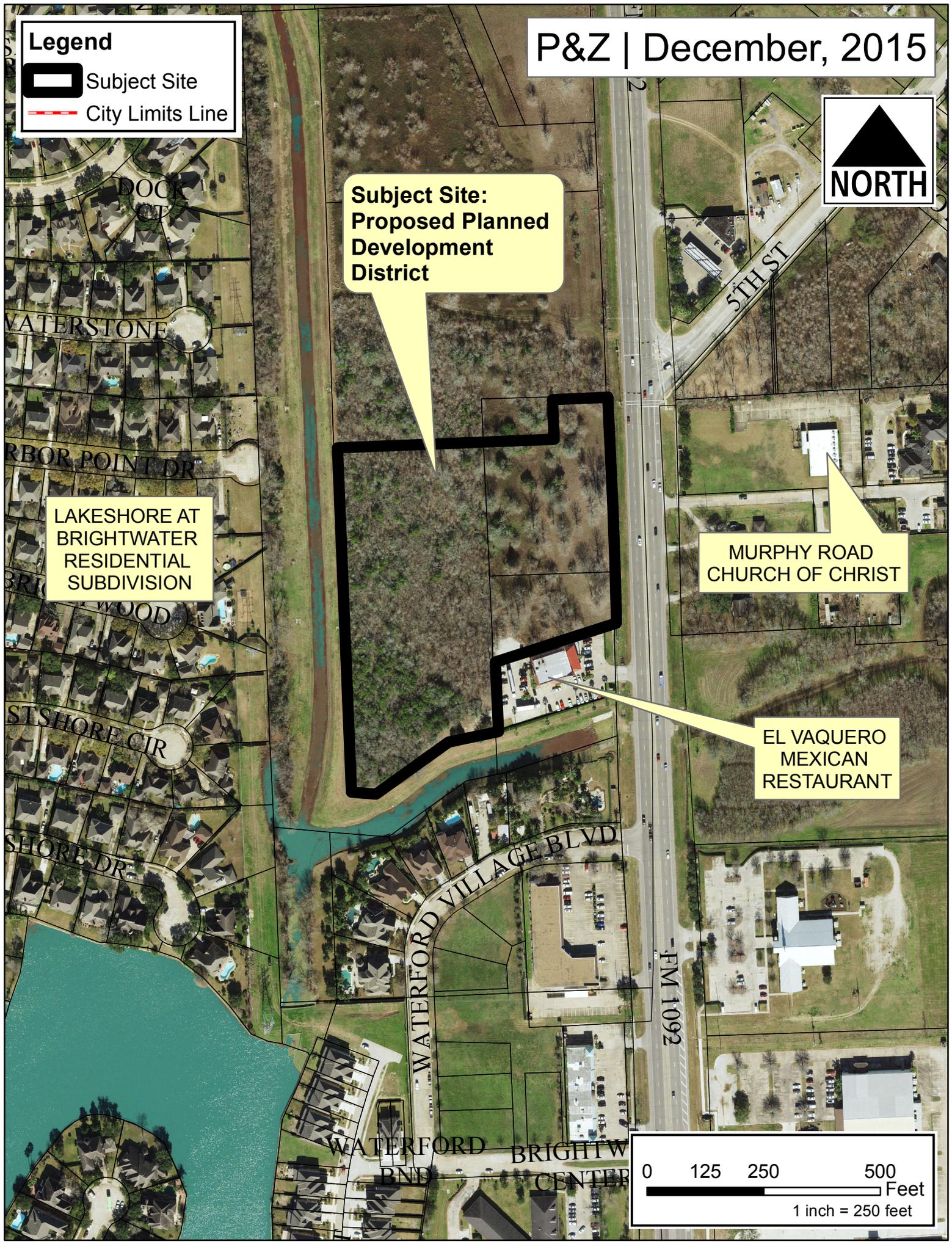
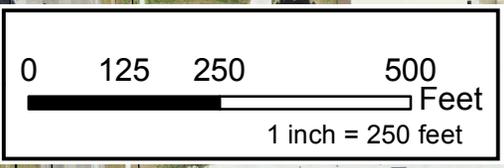


