



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

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **June 13, 2018 at 7:00 p.m. at: City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. READING OF MINUTES**

Consider approval of the minutes of the May 9, 2018 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) Development Services
  - a. Director
- (2) Engineering
  - a. Assistant 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 Avalon At Sienna Plantation Section 5
- (2) Consider approval of a preliminary plat for Pike Champions Subdivision
- (3) Consider approval of a preliminary plat for Hagerson Road Street Dedication Phase Two
- (4) Consider approval of a final plat for Lake Shore Harbour Sec. 8

- (5) Consider approval of a final plat for Murphy Village Townhomes
- (6) Consider approval of a final plat for Sienna Plantation Section 15A
- (7) Consider approval of a final plat for Sienna Plantation Section 17A

**B. PUBLIC HEARING AND CONSIDERATION OF MUSTANG TRAILS, BEING A REPLAT OF PARK GATE SECTION ONE**

- (1) Consider approval of Mustang Trails Section 1A being a partial replat of Park Gate Section One
- (2) Consider approval of Mustang Trails Section 1B being a partial replat of Park Gate Section One
- (3) Consider approval of Mustang Trails Section 2 being a partial replat of Park Gate Section One

**7. ZONING MAP AMENDMENTS**

None.

**8. ZONING TEXT AMENDMENTS**

**A. CONSIDER AMENDMENTS REGARDING MURAL WALL ART AND PUBLIC ART**

- (1) Discuss possible amendments to the Zoning Ordinance regarding mural wall art and public art.

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

**A. PARKLAND DEDICATION**

- (1) Consider approval of a parkland dedication for Zephyr House

**B. IMPACT FEES**

- (1) Consider 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) Consider approval of a semi-annual report to City Council.

**10. CLOSED EXECUTIVE SESSION**

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

**11. RECONVENE**

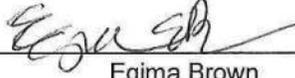
Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

**12. ADJOURN**

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

**CERTIFICATION**

I certify that a copy of the June 13, 2018, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on June 8, 2018.



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Egima Brown  
Planning Technician



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** June 13, 2018

**AGENDA ITEM SUBJECT:** Preliminary Plat of Avalon at Sienna Plantation Section 5

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

**PROJECT PLANNER:** **Jennifer Thomas Gomez, AICP**, Planning Manager

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

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**PERMIT NUMBER:** 1800035

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

**LOCATION:** Watts Plantation & Sienna Parkway

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

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

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**RECOMMENDED ACTION:**

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

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

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.
  - b. The total number of **lots, blocks, AND reserves** shown on the plat does not match what is shown on the plat application. Please provide a revised, completed plat application form. Due to this error, the application fee charged exceed what would have been required for the subject subdivision. The applicant should work with staff or the provision of a refund or the application of the fee toward a final plat for the subject subdivision.
  - c. Please revise the page numbers at the bottom of page 2. There is a reference to 3 total sheets.
  
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. Prior to final plat approval, please provide a letter from the Fort Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
  - c. Areas designated for drainage detention require reserves. Reserves are to be designated as restricted use for drainage only.
  
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
  - a. Please provide a revised .dwg file. The file provided was not properly referenced. Please project as follows:

*Projected Coordinate System:  
NAD\_1983\_StatePlane\_Texas\_South\_Central\_FIPS\_4204\_Feet  
Linear Unit: Foot(US)  
Projection: Lambert Conformal Conic  
Geographic Coordinate System: GCS\_North\_American\_1983  
Datum: D\_North\_American\_1983  
Prime Meridian: Greenwich  
Angular Unit: Degree*

**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 to indicate that a portion of the plat is located within the City of Missouri City.
  
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Please provide minimum slab elevation as indicated in plat note #10.
  - b. Please include the responsible maintenance entity in plat note #15.

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

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## APPLICATION FOR PLAT APPROVAL

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

**Date of Application:**

|     |  |  |  |
|-----|--|--|--|
| 1.  | Name of plat: Avalon at Sienna Plantation Section 5  |  |  |
| 2.  | Name of conceptual plan that encompasses this plat (if applicable):<br>Avalon at Sienna Plantation Section   |  |  |
| 3.  | Type of use (Circle one or more): Multifamily Residential   Commercial   Industrial   Planned Development<br><input checked="" type="checkbox"/> <b>Single Family Residential</b> <input type="checkbox"/> Specific Use Permit<br>Other (Explain):   |  |  |
| 4.  | Landowner's name (If company or corporation, list chief officer): Taylor Morrison of Texas, Inc. (Robert L. Skinner)<br>Mailing Address: 5353 W. Houston Pkwy, Suite 190 - Houston - Texas 77041<br>Phone No.:(281) 598-3073<br>Email:   |  |  |
| 5.  | Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. (Marie Escue)<br>Mailing Address: 1904 W. Grand Pkwy. N., Suite 100 - Katy, Texas 77449<br>Phone No.:(713) 380-4443<br>Email: mescue@lja.com  |  |  |
| 6.  | Is plat located inside the City limits or City's ETJ? (Circle One):  |  | CITY LIMITS <input checked="" type="checkbox"/> <b>ETJ</b>                 |
| 7.  | Is plat located inside the City's ETJ? (Circle One):   |  | <input checked="" type="checkbox"/> <b>YES</b> <input type="checkbox"/> NO |
| 8.  | Total acreage: 15.308  |  |  |
| 9.  | Estimated # of Sections: <u>  1  </u>  | Blocks: <u>  3  </u>   | Reserves: <u>  4  </u>   |
| 10. | Estimated # of residential lots/dwelling units: 95   |  |  |
| 11. | Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i><br>Private Streets: <u>  1.016  </u> Public Streets: _____   Residential Lots: <u>  5.160  </u><br>Lakes/Ponds (non-recreational): _____   Irrigation/Drainage Canals: _____   Recreational Uses: _____<br>Utility Easements: _____   Public Parkland: _____<br>Other (explain): <u>  Landscape/Drainage  </u> (acres): <u>  9.132  </u> |  |  |
| 12. | Residential lot dimensions:  | Average: <u>  140'x65'  </u>   | Smallest: <u>  180'x50'  </u>  |
| 13. | Lot area:  | Non cul-de-sac: 9,100sqft.   | Cul-de-sac: 9,000sqft.   |
| 14. | Front width (At property line):  | Non cul-de-sac: <u>  65'  </u>   | Cul-de-sac: <u>  40'  </u>   |
| 15. | Front width (At building line):  | Non cul-de-sac: <u>  65'  </u>   | Cul-de-sac: <u>  65'  </u>   |
| 16. | Depth:   | Non cul-de-sac: <u>  140'  </u>  | Cul-de-sac: <u>  1180'  </u>   |
| 17. | Block Length: _____  | Average: <u>  725'  </u>   | Longest: <u>  725'  </u> Shortest: <u>  725'  </u>                         |
| 18. | Type of Streets (Circle One):  | Public <input checked="" type="checkbox"/> <b>Private</b> Combination Public/Private                   |  |
| 19. | Type of Water System (Circle One):   | <input checked="" type="checkbox"/> <b>Public</b> Individual Water Wells   Other (attach explanation)  |  |
| 20. | Type of Sanitary System (Circle One):  | <input checked="" type="checkbox"/> <b>Public</b> Individual Septic Tanks   Other (attach explanation) |  |
| 21. | Municipal Utility District: Sienna Plantation Municipal Utility District No. 12  |  |  |

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH THE SENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, A SUBDIVISION FROM THE PUBLIC IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH OF MISSOURI CITY WE OUR SUCCESSORS AND ASSIGNEES HEREBY MAKE ANY CLAIM, DEMAND OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXEMPTIONS MADE BY US...

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXEMPTIONS MADE HEREIN ARE NECESSARY TO THE PROGRESS OF THIS SUBDIVISION FROM THE PUBLIC IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH OF MISSOURI CITY WE OUR SUCCESSORS AND ASSIGNEES HEREBY MAKE ANY CLAIM, DEMAND OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXEMPTIONS MADE BY US...

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNDESTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') FOR TEN FEET (10') PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14') PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16') PERMETER 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 (E, E.A. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNDESTRUCTED 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, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (E, E.A. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

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

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL BE RESTRICTED TO RESIDENTIAL USES OF SECTION 5 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 PLAN.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, OULLES, RAVINES, DITCHES AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE DITCHES AND EASEMENTS CLEAR OF FENCES, BUILINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH MAINTENANCE SHALL NOT BE PERMITTED TO INTERFERE WITH THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY MAINTENANCE ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION AND ALL PROCEEDING SUBDIVISION OF AVALON LANE SHALL BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE APPLICABLE AND FOREGOING INSTRUMENTS AND DO HEREBY MAKE AND AUTHORIZE THE BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT AERIAL.

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

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ROBERT L. SKINNER, AUTHORIZED AGENT, THEREUNTO AUTHORIZED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

TAYLOR MORRISON OF TEXAS, INC.,  
A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, SENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

SENNA PLANTATION LEVEE IMPROVEMENT DISTRICT

BY: KEN BECKMAN, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEN BECKMAN, PRESIDENT OF SENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

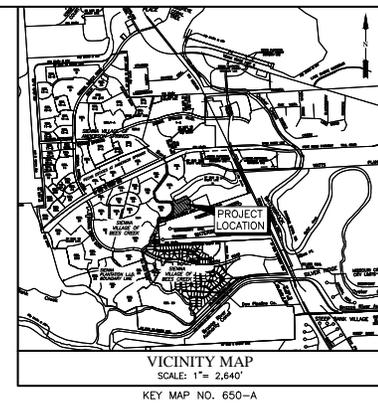
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

- 1. BENCHMARK: PND, 4 INCH BRASS DISC SET IN CONCRETE AT THE SOUTHWESTERN CORNER OF THE INTERSECTION SENNA PARKWAY AND TRAMM-FRENDO ROAD. SURVEY MARKER NO. PCM-003 ESTABLISHED 2001 ADJUSTMENT.
2. T.B.M. INDICATES TEMPORARY BENCHMARK.
3. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986773.
4. THIS PLAN WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TAYLOR COMPANY, FILE NO. \_\_\_\_\_, DATED \_\_\_\_\_, THE SURVEYOR HAS NOT ASSURED THAT THE ABOVE PREPARED.
6. THIS PLAN LIES WHOLLY WITHIN THE SENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12, SENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSURFACE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETC. OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.
7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48157J 0204A, REVISED APRIL 2, 2014, UNSHADED AREAS FROM SHADDED 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, LAI DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED 'JOB PARTNERS' WILL BE SET ON ALL PERMETER BOUNDARY CORNERS, LOT, CORNER AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF \_\_\_\_\_ FEET ABOVE MEAN SEA LEVEL (MSL) REGULATIONS SET BY THE MINIMUM SLAB ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 18-0204. THE CITY OF MISSOURI CITY MINIMUM SLAB ELEVATION SHALL BE ELLEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN FLOODING ELEVATION IN THE NEAREST DRAINAGE DITCH, FORT BEND COUNTY DRAINAGE DISTRICT, SECTION 4 REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE OF THE DRAINAGE DITCH. THE ELEVATION WHICH IS HIGHER STRONGER AND THEREFORE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
12. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SECTION 82-1800 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
15. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
16. SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5'-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAN AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAN, IN ACCORDANCE WITH ADA REQUIREMENTS.
17. SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
18. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
19. DRIVEWAY LOCATION - FOR THE LOTS ON THE INSIDE OF A KNICOLE OR 90 DEGREE CORN, DRIVEWAY MUST BE PLACED ON THE LOT FRENCH ALONG THE HIGHER APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
20. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS ABOVE SAID PLAN CONFORM WITH THE REQUIREMENTS OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATING.
21. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOODED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SENERGY AT 281-778-6250.
22. ALL OF THE PROPERTY SUBMITTED IN THE ABOVE AND FOREGOING PLAN IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
23. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNLESS SUCH THE 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.
24. 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.
25. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
26. 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.
27. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DESIGN REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (COPD), FOR RESIDENTIAL DEVELOPMENT AND SOFT DEVELOPMENT. ADDITIONALLY, ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
28. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES, THE INSTALLATION, OPERATION, AND MAINTENANCE OF STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
29. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SENNA PLANTATION RESIDENTIAL ASSOCIATION, INC. (S.P.R.A.I.) OR THE SENNA PLANTATION MANAGEMENT DISTRICT.
30. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARD AND MAJOR THROUGHWAYS IS VESTED IN THE SENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12.
31. IN ACCORDANCE WITH CENTER POINT ENERGY ELEVATION SERVICE MANUAL, ARTICLE 42.1.1, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOODED BY GATES, WALLS OR FENCES.
32. THIS PLAN LIES WITHIN LIGHTING ZONE 2.
33. ALL PAVING ISLANDS WITH THE RIGHTS-OF-WAY THIS PLAN WILL BE MAINTAINED BY THE SENNA PLANTATION RESIDENTIAL ASSOCIATION, INC. (S.P.R.A.I.) AND IS NOT THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY OR FORT BEND COUNTY.
34. U.V.E. INDICATES UNDESTRUCTED VEGETATION. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING SUCH REQUIREMENTS WITHIN THE PUBLIC RIGHTS-OF-WAY AND SENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHTS-OF-WAY.
35. THIS PLAN IS SUBORNATED BY: ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER, SENNA 325, L.P., AS RECORDED IN THE PUBLIC RECORDS OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
36. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. PERMITS AND ANY OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

LINE TABLE table with columns: LINE, BEARING, DISTANCE

CURVE TABLE table with columns: CURVE, RADIIUS, DELTA, ARC, CHORD, CHORD BEARING



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

I, RICHARD W. STOLLES, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAN OF THIS SUBDIVISION COMPLES WITH OF THE EXISTING LAWS AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERFERING DRAINAGE ARTERY OR PRESENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

VINCENT M. MORLES, JR. GRADY PRESTAGE  
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HERBERT  
COUNTY CLERK

W. A. (ANDY) MEYERS JAMES PATTERSON  
PRECINCT 3, COUNTY COMMISSIONER PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2018 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: DEPUTY

AVALON AT SENNA PLANTATION  
SECTION 5

A SUBDIVISION OF 15.308 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN SURVEY, ABSTRACT 86, FORT BEND COUNTY, TEXAS.

20 LOTS 1 RESERVE (9.132 ACRES) 1 BLOCK  
MAY 16, 2018 JOB NO. 0074-1405

OWNERS:  
TAYLOR MORRISON OF TEXAS, INC.  
ROBERT L. SKINNER, AUTHORIZED AGENT  
5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON, TEXAS 77041  
PH. (281) 598-3073

SENNA PLANTATION LEVEE IMPROVEMENT DISTRICT  
KEN BECKMAN, PRESIDENT  
16555 WESTHEDGE FREWAY, SUITE 200, SUGAR LAND, TEXAS 77479  
PH. (281) 500-6050

GBI PARTNERS, L.P.  
LAND SURVEYING CONSULTANTS  
13340 S. GESSNER RD., MISSOURI CITY, TX 77489  
PHONE 281-499-4339 www.gbisurvey.com  
TRPLS FIRM # 10130300

ENGINEER:  
LJA Engineering, Inc.  
1701 W. Grand Parkway North  
Suite 100 Phone 713.953.3200  
Katy, Texas 77409 Fax 713.953.3026  
Etn 713.953.3186

AMANDA CARRAGE  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 109912





**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** June 13, 2018

**AGENDA ITEM SUBJECT:** Preliminary Plat of Pike Champions Subdivision

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

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

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

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**PERMIT NUMBER:** 1800038

**PROPERTY ID:** 0117-00-000-3000-907 / 0117-00-000-2705-907

**LOCATION:** 13840 Pike Road; north of Highway 90, west of South Gessner Road

**ZONING DISTRICT DESIGNATION:** I, Industrial district

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None.

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**RECOMMENDED ACTION:**

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

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

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

**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. The name of the registered professional engineer and/or registered professional surveyor responsible for the survey and the design shall be indicated in accordance with Section 2.D(5). **Please complete or remove the Engineer information in the title block on both pages.**
  - 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).
  - d. The **boundaries of political subdivisions and school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please show the city limits line, if within 200 feet of the subject subdivision.**
  - e. Building lines shall be labeled in accordance with Section 2.D(17).
  - f. An encumbrance certificate, which certifies that all existing and proposed easements, rights-of-way, fee strips, and significant topographical features on the land being platted are fully shown and accurately identified on the face of the plat, must be provided in accordance with Section 2.B. An encumbrance certificate may be placed on the face of the plat in accordance with Appendix H.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
  - b. Cross access to neighboring lots must be provided. Cross access must be adjacent to or as close to the street frontage as possible. Easements for cross access must be included on the plat.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
  - a. Please provide a revised .dwg file as the one provided did not reference properly. Please use the following guidance for the projection:

**Projected Coordinate System:**

NAD\_1983\_StatePlane\_Texas\_South\_Central\_FIPS\_4204\_Feet  
Linear Unit: Foot(US)  
Projection: Lambert Conformal Conic  
Geographic Coordinate System: GCS\_North\_American\_1983  
Datum: D\_North\_American\_1983  
Prime Meridian: Greenwich  
Angular Unit: Degree

**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 remove or revise plat note #9 to indicate that approval of the plat will expire two years from the date of approval or conditionally approval if the plat is not recorded into the rear property records of Fort Bend County, Texas.
  - b. Please update plat note #11 to include the applicable Missouri City code section as referenced in plat note #18. Plat note #18 can be removed as it is a duplicate.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Please provide a minimum slab elevation as indicated in plat note #11.
  - b. All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.

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



**APPLICATION FOR PLAT APPROVAL**

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

**Date of Application:**

|  |   |                         |                                       |
|--|---|-------------------------|---------------------------------------|
| 1. Name of plat:   | PIKE CHAMPIONS SUBDIVISION                              |                         |                                       |
| 2. Name of conceptual plan that encompasses this plat (if applicable):           | N/A   |                         |                                       |
| 3. Type of use (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):             | Champions Fairway, Ltd.                                 |                         |                                       |
| Mailing Address:   | 4915 Cedar Street Bellaire, Tx 77401 Ronny Hecht        |                         |                                       |
| Phone No.:   | (713) 457-1928 c/o Urban Meridian Group 4808 Gibson St. |                         |                                       |
| Email:   | ronny@urbanmeridian.com #300 Houston, Tx 77007          |                         |                                       |
| 5. Applicant's name (Engineer, Planner, Architect, Etc.):                        | Terra Surveying Co., Inc - Jerry Scott                  |                         |                                       |
| Mailing Address:   | 3000 Wilcrest Drive #210 Houston, Tx 77042              |                         |                                       |
| Phone No.:   | (713) 993-0327  |                         |                                       |
| Email:   | jscott@terrasurveying.com                               |                         |                                       |
| 6. Is plat located inside the City limits or City's ETJ? (Circle One):           | <u>CITY LIMITS</u>                                      | ETJ                     |                                       |
| 7. Is plat located inside the City's ETJ? (Circle One):                          | YES   | <u>NO</u>               |                                       |
| 8. Total acreage:  | 18.73   |                         |                                       |
| 9. Estimated # of Sections:  | N/A   | Blocks: 1               | Reserves: 2                           |
| 10. Estimated # of residential lots/dwelling units:                              | N/A   |                         |                                       |
| 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>Reserves (2)</u> (acres): 18.73                      |                         |                                       |
| 12. Residential lot dimensions:  | N/A   | Average:                | Smallest:                             |
| 13. Lot area:  | N/A   | Non cul-de-sac:         | Cul-de-sac:                           |
| 14. Front width (At property line):  | 912.34  | Non cul-de-sac:         | Cul-de-sac:                           |
| 15. Front width (At building line):  | 912.34  | Non cul-de-sac:         | Cul-de-sac:                           |
| 16. Depth:   | 754.77 - 1151.38  | Non cul-de-sac:         | Cul-de-sac:                           |
| 17. Block Length:  | N/A   | Average:                | Longest: Shortest:                    |
| 18. Type of Streets (Circle One):  | <u>Public</u>   | 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:  | Fort Bend County WCID #2                                |                         |                                       |



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, CHAMPIONS FAIRWAY, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH \_\_\_\_\_ BEING OFFICERS OF CHAMPIONS FAIRWAY, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER (OWNERS) HERENAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 18.73 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF PIKE CHAMPIONS SUBDIVISION, 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, WALKWAYS, DRIVINGS, EASEMENTS AND OTHER 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 DEDICATION AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED 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 ADDING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED 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 (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 ADDING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED THEREON, WHEREBY THE AERIAL EASEMENT TOTAL THIRTY FEET (30') IN WIDTH.

IN TESTIMONY WHEREOF, CHAMPIONS FAIRWAY, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CHAMPIONS FAIRWAY, LTD., A TEXAS LIMITED PARTNERSHIP

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

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ OF CHAMPIONS FAIRWAY, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, PATRIOT BANK, OWNER AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PIKE CHAMPIONS SUBDIVISION, SAID LIEN BEING ENVOYED BY INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERKS FILE NUMBER 20180822 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 CONSENT THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

PATRIOT BANK

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

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ OF PATRIOT BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME

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

I, GEORGE COLLISON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLES POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON OR OTHER SUITABLE PERMANENT METAL PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

\_\_\_\_\_  
GEORGE COLLISON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4461

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

\_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION No. \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PIKE CHAMPIONS SUBDIVISION 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 \_\_\_\_\_, 2018.

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

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

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION HAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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

NOTES:

1. U.L. INDICATES UTILITY LINE; U.E. & A.E. INDICATES UTILITY EASEMENT & AERIAL EASEMENT; STA. S.E. INDICATES STORM SEWER EASEMENT; W.L. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; L.S.B. INDICATES LANDSCAPE BUFFER; F.A.C./C.T. INDICATES FORT BEND COUNTY CLERKS FILE; F.A.C./R. INDICATES FORT BEND COUNTY DEED RECORDS; C.A.C./P.A. INDICATES FORT BEND COUNTY PLAT RECORDS.

2. BENCH-MARK:

MISSOURI CITY SURVEY MARKER NO. PCM-02

Located north of the intersection of the Sam Houston Parkway (I-69) and McLean Drive approximately 0.1 mile north on McLean Drive to located south of concrete drive at entrance to Foxboro Park Fire Station, 4' Brass Disk set in concrete. ELEVATION: 104.76 NAVD83 (2011 ADU).

TEMPORARY BENCHMARKS:

T.B.M. 1

Box out of hoodwall at Cemex Missouri City Plant (19390 Pike Road) approximately 64 feet east of the east corner of the subject tract. ELEVATION: 104.72

T.B.M. 2

Box out on 30' RCP on north side of the driveway at Drainage Ditch approximately 127 feet from the north corner of the subject tract. ELEVATION: 104.73

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

4. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99980701.

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

6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, G.F. NO. 1076551800126, EFFECTIVE DATE APRIL 17, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

7. THIS PLAT LIES WITHIN THE CITY OF MISSOURI CITY, FORT BEND COUNTY INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY WCED #2.

8. THIS PLAT LIES WITHIN ZONE "X" (UNSHADED) AS PER FLOOD INSURANCE RATE MAP NUMBER 481070285 L DATED APRIL 2, 2014.

9. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

10. THERE ARE NO KNOWN PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

11. THE MINIMUM SLAB ELEVATION SHALL BE \_\_\_\_\_ FEET, ONE FOOT ABOVE TOP OF CURB OR 1.2 FEET ABOVE NATURAL GROUND, WHICHEVER ELEVATION IS HIGHER, NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.

12. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 62-059 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.

13. IN ACCORDANCE WITH CENTER POINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALL OR GATES. FOR FURTHER INFORMATION IN THE SUGARLAND DISTRICT AREA, CALL 281-660-2699.

14. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 62-060 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

15. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 62-064 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

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

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

18. THERE ARE NO EXISTING AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION AS PER SECTION 62-075 OF THE CITY OF MISSOURI CITY, TEXAS.

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

20. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE REQUIRED BY THE CITY OF MISSOURI CITY, TEXAS FOR CONSTRUCTION WITHIN THE 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 62-066 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS IS SUBMITTED TO AND APPROVED BY THE CITY.

21. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 62-071(1).

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

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 200 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.

# PIKE CHAMPIONS SUBDIVISION

A SUBDIVISION OF 18.73 ACRES OF LAND  
LOCATED IN THE  
B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT 117  
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

1-BLOCK 2-RESERVES

OWNERS: CHAMPIONS FAIRWAY, LTD.,  
a Texas limited partnership  
4916 CEDAR STREET  
BELLAIRE, TEXAS 77401

SURVEYOR: TERRA SURVEYING COMPANY, INC.  
3000 WILCREST DRIVE, SUITE 210  
HOUSTON, TEXAS 77042  
(713) 958-0327

DATE: MAY 18, 2018 SCALE: 1" = 100' PROJECT NO: 2587-1502-P

ENGINEER  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NUMBER \_\_\_\_\_

SURVEYOR: GEORGE COLLISON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4461



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** June 13, 2018

**AGENDA ITEM SUBJECT:** Preliminary Plat of Hagerson Road Street Dedication Phase Two

**AGENDA ITEM NUMBER:** 6.A.(3)

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

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

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**PERMIT NUMBER:** 1800037

**PROPERTY ID:** VARIOUS; MAIN PARCEL: 0054-00-000-4203-907

**LOCATION:** West of LJ Parkway and north of Hagerson Road

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

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

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**RECOMMENDED ACTION:**

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

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

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9).
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).
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

**B. STANDARD PLAT NOTES:**

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division  
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Please provide minimum slab elevation as indicated in plat note #2.

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



**APPLICATION FOR PLAT APPROVAL**

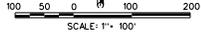
Check One:  CONCEPTUAL PLAN  PRELIMINARY  
 REVISED CONCEPTUAL PLAN  REVISED PRELIMINARY

Date of Application: **5-18-18**

|  |   |                             |                                |
|--|---|-----------------------------|--------------------------------|
| 1. Name of plat:   | <b>HAGERSON ROAD STREET DEDICATION PHASE TWO</b>                |                             |                                |
| 2. Name of conceptual plan that encompasses this plat (if applicable):           |   |                             |                                |
| 3. Type of use (Circle one or more):   | Multifamily Residential   | Commercial                  | Industrial                     |
|  | Single Family Residential                                       | Specific Use Permit         | Planned Development            |
|  | Other (Explain): <b>STREET DEDICATION PLAT</b>                  |                             |                                |
| 4. Landowner's name (If company or corporation, list chief officer):             | <b>TAYLOR MORRISON OF TEXAS, INC.</b>                           |                             |                                |
| Mailing Address:   | <b>5353 W. SAM HOUSTON PARKWAY N.#190 HOUSTON, TX. 77041</b>    |                             |                                |
| Phone No.:   | <b>(281) 598-3035</b>   |                             |                                |
| Email:   | <b>BSKINNER@TAYLORMORRISON.COM / BOBBY SKINNER, AUTH. AGENT</b> |                             |                                |
| 5. Applicant's name (Engineer, Planner, Architect, Etc.):                        | <b>COSTELLO, INC. / CHAD HABLINSKI, P.E.</b>                    |                             |                                |
| Mailing Address:   | <b>2107 CITYWEST BLVD. 3RD FLOOR. HOUSTON, TX 77042</b>         |                             |                                |
| Phone No.:   | <b>(713) 783-7788</b>   |                             |                                |
| Email:   | <b>CHABLINSKI@COSTELLOINC.COM</b>                               |                             |                                |
| 6. Is plat located inside the City limits or City's ETJ? (Circle One):           | CITY LIMITS   |                             | <b>(ETJ)</b>                   |
| 7. Is plat located inside the City's ETJ? (Circle One):                          | <b>(YES)</b>  | NO                          |                                |
| 8. Total acreage:  | <b>4.102 AC.</b>  |                             |                                |
| 9. Estimated # of Sections:  | <b>1</b>  | Blocks:                     | <b>N/A</b>                     |
|  |   | Reserves:                   | <b>N/A</b>                     |
| 10. Estimated # of residential lots/dwelling units:                              | <b>N/A</b>  |                             |                                |
| 11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: |   |                             |                                |
| Private Streets:   | <b>-</b>  | Public Streets:             | <b>1</b>                       |
| Lakes/Ponds (non-recreational):  | <b>-</b>  | Irrigation/Drainage Canals: | <b>-</b>                       |
| Utility Easements:   | <b>-</b>  | Public Parkland:            | <b>-</b>                       |
| Other (explain):   | (acres): _____  |                             |                                |
| 12. Residential lot dimensions:  | Average: _____  | Smallest:                   | <b>N/A</b>                     |
| 13. Lot area:  | Non cul-de-sac: _____   | Cul-de-sac:                 | <b>N/A</b>                     |
| 14. Front width (At property line):  | Non cul-de-sac: _____   | Cul-de-sac:                 | <b>N/A</b>                     |
| 15. Front width (At building line):  | Non cul-de-sac: _____   | Cul-de-sac:                 | <b>N/A</b>                     |
| 16. Depth:   | Non cul-de-sac: _____   | Cul-de-sac:                 |                                |
| 17. Block Length:  | <b>2095'</b>  | Average: _____              | Longest: _____ Shortest: _____ |
| 18. Type of Streets (Circle One):  | <b>(Public)</b>   | Private                     | Combination Public/Private     |
| 19. Type of Water System (Circle One):   | <b>(Public)</b>   | Individual Water Wells      | Other (attach explanation)     |
| 20. Type of Sanitary System (Circle One):  | <b>(Public)</b>   | Individual Septic Tanks     | Other (attach explanation)     |
| 21. Municipal Utility District:  |   |                             |                                |