**Subject Site:
Proposed Planned
Development
District**

**LAKESHORE AT
BRIGHTWATER
RESIDENTIAL
SUBDIVISION**

**MURPHY ROAD
CHURCH OF CHRIST**

**EL VAQUERO
MEXICAN
RESTAURANT**



PD, Planned Development District Application

Tuscany Park: A Retirement Community

Proposed Site for Tuscany Park





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

DATE OF NOTICE: November 20, 2015

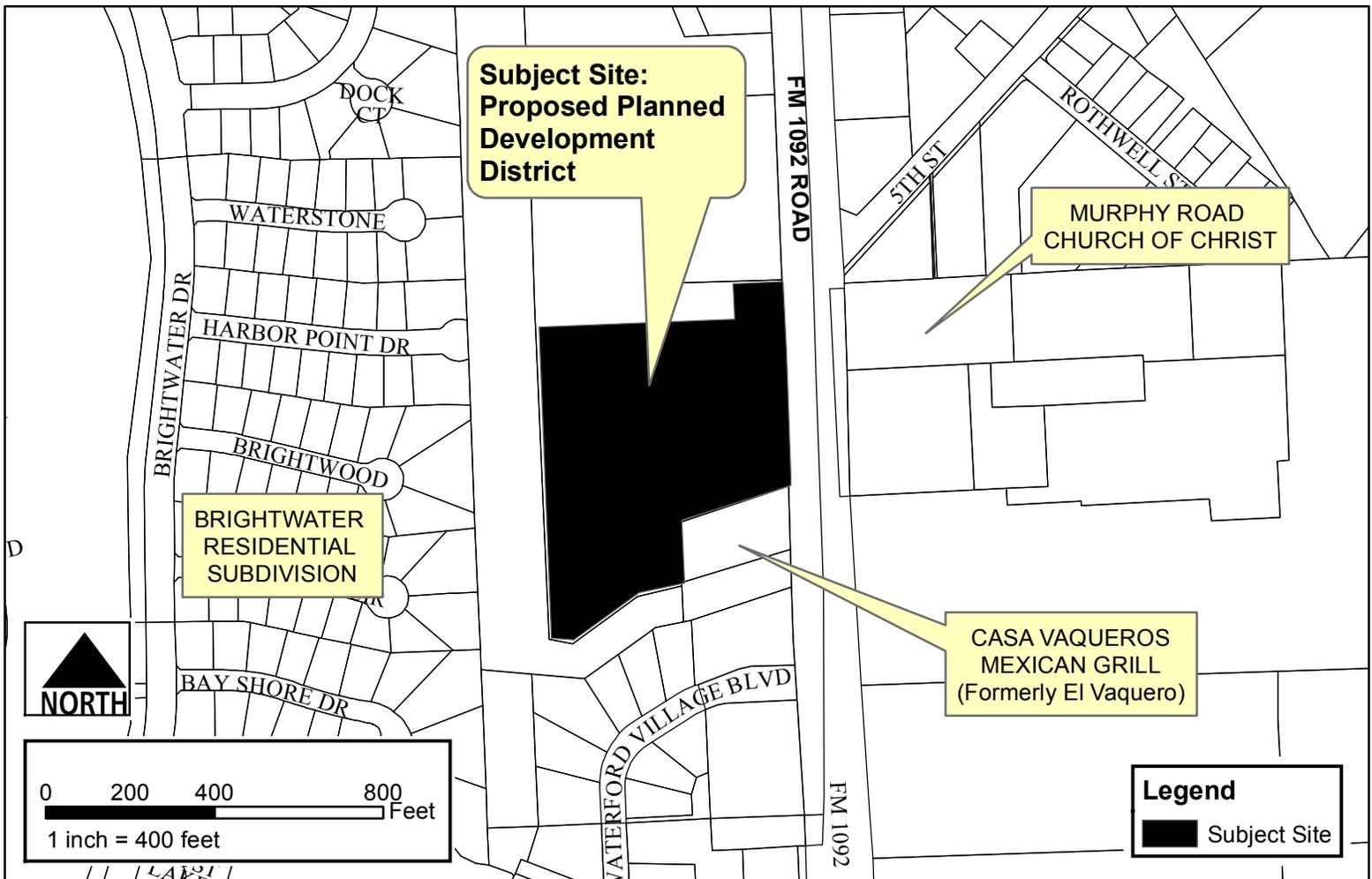
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, December 09, 2015, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Mark Musemeche to rezone an approximate 7.882 acre tract of land from LC-3, retail district to PD, Planned Development District to allow for the development of an age-restricted multifamily residential facility, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located along the west side of FM 1092 Road; southwest of the FM 1092 Road and 5th Street intersection, north of Casa Vaqueros Mexican Grill (formerly El Vaquero), west of Murphy Road Church of Christ, and east of The Brightwater residential subdivision.