**LEGEND**

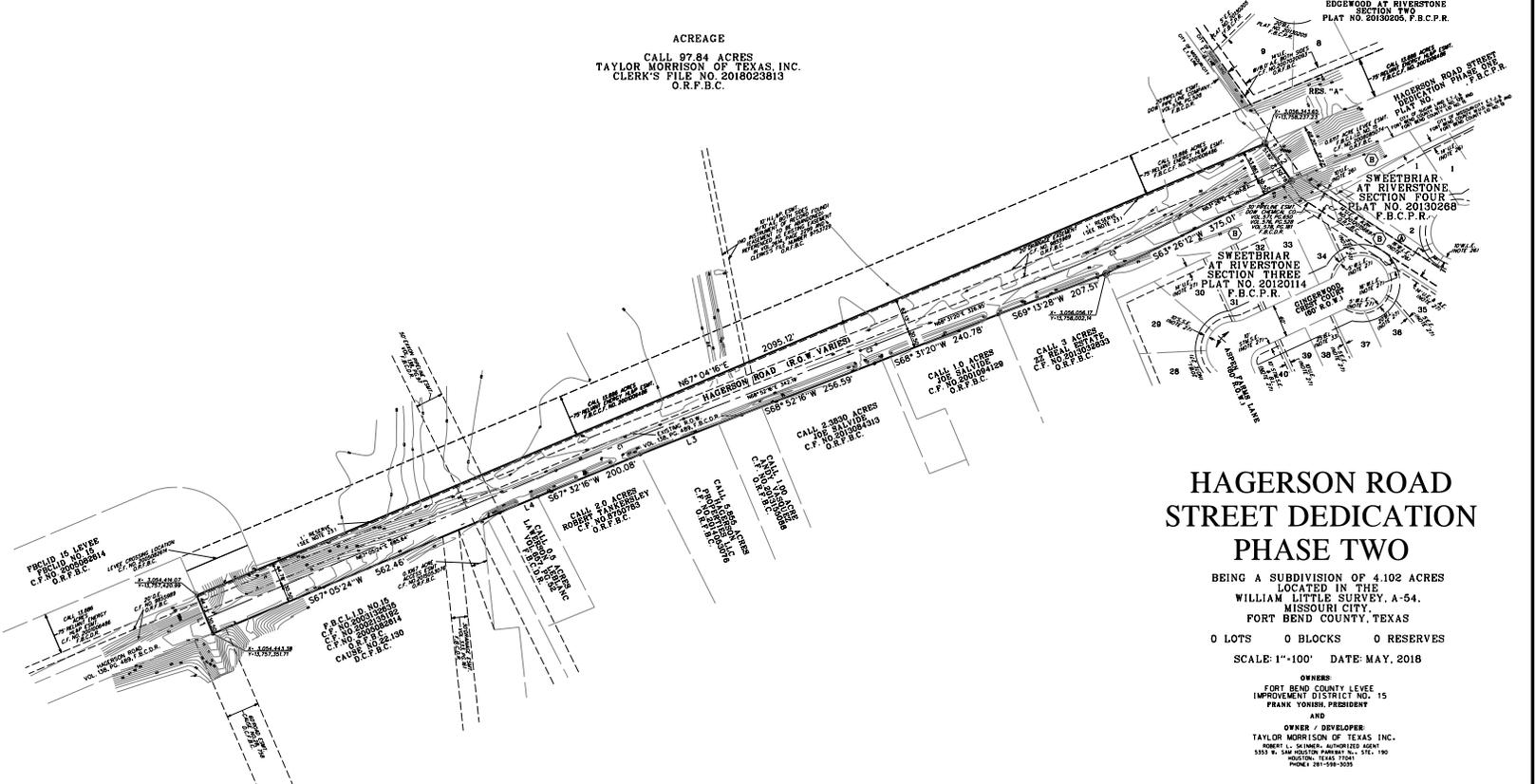
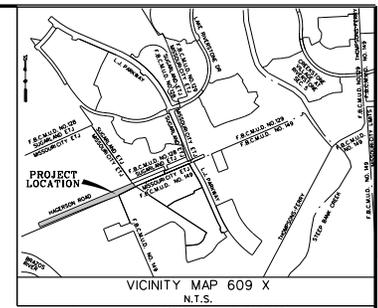
- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- ⊙ FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED



**NOTES:**

1. CONTROL BENCHMARK U.S.C. & G.S. MONUMENT STAMPED "SEAGARLAND 1942" ELEVATION 71.82, NVD 1929, 1973 ADJUSTMENT. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
2. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM FEET ABOVE SEA LEVEL.
3. THIS PROPERTY LIES WITHIN THE LIMITS OF SHADED ZONE "A" AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAP NUMBER 48127000E, DATED APRIL 2, 2014.
4. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY, FORT BEND U.S.D., THE CITY OF MISSOURI CITY, E.T.A., FORT BEND COUNTY U.L.D. NO. 15.
5. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND SIDEWALKS. THE MAINTENANCE RESPONSIBILITY WILL BE BY RIVERSTONE HOMEOWNERS ASSOCIATION.
6. THERE ARE NO PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
7. 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 FEES STRIPS, AS WELL AS ON ADJACENT LEVELS, WITHIN PARKING EASEMENTS AND PIPELINE EASEMENTS, ALONG ROAD RIGHT-OF-WAY AND IN ANY OTHER LOCATION AND MANAGER CONSULT WITH THE CITY PARK AND RECREATION MASTER PLAN AND CITY TRAIL PLAN.
8. THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES AT THIS TIME: VERZON, CENTERPOINT ENERGY, FORT BEND COUNTY C.A.D., TIME WARNER CABLE CO., FIC DRAINAGE DISTRICT, CENTERPOINT GAS, SENERGY, L.P.
9. 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 UNLESS THE ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OF THE GRANULATE CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
10. ILL INDICATES BUILDING SETBACK LINE, STRAKE, INDICATES STORM SEWER EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E. INDICATES FIRE LINE EASEMENT, I.U.E. INDICATES UTILITY EASEMENT, I.A.E. INDICATES AERIAL EASEMENT, L.I.D. INDICATES LEVEL IMPROVEMENT DISTRICT, M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT AND D.E. INDICATES DRAINAGE EASEMENT.
11. ALL BEARINGS ARE REFERENCED TO THE CITY OF MISSOURI CITY GPS MONUMENTATION PROGRAM, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), USING CITY SURVEY MARKER NO. 799 AND 7076.
12. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2 ELECTRIC METERS SHALL BE LOCATED IN A PORTION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
13. SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-34 OF THE MISSOURI CITY CODE OF ORDINANCES.
14. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 42-046 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
15. ALL SENERGY, L.P., GAS PIPELINES TO BE BURIED WITH A COVER OF AT LEAST 36 INCHES FROM THE TOP OF PIPE TO THE SURFACE OF THE GROUND.
16. 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.
17. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
18. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
19. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
20. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PREPARED BY STEWART TITLE COMPANY, FILE NUMBER CP, ISSUED MAY 2008, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
21. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (2007) FOR RESIDENTIAL DEVELOPMENT AND 2007) FOR COMMERCIAL DEVELOPMENT. ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
22. SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON THE NORTH SIDE ONLY OF THE DESIGNATED SIDEWALKWAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
23. A ONE-FOOT RESERVE DEDICATED FOR REFER PURPOSES TO THE PUBLIC IN THE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT ACRES TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME INTEREST IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
24. FORT BEND COUNTY FLOODPLAIN REGULATIONS, ARTICLE 3, SEC. B REQUIRES ALL STRUCTURES TO BE ELEVATED A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE IMPACTING 100-YEAR WATER SURFACE ELEVATION.
25. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO RECORDING CONSTRUCTION.
26. BUILDING LINES, STREETS AND EASEMENTS RECORDED IN PLAT NO. 20130208, F.B.C.P.R.
27. BUILDING LINES, STREETS AND EASEMENTS RECORDED IN PLAT NO. 20120114, F.B.C.P.R.

ACREAGE  
 CALL 97.84 ACRES  
 TAYLOR MORRISON OF TEXAS, INC.  
 CLERK'S FILE NO. 2018023813  
 O.R.F.B.C.



**LINE DATA TABLE**

| NUMBER | DIRECTION    | DISTANCE (FEET) |
|--------|--------------|-----------------|
| L1     | N22°55'55" W | 75.23           |
| L2     | S55°25'51" E | 62.75           |
| L3     | S88°32'38" W | 197.36          |
| L4     | S57°24'45" W | 174.38          |

**CURVE DATA TABLE**

| NUMBER | ARC LENGTH (FEET) | RADIUS (FEET) | DELTA ANGLE (DEG) | CHORD DIRECTION | CHORD LENGTH (FEET) |
|--------|-------------------|---------------|-------------------|-----------------|---------------------|
| C1     | 248.71            | 8000.00       | 14° 46' 53"       | N67°38'50" E    | 248.70              |
| C2     | 15.45             | 3000.00       | 1° 29' 58"        | N68°47'41" E    | 15.45               |
| C3     | 266.29            | 3000.00       | 1° 5' 9"          | N65°58'46" E    | 266.20              |
| C4     | 19.13             | 2000.00       | 0° 32' 53"        | N63°42'38" E    | 19.13               |

# HAGERSTON ROAD STREET DEDICATION PHASE TWO

BEING A SUBDIVISION OF 4.102 ACRES LOCATED IN THE WILLIAM LITTLE SURVEY, A-54, MISSOURI CITY, FORT BEND COUNTY, TEXAS  
 0 LOTS 0 BLOCKS 0 RESERVES

SCALE: 1"=100' DATE: MAY, 2018

OWNER:  
 FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15  
 FRANK YOUNG, PRESIDENT  
 AND  
 OWNER / DEVELOPER:  
 TAYLOR MORRISON OF TEXAS, INC.  
 ROBERT L. GUTHE, AUTHORIZED AGENT  
 585 W. HOUSTON AVENUE, SUITE 150  
 HOUSTON, TEXAS 77056  
 PHONE: 281-998-3300

PREPARED BY:  
**Costello**  
 ENGINEER/SURVEYOR:  
 2101 WEST BAYLOR  
 3RD FLOOR  
 HOUSTON, TEXAS 77042  
 (713) 763-7881 FAX: 763-282-5060  
 TPE FIRM REGISTRATION NO. 280  
 TPLS FIRM REGISTRATION NO. 103498



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

CHAO HANLINSHI  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS LICENSE NUMBER - 85466



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** June 13, 2018

**AGENDA ITEM SUBJECT:** Final Plat of Lake Shore Harbour Section 8

**AGENDA ITEM NUMBER:** 6.A.(4)

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

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

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**PERMIT NUMBER:** 1800032

**PROPERTY ID:** 0077-00-000-0300-907

**LOCATION:** Bal Harbour Dr. and Palm Harbour Drive, north of Lake Shore Harbour Section 3 and Section 5.

**ZONING DISTRICT DESIGNATION:** R-2 single family residential district

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** N/A

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**RECOMMENDED ACTION:**

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

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

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

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The title report, dated April 15, 2018, indicates that the City of Missouri City owns property within the boundaries of the subdivision. The City, as an owner, must be added to the owner's listed in the title block, the owner's acknowledgement and signature blocks provided accordingly.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

**B. STANDARD PLAT NOTES:**

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

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

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



**APPLICATION FOR PLAT APPROVAL**

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

Date of Application: 5/16/18

|  |   |  |                                |
|--|---|--|--------------------------------|
| 1. Name of plat:   | Lake Shore Harbour Sec. 8                                     |  |                                |
| 2. Name of preliminary plat that encompasses this plat (if applicable):          | Lake Shore Harbour Revised Conceptual Plan                    |  |                                |
| 3. Type of plat (Circle one or more):  | Multifamily Residential                                       | Commercial                             | Industrial Planned Development |
|  | <input checked="" type="checkbox"/> Single Family Residential | Specific Use Permit                    |                                |
|  | Other (Explain):  |  |                                |
| 4. Landowner's name (If company or corporation, list chief officer):             | Vicksburg Estates Ltd., Clinton F. Wong                       |  |                                |
| Mailing Address:   | 1616 Voss, Suite 618 Houston Tx 77057                         |  |                                |
| Phone No.:   | (713) 978-5900  | Fax No.:                               | (713) 978-5944                 |
| Email:   | eungar@skymarkdevelopment.com                                 |  |                                |
| 5. Applicant's name (Engineer, Planner, Architect, Etc.):                        | R.G. Miller Engineers   |  |                                |
| Mailing Address:   | 16340 Park Ten Place Suite 350 Houston Tx 77084               |  |                                |
| Phone No.:   | (713) 461-9600  | Fax No.:                               | (713) 461-8455                 |
| Email:   | telston@ramiller.com / thixon@ramiller.com                    |  |                                |
| 6. Is plat located inside the City limits? (Circle One):                         | <input checked="" type="checkbox"/> YES                       | <input type="checkbox"/> NO            |                                |
| 7. Is plat located inside the City's ETJ? (Circle One):                          | YES   | <input checked="" type="checkbox"/> NO |                                |
| 8. Total acreage:  | 14.38   |  |                                |
| 9. Number of sections:   | 1   | Blocks:                                | 3 Reserves: 5                  |
| 10. Number of residential lots/dwelling units:                                   | 38  |  |                                |
| 11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: |   |  |                                |
| Private Streets:   | 0   | Public Streets:                        | 3.600 Residential Lots: 5,085  |
| Lakes/Ponds (non-recreational):  | 0   | Irrigation/Drainage Canals:            | 4,348 Recreational Uses: 0     |
| Utility Easements:   | 1.067   | Public Parkland:                       | 0                              |
| Other (explain):   | Private Parkland  |  | (acres): 0.280                 |
| 12. Average lot area:  | 6875 S.F.   |  |                                |
| 13. Typical lot area:  | 6875 S.F.   |  |                                |
| 14. Block Length:  | Average: 795'   | Longest:                               | 7042' Shortest: 189'           |
| 15. Type of Streets (Circle One):  | <input checked="" type="checkbox"/> Public                    | Private                                | Combination Public/Private     |
| 16. Type of Water System (Circle One):   | <input checked="" type="checkbox"/> Public                    | Individual Water Wells                 | Other (attach explanation)     |
| 17. Type of Sanitary System (Circle One):  | <input checked="" type="checkbox"/> Public                    | Individual Septic Tanks                | Other (attach explanation)     |
| 18. Municipal Utility District:  | N/A   |  |                                |







**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

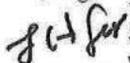
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**AGENDA DATE:** June 13, 2018

**AGENDA ITEM SUBJECT:** Final Plat of Murphy Village Townhomes

**AGENDA ITEM NUMBER:** 6.A.(5)

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

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

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**PERMIT NUMBER:** 1800004

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

**LOCATION:** FM 1092

**ZONING DISTRICT DESIGNATION:** R-5, Townhouse Residential/LC-3, retail district

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** N/A

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**RECOMMENDED ACTION:**

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

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

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

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City.
  - b. The acreage provided on the current title report does not match the total acreage of the subject plat. Please provide current title for all of the land subject to this plat.
  - c. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None.

**B. STANDARD PLAT NOTES:**

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

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

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



STATE OF TEXAS :  
COUNTY OF FORT BEND

We, Wise Top, LLC acting by and through hereinafter referred to as Owners of the 9,6500 acre tract described in the above and foregoing plat of MURPHY VILLAGE TOWNHOMES, do hereby make and establish this subdivision of said property according to its full, deductions, restrictions and conditions on said plat and hereby dedicate to the use of the public forever, oil, water, gas, parks, recreational, drainage easements and public streets shown thereon for the purposes and considerations therein expressed and do hereby bind myself, my heirs, successors and assigns to waive and forever defend the title to the land so dedicated. We further acknowledge that the dedications and/or easements made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have so a result of the dedication or easements made herein.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground 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 (L.E. and A.E.) as indicated and depicted herein, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (L.E. and A.E.) as indicated and depicted herein, whereby the aerial easement totals thirty feet (30' 0") in width.

IN TESTIMONY WHEREOF, Wise Top, LLC, has caused these presents to be signed by \_\_\_\_\_ thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Wise Top, LLC  
a Texas limited liability company  
By: \_\_\_\_\_ NAME \_\_\_\_\_ TITLE

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

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and to the capacity therein stated and on behalf of such entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Notary Public in and for the State of \_\_\_\_\_  
My Commission Expires \_\_\_\_\_ Notary Public

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved the final plat and subdivision of MURPHY VILLAGE TOWNHOMES, in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown herein and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

By: SONIA BROWN-MARSHALL, CHAIRMAN  
By: TIMOTHY R. HANEY, VICE CHAIRMAN

I, Brian Nesvadba, 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, that all boundary corners, angle points, point of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of not less than three (3) feet, or as shown hereon, and that the plat boundary corners have been set to the nearest street intersection.

Brian Nesvadba, R.P.L.S.  
Texas Registration No. 5776



- NOTES:
- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) HINGING NCS CONTIGUOUSLY SPANNING HORIZONTAL SYSTEMS.
  - 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RECORDED AND PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
  - 3.) ACCORDING TO THE ESTATE EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAL, COMMUNITY PANEL NO. 48522-C-2000, LATEST EDITION DATED APRIL 2, 2014, THIS PROPERTY DES IN ZONE "X", AN AREA DETERMINED TO BE SUSCEPTIBLE TO THE 200 YEAR ANNUAL FLOODPLAIN.
  - 4.) ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WHOLLY WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY TEXAS.
  - 5.) IN ACCORDANCE WITH CENTRE POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 42-2, 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.
  - 6.) SIDEWALK APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
  - 7.) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE AS REQUIRED BY SECTION 3.0(2) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
  - 8.) NO REPAIRS OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS MAY BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION DATE, THE 25' JAIL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OF MISSOURI CITY, TEXAS. THE CHARACTER OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-209 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
  - 9.) THE MINIMUM SLAB ELEVATION (TOP OF FINISHED FLOOR) SHALL BE A MINIMUM OF ONE FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIPHERY OF THE SLAB SHALL NOT BE LESS THAN EIGHTEN (18) INCHES ABOVE NATURAL GROUND.
  - 10.) ALL SEAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.0(1) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
  - 11.) REQUIRED FIRE FLOW SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL NEW BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
  - 12.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (2015 IFC FOR RESIDENTIAL DEVELOPMENT) AND 200 FT. FOR COMMERCIAL DEVELOPMENT. ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
  - 13.) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES.
  - 14.) ALL EXISTING OR PROPOSED EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION OF THE CITY OF MISSOURI CITY, TEXAS ARE SHOWN HEREON.
  - 15.) THE CONTIGUOUS SHOWN HEREON ARE BASED ON MISSOURI CITY SURVEY MARKER NO. 504-006: A 3 1/2 INCH BRASS DISC SOUTHWEST CORNER ELEVATION = 69.54' (NAVD '88, 2003 ADJUSTMENT).
  - 16.) CONTOURS SHOWN HEREON ARE DERIVED FROM NATURAL GROUND ELEVATIONS TAKEN IN JULY 2014.
  - 17.) \* - INDICATES A SET 5/8" FROM RCD WITH CAP STAMPED: T.E.A.M. -- 261-491-2525, UNLESS OTHERWISE NOTED.
  - 18.) BUILDING LINES SHALL CONFORM TO THE CURRENT CITY OF MISSOURI CITY ZONING ORDINANCES. THE CURRENT ZONING OF THIS SITE IS PD, PLANNED DEVELOPMENT DISTRICT #97 (ORDINANCE 0-14-99).
  - 19.) SHOWERS, 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.
  - 20.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
  - 21.) 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.
  - 22.) ALL DRAINAGE AND FLOODWAY CASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-164(4) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
  - 23.) YARDS SHALL BE A REAR YARD NOT LESS THAN 20 FEET, PROVIDED, HOWEVER, WHEN THE REAR YARD IS ADJACENT TO A COMMONLY OWNED OPEN SPACE, THE REAR YARD SHALL NOT BE LESS THAN 10 FEET.
  - 24.) GARAGE FACINGS A REAR STREET MUST HAVE A SETBACK OF NOT LESS THAN 30 FEET WHERE TOWNHOUSE DWELLING UNITS ARE NON-ATTACHED. THERE SHALL BE AT LEAST A 1 1/2-FOOT SIDE YARD FROM INTERIOR LOT LINES.

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 \_\_\_\_\_ 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ 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.

By: LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
By: \_\_\_\_\_ DEPUTY

FINAL PLAT OF  
**MURPHY VILLAGE  
TOWNHOMES**  
1 BLOCK - 6 RESERVES - 66 LOTS  
A SUBDIVISION OF 9.6500 ACRES  
IN THE WILLIAM STAFFORD SURVEY,  
ABSTRACT NO. 89,  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS

~ OWNER ~  
**WISE TOP, LLC**  
4023 Portofino Court  
Missouri City, Texas 77459  
PHONE: 281.851.0000  
  
~ ENGINEER / SURVEYOR ~  
**TEXAS ENGINEERING AND MAPPING COMPANY**  
12718 Century Drive  
Stafford, Texas 77477  
PHONE: 281.491.2525 FAX: 281.491.2535  
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2908  
www.team-emc.com  
Job No. 1314-1  
MAY 17, 2018

WILLIAM STAFFORD SURVEY  
ABSTRACT NO. 89



- LEGEND**
- B.L. - BOLLING LINE
  - F.B.C.C. - FORT BEND COUNTY CLEMENS FILE
  - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
  - F.B.C.P.A. - FORT BEND COUNTY PLAT RECORDS
  - FND - FLOOD
  - IF - HIGH WIRE
  - M.U.D. - MUNICIPAL UTILITY DISTRICT
  - P.D. - POINT OF BEGINNING
  - R.O.W. - RIGHT OF WAY
  - CRS. TIE - CROSS TIE
  - U.L.C. - UTILITY LOC. EXHIBIT
  - V.L.E. - VALVE LINE EXHIBIT
  - W.T. - WATER TOWER
  - W.V. - WET FIELD VERIFIED

MURPHY ROAD SELF STORAGE  
(PLAT NO. 20105246; F.B.C.P.R.)

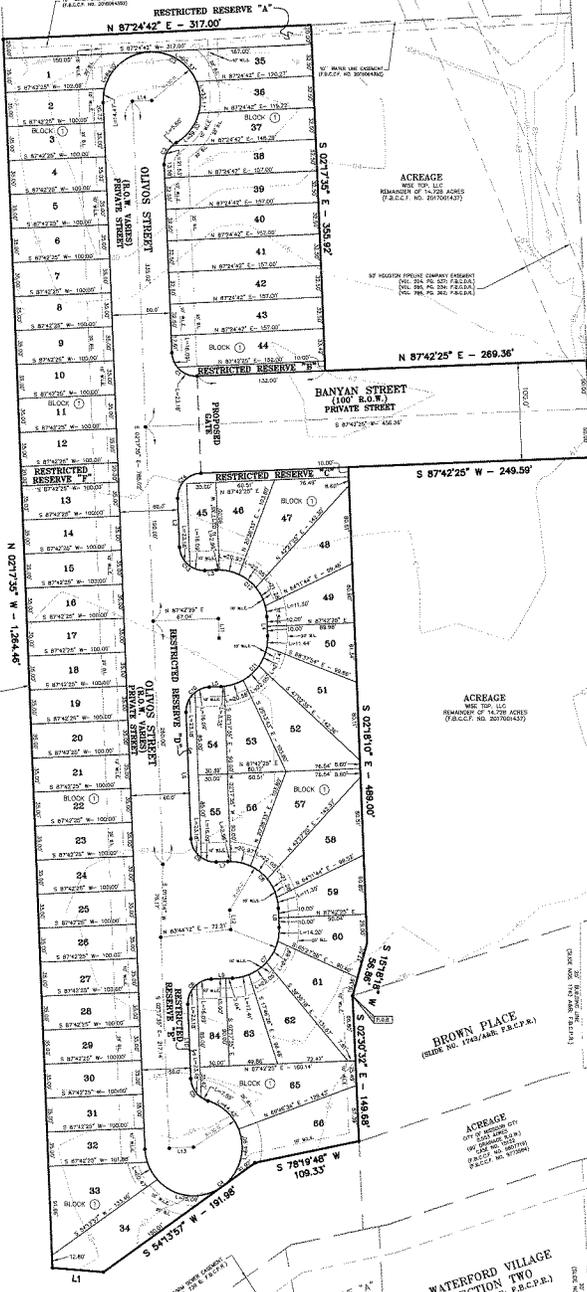
LAKEWINDS DRIVE  
LOT 7

WATERSTONE STREET

HARBOR POINT DR  
(60' R.O.W.)  
(SLIDE NOS. 672/B & 673/A; F.B.C.P.R.)

BRIGHTWOOD STREET

EASTSHORE STREET



F.M. ROAD NO. 1092  
(MURPHY ROAD)  
(140' R.O.W.)

NOVA VILLAGE CENTER  
(FILE NO. 2008086; F.B.C.P.R.)

MURPHY CENTER  
(SLIDE NO. 1601 B; F.B.C.P.R.)

THE MCGEE TRACT  
(SLIDE NO. 1811 A; F.B.C.P.R.)

ACREAGE  
CITY OF MISSOURI CITY  
PLAT 1000

FINAL PLAT OF  
**MURPHY VILLAGE TOWNHOMES**

1 BLOCK - 6 RESERVES - 66 LOTS  
A SUBDIVISION OF 9.6500 ACRES  
IN THE WILLIAM STAFFORD SURVEY,  
ABSTRACT NO. 89,  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS

~ OWNER ~  
**WISE TOP, LLC**  
4023 Portofino Court  
Missouri City, Texas 77459  
PHONE: 361.861.0000

~ ENGINEER / SURVEYOR ~  
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MAY 17, 2018

**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 85°19'04" W | 52.84    |
| L2   | S 0°42'25" E  | 86.00    |
| L3   | N 87°42'50" E | 102.04   |
| L4   | S 0°07'25" E  | 20.00    |
| L5   | S 82°52'25" W | 12.04    |
| L6   | S 0°21'30" E  | 130.00   |
| L7   | N 87°42'25" E | 12.04    |
| L8   | S 0°07'25" E  | 20.00    |
| L9   | S 87°42'25" W | 22.04    |
| L10  | S 0°07'25" E  | 26.42    |

**CURVE TABLE**

| CHORD | BEARING     | LENGTH | CHORD |
|-------|-------------|--------|-------|
| C1    | S 85°00'00" | 25.00  | 39.27 |
| C2    | S 85°00'00" | 25.00  | 39.27 |
| C3    | S 85°00'00" | 25.00  | 39.27 |
| C4    | S 85°00'00" | 25.00  | 39.27 |
| C5    | S 85°00'00" | 25.00  | 39.27 |
| C6    | S 85°00'00" | 25.00  | 39.27 |
| C7    | S 85°00'00" | 25.00  | 39.27 |
| C8    | S 85°00'00" | 25.00  | 39.27 |
| C9    | S 85°00'00" | 25.00  | 39.27 |
| C10   | S 85°00'00" | 25.00  | 39.27 |
| C11   | S 85°00'00" | 25.00  | 39.27 |
| C12   | S 85°00'00" | 25.00  | 39.27 |
| C13   | S 85°00'00" | 25.00  | 39.27 |
| C14   | S 85°00'00" | 25.00  | 39.27 |

**RESERVE TABLE**

|          |                             |   |
|----------|-----------------------------|---|
| <b>A</b> | 0.1455 ACRE (6,340 SQ. FT.) | USE: LANDSCAPE/OPEN SPACE/A/E           |
| <b>B</b> | 0.0335 ACRE (1,460 SQ. FT.) | USE: LANDSCAPE/OPEN SPACE/A/E           |
| <b>C</b> | 0.0459 ACRE (2,000 SQ. FT.) | USE: LANDSCAPE/OPEN SPACE/A/E           |
| <b>D</b> | 0.0557 ACRE (2,428 SQ. FT.) | USE: LANDSCAPE/OPEN SPACE/A/E           |
| <b>E</b> | 0.0363 ACRE (1,580 SQ. FT.) | USE: LANDSCAPE/OPEN SPACE/A/E           |
| <b>F</b> | 0.0240 ACRE (1,044 SQ. FT.) | USE: LANDSCAPE/OPEN SPACE/A/E, DRAINAGE |



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** June 13, 2018

**AGENDA ITEM SUBJECT:** Final Plat of Sienna Plantation Section 15A

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

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

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

---

**PERMIT NUMBER:** 1800033

**PROPERTY ID:** 0025-00-000-1945-907

**LOCATION:** West of Sienna Village of Destrehan, East of the Brazos River, and South of Sienna Village of Waters Lake, North of Sienna Plantation Section 14

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

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

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**RECOMMENDED ACTION:**

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

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

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. All conditions placed on the approval of the Concept Plan and the Preliminary Plat must be approved or information provided as requested.
  - b. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.
  - b. 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. The DWG provided was not referenced properly and needs to be projected as follows:

*Projected Coordinate System:  
NAD\_1983\_StatePlane\_Texas\_South\_Central\_FIPS\_4204\_Feet  
Linear Unit: Foot (US)  
Projection: Lambert Conformal Conic  
Geographic Coordinate System: GCS\_North\_American\_1983  
Datum: D\_North\_American\_1983  
Prime Meridian: Greenwich  
Angular Unit: Degree*

**B. STANDARD PLAT NOTES:**

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

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

None

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

None

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



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF SAID PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND WE, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, INC., BEING AN OFFICER OF SAID DISTRICT, OWNERS OF THE 17,972 ACRES OF LAND SHOWN HEREON, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAN OF SAID PROPERTY ACCORDING TO THE ABOVE DESCRIBED EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY TO THE USE OF THE PUBLIC FOR WATER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE AND OTHER PUBLIC PURPOSES, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EASEMENTS MAKE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT OF SAID PROPERTY AND WE, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, INC., AND WE, TOLL-GTIS PROPERTY OWNER, LLC, AS A RESULT OF THE DEDICATION OR EASEMENTS MAKE HEREIN.