SITE LEGAL DESCRIPTION: The subject site can be described as being 7.882 acres of land being a portion of a call 15.658 acre tract (Fort Bend Clerk's File No. 2005059812) together with a portion of a call 2.308 acre tract (Tract II; Fort Bend County Clerk's File No. 2005112159) and with a call 0.881 acre tract (Tract I; Fort Bend County Clerk's File No. 2005112159), all being out of an original call 30.575 acre tract (Volume 2582, Page 1530; Official Records of Fort Bend County, Texas) being in the William Stafford Survey, Abstract No. 89, City of Missouri City, 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.

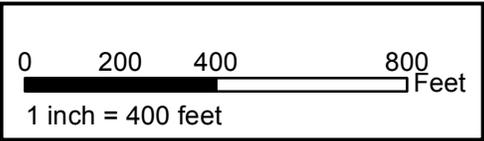


**Subject Site:
Proposed Planned
Development
District**

**BRIGHTWATER
RESIDENTIAL
SUBDIVISION**

**MURPHY ROAD
CHURCH OF CHRIST**

**CASA VAQUEROS
MEXICAN GRILL
(Formerly El Vaquero)**



Legend

 Subject Site



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

November 20, 2015

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, December 09, 2015
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 Mark Musemeche to rezone an approximate 7.882 acre tract of land from LC-3, retail district to PD, Planned Development District to allow for the development of an age-restricted multifamily residential facility, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

I/We support this proposed rezoning because

Sincerely,

Signature Print Name

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

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



Public Works

1522 Texas Parkway
Missouri City, Texas 77489

Phone: 281.403.8500
www.missouricitytx.gov

Memo

Date: 12/1/2015
To: Capital Improvements Advisory Committee
From: Robert Upton, P.E, City Engineer
Subject: Impact Fee Six Month Update

BACKGROUND

The members of the Planning and Zoning Commission have also be appointed by City Council to serve as the Capital Improvement Advisory Committee (CIAP) to make recommendations related to impact fees imposed or to be imposed by the City. CIAP is required to conduct a semi-annual review and prepare a semi-annual report to City Council relating to the City's Impact Fees and related Capital Improvement Plans.

The City has adopted three impact fees by ordinance or resolution; (1) Lake Olympia Parkway Extension (O-10-28), 2) Mustang Bayou (O-15-04), and 3) Northeast Oyster Creek Subwatershed (R-12-33).

Texas Local Government Code, Section 395.058 (c), authorizes the CIAC to serve in an advisory capacity to:

- 1) Advise and assist the political subdivision in adopting land use assumptions;
- 2) Review the capital improvements plan and file written comments;
- 3) File semi-annual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
- 4) Advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

Subsection (d) if 395.058 requires the City to make available to the advisory committee any professional reports with respect to implementing the capital improvements plan. Such reports are attached. Robert D. Upton, P.E., City Engineer has reviewed the reports and recommends that no changes be made to the land use assumptions, capital improvements plan, or the impact fees for the Lake Olympia Parkway Extension, Mustang Bayou, and the Northeast Oyster Creek Subwatershed.

Mr. Upton has determined, thus far and is reasonably certain, that no inequities exist or will exist in the implementing the plan or imposing the impact fee.

RECOMENDATION

Review the professional reports on implementing the capital improvements plan and impact fees and file a semi-annual report on the progress and perceived inequities of such plan and fees.