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

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

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

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR PROVIDE A DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, SWAKES, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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

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

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

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

BY: JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERETO SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT

BY: KEN BECKMAN, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEN BECKMAN, PRESIDENT OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERETO SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

AMANDA CARRAGE, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 109812

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAN AND SUBDIVISION OF SIENNA PLANTATION SECTION 15A 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 PLAN.

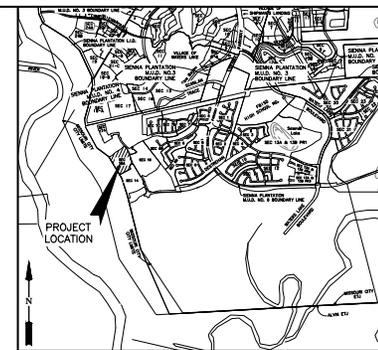
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

SONJA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 2, 16.5 FEET FROM THE SIDE WALK. SURVEY MARKER NO. FCB-2011. ELEV. = 59.97' (NAVD83 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK NO. 278 1/8 INCH IRON ROD WITH CAP MARKED "L.A. INC" ELEV. = 53.75' 2001 ADJUSTMENT
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURVEY BY DIVIDING BY A FACTOR OF 0.99987674.
- THIS PLAN WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. \_\_\_\_\_ DATED \_\_\_\_\_ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAN LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND COUNTY SUBSIDIANCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE E.U. OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 1.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435S, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADCO ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM FLOODING BY A DRAINAGE FACILITY. THE DRAINAGE FACILITY IS LOCATED OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LVA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS (5/8) IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "JOB PARTNERS" WILL BE SET ON ALL PERMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 56.90 FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(1) REQUIRES THE MINIMUM SLAB ELEVATION TO BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE 42.04 REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS ONE FOOT ABOVE THE HIGHEST ADJACENT GROUND OR WATER LEVEL. THE MINIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN FLOOD ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION 9 REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION FORTY EIGHT (48) INCHES ABOVE THE BASE FLOOD ELEVATION. MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB FLOOR ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN FIFTEEN (15) INCHES ABOVE NATURAL GROUND.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRAINWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACES AS REQUIRED BY SECTION 3.0(12) OF THE ADMINISTRATIVE LATTING MANUAL OF THE CITY OF MISSOURI CITY, TEXAS.
- SIDEWALKS SHALL BE BUILT OR CONTIGUOUS TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAN AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAN, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE, ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAN CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTRACTED AT THE TIME OF PLATING.
- 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 SENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAN IS WITHIN THE E.U. 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 LOT CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 AND STREET LIGHTING AND OVERHEAD UTILITIES, THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- THIS PLAN IS SUBORDINATED BY:  
ALYSSA PRATA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION O/R/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. \_\_\_\_\_ OF THE OFFICIAL RECORD OF FORT BEND COUNTY, TEXAS.
- THIS PLAN LIES WITHIN LIGHTING ZONE 2.
- THIS PLAN IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009299, F.B.C.O.R.
- ONE-FOOT RESERVE IS DEDICATED TO THE CITY IN CASE A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BE THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED INSTRUMENT, THE CITY SHALL HAVE THE RIGHT TO REVERT TO THE CITY THE RESERVE FOR THE CITY'S USE FOR PURPOSES AND THE FEE TITLE THERE TO REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- U.V.E. INDICATES UNRESTRICTED VEST EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
- THIS PLAN SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE AGENCIES FOR REVIEW AND APPROVAL, DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



KEY MAP NO. 650T

I, RICHARD W. STOLLER, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAN OF THIS SUBDIVISION COMPLES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERSECTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

VINCENT M. MORALES, JR.  
PRECINCT 3, COUNTY COMMISSIONER

GRADY PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HERBERT  
COUNTY JUDGE

W. A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

JAMES PATTERSON  
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2018 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: DEPUTY

### SIENNA PLANTATION SECTION 15A

A SUBDIVISION OF 17,972 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEASE, ABSTRACT 215 FORT BEND COUNTY, TEXAS.

51 LOTS, 4 RESERVE (4.013 ACRES) 3 BLOCKS  
MAY 14, 2018 JOB NO. 1414-1515A

OWNERS:

TOLL-GTIS PROPERTY OWNER, LLC  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064  
PH. (281) 894-8655

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT  
KEN BECKMAN, PRESIDENT  
3200 SOUTHWEST FREEWAY, SUITE 2600, HOUSTON, TEXAS 77027  
PH. (713) 860-6450

SURVEYORS:



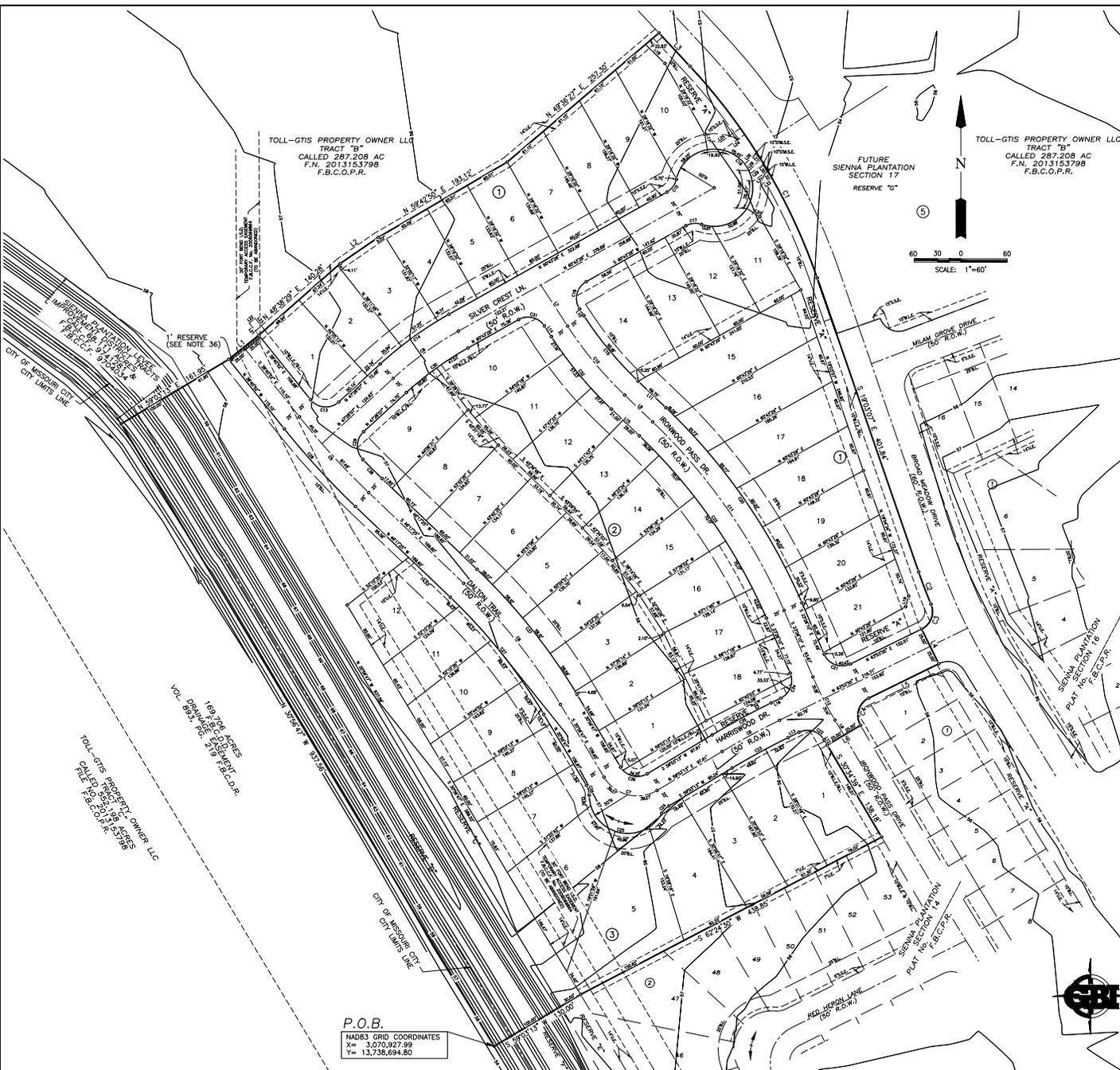
**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
15340 S. GENSSEY RD. - MISSOURI CITY, TX 77489  
PHONE: 281-499-4539 www.gbsurvey.com  
TBPLS FIRM # 10130300

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

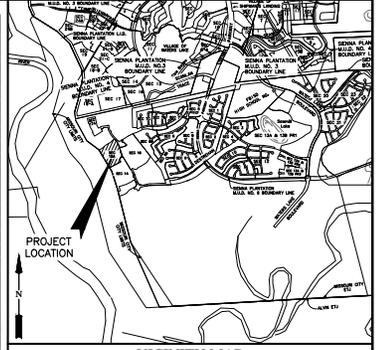
ENGINEER:

LJA Engineering, Inc.  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77459  
Phone 713.953.5200  
Fax 713.953.9028  
Rt. 1 FTX 81386

AMANDA CARRAGE  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 105912



| CURVE TABLE |         |        |        |        |               |
|-------------|---------|--------|--------|--------|---------------|
| CURVE       | RADIUS  | DELTA  | ARC    | CHORD  | CHORD BEARING |
| C1          | 770.00  | 235423 | 31.28  | 318.95 | S 3100°18' E  |
| C2          | 700.00  | 378257 | 44.87  | 44.87  | S 2052°50' E  |
| C3          | 25.00   | 867827 | 37.79  | 34.29  | S 2020°41' W  |
| C4          | 25.00   | 847385 | 41.22  | 38.71  | S 1929°38' W  |
| C5          | 1000.00 | 776257 | 10.85  | 130.72 | S 4220°07' E  |
| C6          | 750.00  | 152058 | 200.85 | 200.25 | S 3823°00' E  |
| C7          | 50.00   | 907007 | 78.54  | 70.71  | S 7936°47' E  |
| C8          | 1000.00 | 479242 | 84.56  | 84.52  | N 8128°34' E  |
| C9          | 450.00  | 137521 | 104.11 | 103.88 | N 5426°47' E  |
| C10         | 500.00  | 137778 | 116.88 | 115.52 | S 3948°42' E  |
| C11         | 750.00  | 229114 | 286.16 | 287.18 | S 3451°47' E  |
| C12         | 500.00  | 708239 | 62.32  | 62.28  | S 2702°25' E  |
| C13         | 25.00   | 837510 | 40.85  | 36.52  | S 8736°23' E  |
| C14         | 475.00  | 137121 | 108.89 | 108.65 | N 5426°47' E  |
| C15         | 25.00   | 481123 | 21.63  | 20.41  | N 3027°48' E  |
| C16         | 25.00   | 278244 | 24.19  | 22.67  | S 2942°22' E  |
| C17         | 25.00   | 481231 | 21.03  | 20.41  | S 8049°00' W  |
| C18         | 25.00   | 934738 | 40.89  | 36.49  | S 1351°44' W  |
| C19         | 475.00  | 137128 | 110.18 | 109.84 | S 3928°42' E  |
| C20         | 775.00  | 229114 | 286.13 | 287.08 | S 3451°47' E  |
| C21         | 25.00   | 923924 | 40.82  | 36.17  | S 8949°08' E  |
| C22         | 25.00   | 863128 | 37.32  | 33.85  | N 7222°22' W  |
| C23         | 975.00  | 479242 | 82.42  | 82.42  | S 6128°34' W  |
| C24         | 25.00   | 302738 | 13.29  | 13.14  | S 4349°14' W  |
| C25         | 50.00   | 150758 | 131.71 | 98.87  | N 7936°47' W  |
| C26         | 25.00   | 302738 | 13.29  | 13.14  | N 1924°47' W  |
| C27         | 725.00  | 192728 | 184.16 | 183.91 | N 3827°00' W  |
| C28         | 1025.00 | 736231 | 136.12 | 136.02 | N 4229°00' W  |
| C29         | 25.00   | 914143 | 40.11  | 38.87  | N 0137°15' E  |
| C30         | 425.00  | 137121 | 98.33  | 98.11  | N 5426°47' E  |
| C31         | 25.00   | 867827 | 37.62  | 34.19  | S 2020°41' E  |
| C32         | 500.00  | 137778 | 116.88 | 115.67 | S 3948°42' E  |
| C33         | 725.00  | 229114 | 286.19 | 287.27 | S 3451°47' E  |
| C34         | 25.00   | 872084 | 38.11  | 34.52  | S 2013°22' E  |
| C35         | 1025.00 | 479242 | 86.67  | 86.62  | S 6128°34' W  |
| C36         | 25.00   | 907007 | 38.27  | 36.36  | N 7936°47' W  |
| C37         | 775.00  | 152058 | 207.65 | 208.82 | N 3827°00' W  |
| C38         | 975.00  | 202427 | 35.11  | 35.10  | N 4915°31' W  |



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

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.A.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STMS.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.G.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- RES. INDICATES RESERVE
- V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT

| RESERVE TABLE |         |         |                         |  |
|---------------|---------|---------|-------------------------|--|
| RESERVE       | ACREAGE | SQ.FT.  | TYPE                    | MAINTENANCE/OWNERSHIP                              |
| A             | 0.629   | 27,260  | RESTRICTED TO LANDSCAPE | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 |
| B             | 0.104   | 4,545   | RESTRICTED TO LANDSCAPE | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4 |
| C             | 1.129   | 49,182  | RESTRICTED TO DRAINAGE  | SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT       |
| D             | 2.152   | 93,756  | RESTRICTED TO LEVEE     | SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT       |
| TOTAL         | 4.013   | 174,843 |                         |  |

| LINE TABLE |              |          |
|------------|--------------|----------|
| LINE       | BEARING      | DISTANCE |
| L1         | N 8119°00' E | 50.00    |
| L2         | N 5929°28' E | 58.41    |
| L3         | S 4257°30' E | 58.90    |
| L4         | S 2829°55' E | 50.00    |
| L5         | S 6233°58' W | 100.82   |
| L6         | S 5929°28' E | 50.00    |
| L7         | S 3229°21' E | 63.26    |
| L8         | S 4817°25' E | 50.00    |
| L9         | S 3034°39' E | 22.87    |
| L10        | S 3229°21' E | 10.02    |
| L11        | S 4817°25' E | 50.00    |
| L12        | N 3034°39' W | 7.82     |
| L13        | S 6233°58' W | 16.58    |
| L14        | S 3229°21' E | 16.53    |
| L15        | S 4817°25' E | 50.00    |
| L16        | S 6233°58' W | 14.09    |
| L17        | N 5929°28' E | 50.00    |
| L18        | N 8228°21' W | 19.22    |
| L19        | N 1942°38' E | 14.14    |
| L20        | S 5737°19' E | 20.02    |
| L21        | N 3842°52' W | 20.02    |
| L22        | N 8119°00' E | 10.00    |
| L23        | S 3842°52' E | 18.93    |

**SIENNA PLANTATION SECTION 15A**  
A SUBDIVISION OF 17,972 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25 FORT BEND COUNTY, TEXAS.  
51 LOTS 4 RESERVES (4.013 ACRES) 3 BLOCKS  
MAY 14, 2018 JOB NO. 1414-1515A

OWNERS:  
**TOLL-GTIS PROPERTY OWNER, LLC**  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064  
PH. (281) 894-8655

**SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT**  
KEN BECKMAN, PRESIDENT  
3200 SOUTHWEST FREEWAY, SUITE 2600, HOUSTON, TEXAS 77027  
PH. (713) 860-6450

SURVEYORS:  
**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
18340 S. GESSNER RD. • MISSOURI CITY, TX 77489  
PHONE: 281-499-4539 www.gbisurvey.com  
TBPIS FIRM # 10130300

ENGINEER:  
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 106  
R Katy, Texas 77449  
PHONE: 770-913-8888  
FAX: 770-913-8828  
FIRM # 1386

JON P. BORODOVSKY, P.E., S.D.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6405

AMANDA CARRAGE  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 105912

P.O.B.  
NAD83 GRID COORDINATES  
X = 3,070,827.99  
Y = 13,736,694.80



DATE: 05/14/2018

CADD

Plot Name: L:\Projects\VICINITY\1414-1515A\Sienna Plantation Section 15A.dwg

14 May 2018 - 6:08pm



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

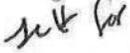
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**AGENDA DATE:** June 13, 2018

**AGENDA ITEM SUBJECT:** Final Plat of Sienna Plantation Section 17A

**AGENDA ITEM NUMBER:** 6.A.(7)

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

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

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**PERMIT NUMBER:** 1800036

**PROPERTY ID:** 0025-00-000-1945-907

**LOCATION:** West of Sienna Village of Destrehan, East of the Brazos River, and South of Sienna Village of Waters Lake, North of Sienna Plantation Section 14

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

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

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**RECOMMENDED ACTION:**

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

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

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. All conditions placed on the approval of the Concept Plan and Preliminary Plat must be approved or information provided as requested.
  - b. The following sentence must be added to the owner's acknowledgement: "We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assignees hereby waive any claim, damage or cause of action that we may have as a result of the dedication or extractions made herein."
  - c. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.
  - 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. DWG provided was not referenced properly. Needs to be projected as follows:
    - Projected Coordinate System:*
    - NAD\_1983\_StatePlane\_Texas\_South\_Central\_FIPS\_4204\_Feet*
    - Linear Unit: Foot (US)*
    - Projection: Lambert Conformal Conic*
    - Geographic Coordinate System: GCS\_North\_American\_1983*
    - Datum: D\_North\_American\_1983*
    - Prime Meridian: Greenwich*
    - Angular Unit: Degree*

**B. STANDARD PLAT NOTES:**

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

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

None

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

None

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



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE FOLLOWING DESCRIBED PROPERTY, HAVE HEREBY DECLARED THAT WE HAVE BEEN ADVISED BY THE PUBLIC RECORDS OF THE CITY OF FORT BEND, TEXAS, THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF INTEREST OF THE PUBLIC RECORDS OF THE CITY OF FORT BEND, TEXAS, HAVE BEEN RECORDED TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND ALL BUILDING SETBACK LINES AND DISTANCES THEREON, AND WE HEREBY EXPRESSLY AND DO HEREBY AND OUR SUCCESSORS, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESCRIBED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EASEMENTS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT OF THE PROPERTY HEREIN BE PRESENT AND FUTURE IN ACCORDANCE WITH THE NEEDS OF THE CITY, WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR LOSS 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 UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10') PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERMETER 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 (A.E.) AND (A.E.) AS INDICATED AND DEPICTED HEREIN, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') 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 AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (A.E.) AND (A.E.) AS INDICATED AND DEPICTED HEREIN, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

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

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYWAYS, DRENCHES, GULLIES, SWALES, DRENCHES AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE MAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 17A WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY WAIVE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

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

BY: JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

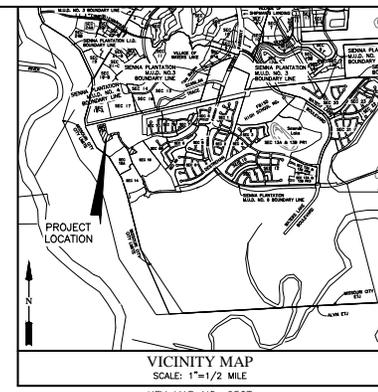
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTES:

- 1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 2, 16.2 FEET FROM THE SIDE WALK. SURVEY NUMBER NO. FCB-2111. ELEV. = 59.97 (NAD83) (NO ADJUSTMENT)
- 2. T.B.M. INDICATES TEMPORARY BENCHMARK. FID. 0.78 INCH IRON ROD WITH CAP MARKED "L.A. ENG" ELEV. = 53.75 (NO ADJUSTMENT)
- 3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY BEING BY A FACTOR OF 0.9998761.
- 4. THIS PLAN WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- 5. THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. \_\_\_\_\_ DATED \_\_\_\_\_ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 6. THIS PLAN LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND COUNTY SUBSIDIANCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE EIU OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- 7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435S, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADZON ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM 1% ANNUAL CHANCE OR GREATER FLOODING BY A LEVEE SYSTEM, OVERTOPPING OR FAILURE OF ANY LEVEE OF ANY TYPE IS POSSIBLE, LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 8. THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE (3) IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- 10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 56.90 FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(1) REQUIRES THE MINIMUM FLOOR ELEVATION TO BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE 42.12 REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELATED TO OR ABOVE A HEIGHT WHICH IS 18" HIGHER OF EIGHTH INCHES ABOVE THE HIGHEST ADJACENT GROUND AND THREE INCHES ABOVE THE MINIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN FLOOD ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION 6 REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION FORTIETH (40) INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB FLOOR ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- 11. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE 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.
- 12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- 15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACES AS REQUIRED BY SECTION 3.0(2) OF THE ADMINISTRATIVE PLATING MANUAL OF THE CITY OF MISSOURI CITY, TEXAS (014).
- 17. SIDEWALKS SHALL BE BUILT OR CONTIGUOUS TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAN AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAN, IN ACCORDANCE WITH ADA REQUIREMENTS.
- 18. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 19. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 20. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A LOCATION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- 21. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAN CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTRACTED AT THE TIME OF PLATING.
- 22. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SENERGY AT 281-778-6250.
- 23. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAN IS WITHIN THE EIU BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- 24. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 25. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- 26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- 27. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 28. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (SOFT) FOR RESIDENTIAL DEVELOPMENT AND SOFT, FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 29. THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- 30. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES, THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- 31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- 32. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- 33. THIS PLAN IS SUBORNATED BY: ALESSA PRATA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 34. THIS PLAN LIES WITHIN LIGHTING ZONE 2.
- 35. THIS PLAN IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED CONDITIONS RECORDED UNDER FILE NO. 2015009299, F.B.C.O.R.
- 36. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEET AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED THEREON THAT THE ONE-FOOT RESERVE SHALL BE RECONSTRUCTED TO THE ORIGINAL CONDITION AND BECOME VESTED IN THE CITY FOR THE PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 37. U.V.E. INDICATES UNRESTRICTED VEST EASEMENT, FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
- 38. SETBACK LINES SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND CONSTRUCTION FOR DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



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

I, RICHARD W. STOLLER, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAN OF THIS SUBDIVISION COMPLES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THE SUBDIVISION ON THE INTERSECTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

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

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

VINCENT M. MORLES, JR. GRADY PRESTAGE  
PRECINCT 3, COUNTY COMMISSIONER PRECINCT 4, COUNTY COMMISSIONER

ROBERT E. HERBERT  
COUNTY JUDGE

W. A. (ANDY) MEYERS JAMES PATTERSON  
PRECINCT 3, COUNTY COMMISSIONER PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2018 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: DEPUTY

### SIENNA PLANTATION SECTION 17A

A SUBDIVISION OF 10,298 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEVEE, ABSTRACT 215  
FORT BEND COUNTY, TEXAS.

48 LOTS 7 RESERVES (2.184 ACRES) 3 BLOCKS  
MAY 14, 2018 JOB NO. 1414-1517A

OWNERS:

TOLL-GTIS PROPERTY OWNER, LLC  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064  
PH. (281) 894-8655

SURVEYORS:

**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
13340 S. GENSSEY RD. - MISSOURI CITY, TX 77489  
PHONE: 281-499-4539 www.gbsurvey.com  
TBPUS FIRM # 10130300

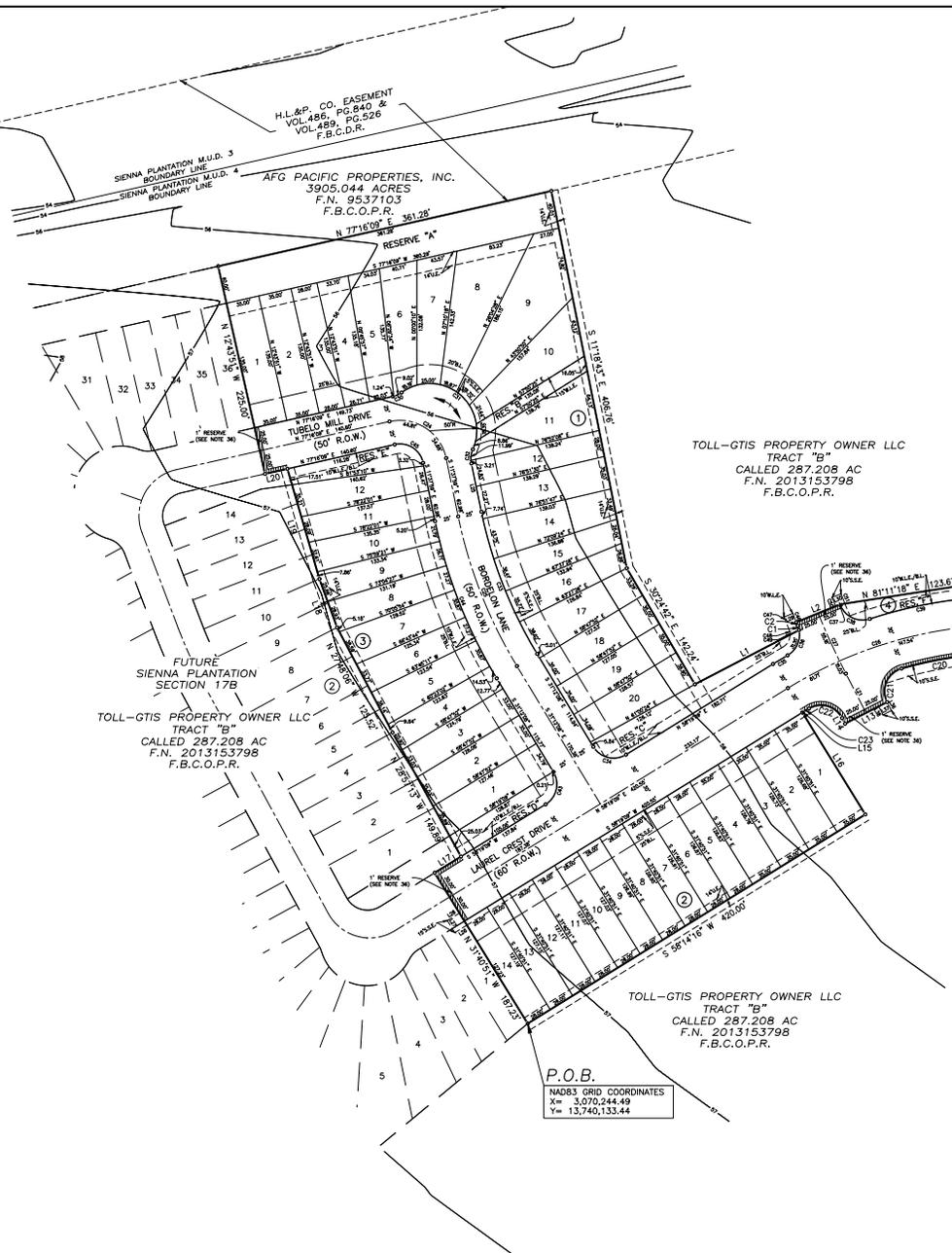


JON P. BORODOVSKY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 8405

ENGINEER:

LJA Engineering, Inc.  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77459  
Phone 713.953.5200  
Fax 713.953.9028  
FON 9-1386

AMANDA CARRAGE  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 105912

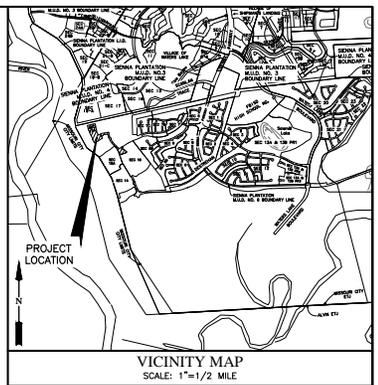


**CURVE TABLE**

| CURVE | RADIUS  | DELTA      | ARC    | CHORD  | CHORD BEARING |
|-------|---------|------------|--------|--------|---------------|
| C1    | 25.00   | 170°20'    | 4.81   | 4.81   | N 18°50'28" W |
| C2    | 820.00  | 0°43'30"   | 3.99   | 3.99   | N 22°18'11" W |
| C3    | 25.00   | 30°23'20"  | 11.98  | 11.98  | S 02°09'16" E |
| C4    | 770.00  | 1°23'28"   | 222.02 | 221.75 | S 13°20'06" E |
| C5    | 25.00   | 92°11'04"  | 40.15  | 35.97  | S 67°42'25" E |
| C6    | 25.00   | 89°40'58"  | 41.70  | 37.06  | S 18°28'34" W |
| C7    | 770.00  | 1°23'28"   | 182.25 | 181.89 | S 26°10'42" E |
| C8    | 830.00  | 0°44'40"   | 20.75  | 20.67  | S 30°30'07" E |
| C9    | 25.00   | 80°38'21"  | 37.81  | 34.31  | S 3°32'00" E  |
| C10   | 1025.00 | 3°40'28"   | 65.74  | 65.73  | N 65°18'11" E |
| C11   | 50.00   | 200°21'01" | 182.72 | 96.73  | S 03°08'04" E |
| C12   | 25.00   | 69°11'21"  | 29.10  | 27.48  | S 80°28'50" E |
| C13   | 420.00  | 0°29'50"   | 3.89   | 3.89   | S 48°52'23" E |
| C14   | 25.00   | 110°04'42" | 44.65  | 40.97  | S 02°20'38" W |
| C15   | 420.00  | 0°40'11"   | 42.87  | 42.86  | S 66°18'17" W |
| C16   | 25.00   | 91°40'01"  | 40.04  | 35.80  | N 64°50'07" W |
| C17   | 770.00  | 2°34'23"   | 331.28 | 318.95 | N 31°02'18" W |
| C18   | 830.00  | 3°28'44"   | 464.70 | 458.66 | N 29°50'08" W |
| C19   | 25.00   | 24°39'29"  | 34.72  | 33.51  | N 52°57'51" W |
| C20   | 420.00  | 1°10'10"   | 80.78  | 80.63  | S 3°22'17" E  |
| C21   | 25.00   | 101°08'10" | 44.13  | 38.82  | S 23°27'38" W |
| C22   | 25.00   | 87°38'28"  | 40.77  | 36.40  | N 73°54'41" W |
| C23   | 420.00  | 1°02'50"   | 7.89   | 7.89   | S 58°50'37" E |
| C24   | 50.00   | 81°05'30"  | 78.20  | 73.38  | S 57°17'50" E |
| C25   | 500.00  | 1°12'40"   | 170.77 | 169.85 | S 21°20'04" E |
| C26   | 450.00  | 2°38'30"   | 209.20 | 207.37 | N 11°38'27" E |
| C27   | 800.00  | 0°51'30"   | 70.18  | 70.16  | S 24°40'20" E |
| C28   | 800.00  | 3°49'08"   | 538.04 | 518.51 | S 24°52'30" E |
| C29   | 800.00  | 2°34'23"   | 333.80 | 331.38 | S 31°00'18" E |
| C30   | 25.00   | 22°30'58"  | 14.06  | 13.19  | N 69°50'50" E |
| C31   | 50.00   | 148°28'59" | 130.42 | 96.47  | S 51°50'20" E |
| C32   | 25.00   | 34°50'32"  | 13.20  | 14.87  | S 08°47'17" W |
| C33   | 470.00  | 1°34'10"   | 162.24 | 161.45 | S 21°20'04" E |
| C34   | 25.00   | 90°28'42"  | 39.48  | 35.50  | S 76°28'30" E |
| C35   | 480.00  | 2°07'49"   | 17.89  | 17.89  | N 59°23'04" E |
| C36   | 25.00   | 82°52'58"  | 38.17  | 33.05  | N 19°02'14" E |
| C37   | 770.00  | 0°26'14"   | 1.18   | 1.18   | S 22°12'30" E |
| C38   | 25.00   | 89°50'50"  | 37.49  | 34.08  | S 69°12'30" E |
| C39   | 480.00  | 1°30'40"   | 110.12 | 108.88 | N 78°23'24" E |
| C40   | 25.00   | 80°06'09"  | 39.31  | 35.39  | N 39°54'40" E |
| C41   | 25.00   | 86°39'51"  | 32.81  | 34.31  | S 19°40'07" W |
| C42   | 830.00  | 1°22'14"   | 151.46 | 151.25 | S 24°16'46" E |
| C43   | 25.00   | 89°31'18"  | 39.06  | 35.21  | S 13°32'30" E |
| C44   | 520.00  | 1°34'10"   | 178.31 | 178.44 | S 21°20'04" E |
| C45   | 25.00   | 91°20'52"  | 39.73  | 35.89  | S 57°10'50" E |

**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 62°52'25" E | 124.23   |
| L2   | N 47°50'06" E | 50.00    |
| L3   | N 84°51'20" E | 60.00    |
| L4   | S 02°09'25" E | 24.51    |
| L5   | N 66°17'03" E | 3.20     |
| L6   | S 23°42'31" E | 50.00    |
| L7   | S 32°51'34" E | 50.00    |
| L8   | S 32°52'07" E | 18.28    |
| L9   | S 02°52'31" W | 20.00    |
| L10  | S 70°56'53" W | 60.00    |
| L11  | N 19°03'07" W | 76.53    |
| L12  | S 84°57'44" W | 95.44    |
| L13  | S 82°48'33" W | 50.00    |
| L14  | N 27°11'57" W | 4.72     |
| L15  | S 08°19'00" W | 0.50     |
| L16  | S 31°40'51" E | 126.83   |
| L17  | N 58°19'00" E | 32.78    |
| L18  | N 20°51'14" W | 54.50    |
| L19  | N 61°00'00" E | 121.28   |
| L20  | S 77°16'00" W | 24.32    |
| L21  | S 27°11'27" E | 48.83    |
| L22  | S 02°09'25" E | 24.51    |
| L23  | N 66°17'03" E | 58.31    |
| L24  | N 57°08'28" E | 53.54    |
| L25  | S 11°37'50" E | 52.10    |



KEY MAP NO. 650T

**LEGEND**

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- ST.M.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- RES. INDICATES RESERVE
- V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT

**RESERVE TABLE**

| RESERVE | ACREAGE | SQ.FT. | TYPE                              | MAINTENANCE/OWNERSHIP                              |
|---------|---------|--------|-----------------------------------|--|
| A       | 0.331   | 14,431 | RESTRICTED TO DRINKING            | SIENNA PLANTATION LEASE IMPROVEMENT DISTRICT       |
| B       | 0.047   | 2,051  | RESTRICTED TO LANDSCAPE/UTILITIES | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4 |
| C       | 0.135   | 5,860  | RESTRICTED TO LANDSCAPE           | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 |
| D       | 0.071   | 3,102  | RESTRICTED TO LANDSCAPE           | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 |
| E       | 0.073   | 3,120  | RESTRICTED TO LANDSCAPE           | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 |
| F       | 0.063   | 2,598  | RESTRICTED TO LANDSCAPE           | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 |
| G       | 1.445   | 62,958 | RESTRICTED TO PARK                | SIENNA PLANTATION COMMUNITY ASSOCIATION            |
| TOTAL   | 2.184   | 95,120 |                                   |  |

**SIENNA PLANTATION SECTION 17A**

A SUBDIVISION OF 10.298 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25 FORT BEND COUNTY, TEXAS.

46 LOTS 7 RESERVES (2.184 ACRES) 3 BLOCKS  
MAY 14, 2018 JOB NO. 1414-1517A

OWNER:  
TOLL-GTIS PROPERTY OWNER, LLC  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064  
PH. (281) 894-8655

**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
13340 S. GESSNER RD. - MISSOURI CITY, TX 77489  
PHONE: 281-499-4539 www.gbsurvey.com  
TBPLS FIRM # 10130300

JEON P. BORODOVSKY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6405

ENGINEER:  
LJA Engineering, Inc.  
1904 W. Grand Parkway North  
Suite 100  
R Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.9028  
FON 8-1586

AMANDA CARRAGE  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 105912

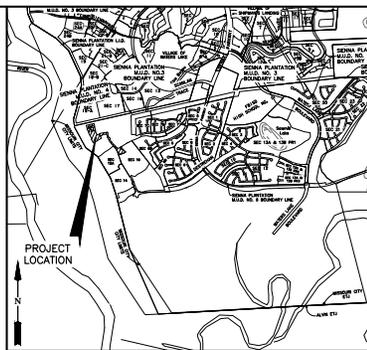
TOLL-GTIS PROPERTY OWNER LLC  
TRACT "B"  
CALLED 287.208 AC  
F.N. 2013153798  
F.B.C.O.P.R.

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

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

| CURVE TABLE |          |           |         |         |
|-------------|----------|-----------|---------|---------|
| CURVE       | RADIUS   | DELTA     | ARC     | CHORD   |
| C1          | 25.00'   | 110203"   | 4.81'   | 4.81'   |
| C2          | 825.00'  | 01638"    | 3.99'   | 3.99'   |
| C3          | 25.00'   | 287328"   | 11.59'  | 11.48'  |
| C4          | 770.00'  | 163328"   | 222.02' | 221.70' |
| C5          | 25.00'   | 820170"   | 40.15'  | 39.07'  |
| C6          | 25.00'   | 804048"   | 41.35'  | 37.66'  |
| C7          | 770.00'  | 123328"   | 182.23' | 181.80' |
| C8          | 830.00'  | 64446"    | 97.73'  | 97.67'  |
| C9          | 25.00'   | 867851"   | 37.81'  | 34.31'  |
| C10         | 1025.00' | 240739"   | 65.74'  | 65.73'  |
| C11         | 50.00'   | 202924"   | 182.23' | 96.23'  |
| C12         | 25.00'   | 869473"   | 28.07'  | 27.46'  |
| C13         | 425.00'  | 079970"   | 3.89'   | 3.89'   |
| C14         | 25.00'   | 1102610"  | 48.03'  | 45.87'  |
| C15         | 425.00'  | 94911"    | 42.87'  | 42.66'  |
| C16         | 25.00'   | 8744610"  | 40.04'  | 35.02'  |
| C17         | 770.00'  | 275423"   | 331.38' | 318.67' |
| C18         | 830.00'  | 329444"   | 464.70' | 458.64' |
| C19         | 25.00'   | 840920"   | 36.72'  | 33.51'  |
| C20         | 425.00'  | 1101011"  | 80.76'  | 80.83'  |
| C21         | 25.00'   | 10109810" | 44.13'  | 38.67'  |
| C22         | 25.00'   | 8292928"  | 46.37'  | 36.40'  |
| C23         | 425.00'  | 102750"   | 7.89'   | 7.89'   |
| C24         | 50.00'   | 810502"   | 79.50'  | 71.38'  |
| C25         | 500.00'  | 192410"   | 170.77' | 168.85' |
| C26         | 450.00'  | 263820"   | 209.25' | 207.57' |
| C27         | 800.00'  | 30170"    | 70.18'  | 70.18'  |
| C28         | 800.00'  | 374970"   | 538.04' | 518.01' |
| C29         | 800.00'  | 339423"   | 333.80' | 310.08' |
| C30         | 25.00'   | 237078"   | 10.26'  | 10.19'  |
| C31         | 50.00'   | 1442878"  | 135.42' | 96.47'  |
| C32         | 25.00'   | 349532"   | 15.50'  | 14.87'  |
| C33         | 475.00'  | 192410"   | 162.24' | 161.68' |
| C34         | 25.00'   | 827824"   | 38.48'  | 35.50'  |
| C35         | 480.00'  | 20746"    | 17.80'  | 17.80'  |
| C36         | 25.00'   | 823238"   | 36.17'  | 33.10'  |
| C37         | 775.00'  | 070214"   | 1.18'   | 1.18'   |
| C38         | 25.00'   | 895970"   | 37.49'  | 34.08'  |
| C39         | 480.00'  | 170874"   | 110.12' | 109.89' |
| C40         | 25.00'   | 809670"   | 39.31'  | 35.39'  |
| C41         | 25.00'   | 867851"   | 37.81'  | 34.31'  |
| C42         | 830.00'  | 102718"   | 151.46' | 151.25' |
| C43         | 25.00'   | 8693118"  | 39.06'  | 35.21'  |
| C44         | 555.00'  | 192410"   | 179.31' | 178.44' |
| C45         | 25.00'   | 817023"   | 38.21'  | 35.69'  |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 62°22'23" E | 124.32'  |
| L2         | N 47°50'28" E | 50.00'   |
| L3         | N 84°51'30" E | 60.00'   |
| L4         | S 09°09'20" E | 24.51'   |
| L5         | N 46°17'03" E | 3.00'    |
| L6         | S 27°42'10" E | 50.00'   |
| L7         | S 32°51'34" E | 50.00'   |
| L8         | S 36°32'03" E | 18.38'   |
| L9         | S 05°53'31" W | 20.00'   |
| L10        | S 70°56'53" W | 60.00'   |
| L11        | N 16°03'07" W | 76.20'   |
| L12        | S 84°57'44" W | 36.44'   |
| L13        | S 62°48'33" W | 50.00'   |
| L14        | N 27°17'27" W | 6.72'    |
| L15        | S 88°19'00" W | 0.50'    |
| L16        | S 31°40'11" E | 126.62'  |
| L17        | N 38°10'01" E | 12.39'   |
| L18        | N 20°05'14" W | 54.59'   |
| L19        | N 16°10'03" W | 121.28'  |
| L20        | S 77°16'59" W | 24.32'   |
| L21        | S 77°16'59" W | 46.62'   |
| L22        | S 09°09'20" E | 24.51'   |
| L23        | N 46°17'03" E | 28.31'   |
| L24        | N 57°08'20" E | 53.54'   |
| L25        | S 11°37'59" E | 52.10'   |

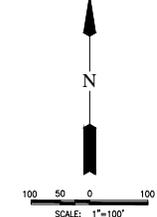


VICINITY MAP  
SCALE: 1"=1/2 MILE

KEY MAP NO. 650T

LEGEND

- BL. 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
- ST.M.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
- F.A. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- RES. INDICATES RESERVE
- VAL. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
- E.L. INDICATES ELECTRICAL EASEMENT



| RESERVE TABLE |         |        |                                   |  |
|---------------|---------|--------|-----------------------------------|--|
| RESERVE       | ACREAGE | SQ.FT. | TYPE                              | MAINTENANCE/OWNERSHIP                              |
| A             | 0.331   | 14,431 | RESTRICTED TO DRAINAGE            | SIENNA PLANTATION LEVEL IMPROVEMENT DISTRICT       |
| B             | 0.047   | 2,025  | RESTRICTED TO LANDSCAPE/UTILITIES | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4 |
| C             | 0.130   | 5,280  | RESTRICTED TO LANDSCAPE           | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 |
| D             | 0.071   | 3,102  | RESTRICTED TO LANDSCAPE           | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 |
| E             | 0.072   | 3,120  | RESTRICTED TO LANDSCAPE           | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 |
| F             | 0.083   | 3,558  | RESTRICTED TO LANDSCAPE           | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 |
| G             | 1.445   | 62,958 | RESTRICTED TO PARK                | SIENNA PLANTATION COMMUNITY ASSOCIATION            |
| TOTAL         | 2.184   | 95,120 |                                   |  |

SIENNA PLANTATION  
SECTION 17A

A SUBDIVISION OF 10.298 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25  
FORT BEND COUNTY, TEXAS.

46 LOTS  
7 RESERVES (2.184 ACRES)  
MAY 14, 2018 JOB NO. 1414-1517A

OWNERS:

TOLL-GTIS PROPERTY OWNER, LLC  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064  
PH. (281) 894-8655



SURVEYORS:  
**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489  
PHONE: 281-490-4539 • www.gbipartners.com  
TBPIS FIRM # 10130300

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

ENGINEER:  
**LJA Engineering, Inc.**  
11804 W. Grand Parkway North, Suite 1100  
Katy, Texas 77449  
Phone: 713.953.5200  
Fax: 713.953.5028  
FRN-F1386

AMANDA CARRAGE  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 105912



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

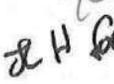
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**AGENDA DATE:** June 13, 2018

**AGENDA ITEM SUBJECT:** Final Plat of Mustang Trails Section 1A

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

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

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

---

**PERMIT NUMBER:** 1800029

**PROPERTY ID:** Various – Application tied to 5726-01-000-0010-907

**LOCATION:** Cartwright Road

**ZONING DISTRICT DESIGNATION:** R-4 patio cluster residential

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

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

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

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

- a. A parkland dedication was approved for the proposed subdivision on March 6, 2017. The dedication is to include both private parkland and a cash payment in lieu of parkland in two Phases of development.

Phase I would include 101 residential lots; the provision of 0.577 acres in private parkland; and \$60,200 due as cash in lieu of parkland. Phase II would include 126 residential lots and \$176,400 due as cash in lieu of parkland.

This subject plat for Section 1A represents a portion of the Phase I dedication. Prior to full approval of the subject plat, a total of \$36,400 (26 lots \* \$1,400) is due as cash in lieu of parkland.

- b. Building lines shall be labeled in accordance with Section 2.D(17). **Please label side building lines.**
- c. A copy of proposed restrictive covenants has been provided in accordance with Section 2.D(24). However, at the time of preliminary plat conditionally approval, it was requested that the applicant discuss with staff the restrictive covenants that have been recorded and are applicable to the Park Gate subdivision. As the applicant is seeking to replat the subject site, without vacating the preceding plat, such replat may not amend or remove any covenants or restrictions imposed. **Please clarify.**
- d. The Notary public acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(d). An acknowledgement must be included for all signatures.

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

- a. All conditions placed on the approval of the Conceptual Plan and Preliminary Plat must be approved or information provided as requested.
- b. 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 file provided did not reference properly. The file should be projected as follows:

DWG provided was not referenced properly. Needs to be projected as follows:  
Projected Coordinate System:  
NAD\_1983\_StatePlane\_Texas\_South\_Central\_FIPS\_4204\_Feet  
Linear Unit: Foot(US)  
Projection: Lambert Conformal Conic  
Geographic Coordinate System: GCS\_North\_American\_1983  
Datum: D\_North\_American\_1983  
Prime Meridian: Greenwich  
Angular Unit: Degree

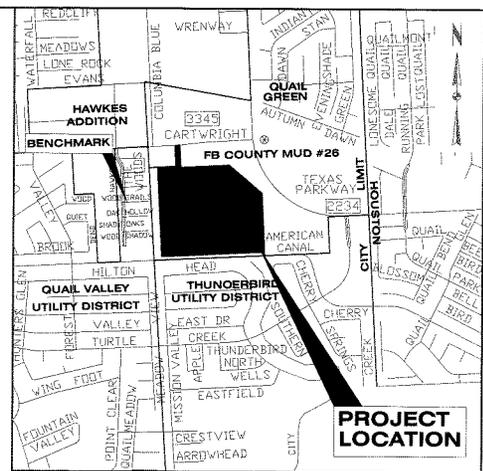
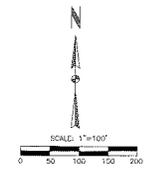
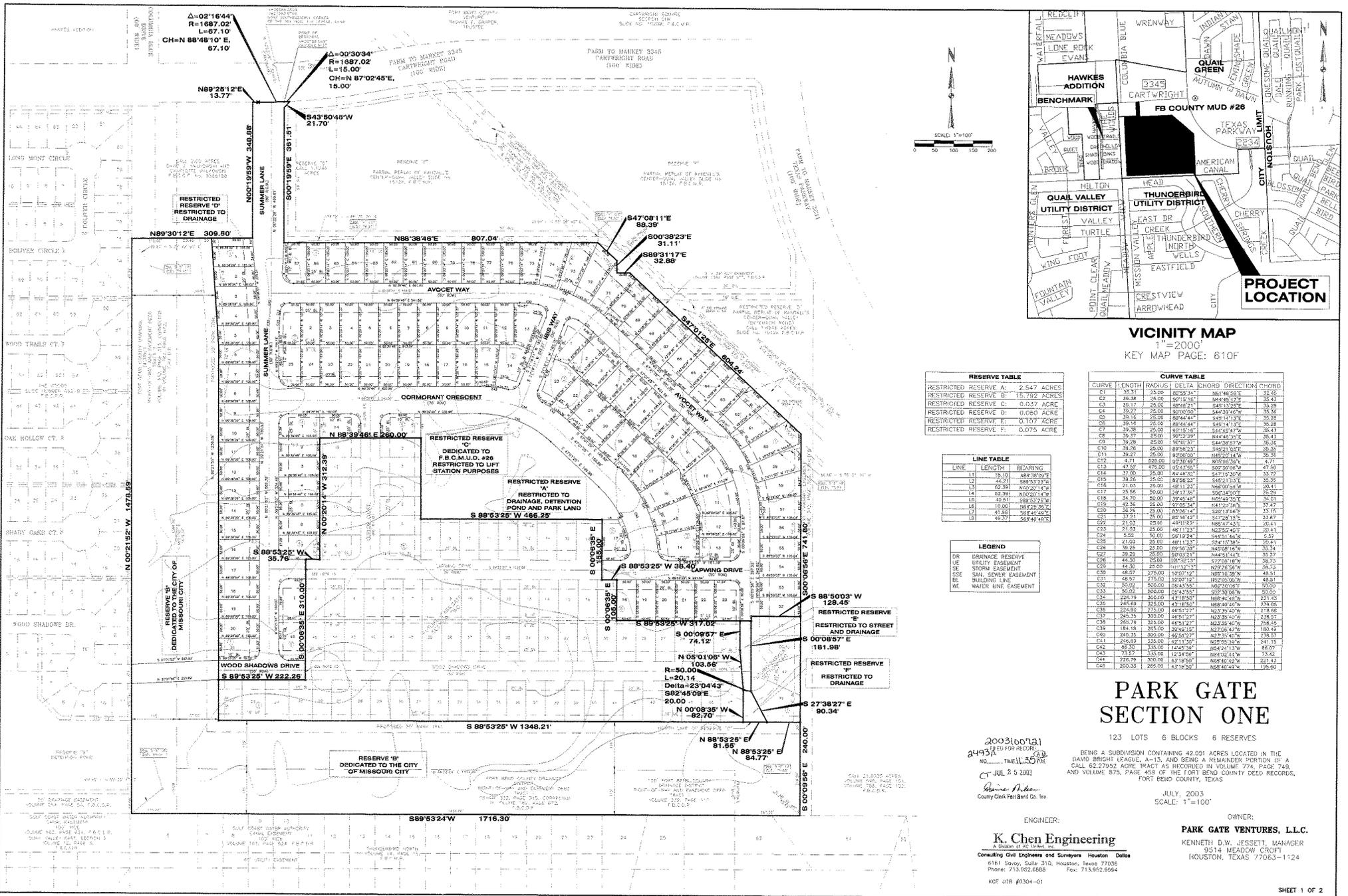
**B. STANDARD PLAT NOTES:**

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. Please clarify between plat notes #6 & #7. Number 6 indicates that there are no pipelines or pipeline easements within the limits. However plat note #7 indicates that buildings shall be setback from pipelines or pipeline easements.
  
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.

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





**VICINITY MAP**  
1"=2000'  
KEY MAP PAGE: 610F

**RESERVE TABLE**

|                       |              |
|-----------------------|--------------|
| RESTRICTED RESERVE A: | 2.547 ACRES  |
| RESTRICTED RESERVE B: | 15.792 ACRES |
| RESTRICTED RESERVE C: | 0.037 ACRE   |
| RESTRICTED RESERVE D: | 0.050 ACRE   |
| RESTRICTED RESERVE E: | 0.107 ACRE   |
| RESTRICTED RESERVE F: | 0.075 ACRE   |

**LINE TABLE**

| LINE | LENGTH | BEARING    |
|------|--------|------------|
| L1   | 18.10  | N89°30'01" |
| L2   | 24.21  | S89°53'25" |
| L3   | 62.39  | N00°20'14" |
| L4   | 63.91  | N00°20'14" |
| L5   | 45.51  | S89°53'25" |
| L6   | 41.93  | S89°53'25" |
| L7   | 46.37  | S89°49'49" |

**LEGEND**

- DR DRAINAGE RESERVE
- UE UTILITY EASEMENT
- SE STORM EASEMENT
- SSE SAN SEWER EASEMENT
- WL WALKING LINE
- WE WATER LINE EASEMENT

**CURVE TABLE**

| CURVE | LENGTH | RADIUS | DELTA      | CHORD      | DIRECTION | CHORD  |
|-------|--------|--------|------------|------------|-----------|--------|
| C1    | 36.31  | 25.00  | 80°59'14"  | N81°46'56" | E         | 32.28  |
| C2    | 36.38  | 25.00  | 80°59'14"  | N81°46'56" | E         | 32.43  |
| C3    | 38.17  | 25.00  | 82°56'21"  | S45°13'25" | E         | 35.29  |
| C4    | 38.74  | 25.00  | 82°00'00"  | S44°39'46" | E         | 35.36  |
| C5    | 38.74  | 25.00  | 82°00'00"  | S44°39'46" | E         | 35.28  |
| C6    | 39.18  | 25.00  | 82°44'44"  | S45°24'13" | E         | 35.28  |
| C7    | 39.38  | 25.00  | 82°44'44"  | S45°24'13" | E         | 35.41  |
| C8    | 39.37  | 25.00  | 80°13'39"  | N44°44'35" | E         | 35.43  |
| C9    | 39.38  | 25.00  | 80°13'39"  | N44°44'35" | E         | 35.36  |
| C10   | 38.76  | 25.00  | 82°58'53"  | S44°58'07" | E         | 35.30  |
| C11   | 39.27  | 25.00  | 82°00'00"  | N45°20'14" | E         | 35.28  |
| C12   | 47.1   | 25.00  | 80°00'00"  | N00°00'00" | E         | 47.1   |
| C13   | 47.59  | 475.00 | 62°12'56"  | S02°30'06" | E         | 47.80  |
| C14   | 57.00  | 25.00  | 84°48'00"  | N00°00'00" | E         | 57.00  |
| C15   | 38.26  | 25.00  | 82°58'53"  | S45°13'25" | E         | 35.35  |
| C16   | 21.00  | 25.00  | 48°11'23"  | N62°00'58" | E         | 20.41  |
| C17   | 20.56  | 25.00  | 48°11'23"  | N62°00'58" | E         | 20.28  |
| C18   | 34.70  | 50.00  | 39°45'48"  | N61°49'30" | E         | 34.01  |
| C19   | 49.26  | 25.00  | 82°00'00"  | N45°20'14" | E         | 44.99  |
| C20   | 38.26  | 25.00  | 84°06'14"  | S22°13'58" | E         | 35.18  |
| C21   | 21.00  | 25.00  | 82°58'53"  | S47°28'15" | E         | 20.87  |
| C22   | 21.00  | 25.00  | 48°11'23"  | N62°00'58" | E         | 20.41  |
| C23   | 5.82   | 50.00  | 29°19'28"  | S45°31'45" | E         | 5.62   |
| C24   | 21.00  | 25.00  | 48°11'23"  | S24°10'38" | E         | 20.41  |
| C25   | 38.26  | 25.00  | 82°58'53"  | N45°08'15" | E         | 35.34  |
| C26   | 38.26  | 25.00  | 82°58'53"  | N45°08'15" | E         | 35.37  |
| C27   | 44.30  | 25.00  | 101°35'13" | S22°00'18" | E         | 38.73  |
| C28   | 44.30  | 25.00  | 101°35'13" | S22°00'18" | E         | 38.73  |
| C29   | 44.30  | 25.00  | 101°35'13" | S22°00'18" | E         | 38.73  |
| C30   | 48.57  | 275.00 | 110°07'12" | N69°18'38" | E         | 48.51  |
| C31   | 48.57  | 275.00 | 110°07'12" | N69°18'38" | E         | 48.51  |
| C32   | 50.00  | 500.00 | 92°43'00"  | N51°00'00" | E         | 50.00  |
| C33   | 50.00  | 500.00 | 92°43'00"  | S22°30'00" | E         | 50.00  |
| C34   | 248.74 | 345.00 | 41°18'51"  | N62°00'48" | E         | 241.42 |
| C35   | 244.68 | 325.00 | 41°18'51"  | N62°00'48" | E         | 238.88 |
| C36   | 226.00 | 275.00 | 48°51'27"  | N23°35'40" | E         | 218.69 |
| C37   | 245.35 | 300.00 | 48°51'27"  | N23°35'40" | E         | 238.57 |
| C38   | 245.35 | 300.00 | 48°51'27"  | N23°35'40" | E         | 238.57 |
| C39   | 245.35 | 300.00 | 48°51'27"  | N23°35'40" | E         | 238.57 |
| C40   | 245.35 | 300.00 | 48°51'27"  | N23°35'40" | E         | 238.57 |
| C41   | 246.09 | 335.00 | 42°11'09"  | N62°00'48" | E         | 241.15 |
| C42   | 46.30  | 135.00 | 124°58'38" | S64°24'13" | E         | 46.07  |
| C43   | 215.87 | 335.00 | 124°58'38" | S64°24'13" | E         | 211.43 |
| C44   | 226.79 | 300.00 | 42°18'50"  | N62°00'48" | E         | 221.43 |
| C45   | 200.33 | 265.00 | 42°18'50"  | N62°00'48" | E         | 195.80 |

# PARK GATE SECTION ONE

123 LOTS 6 BLOCKS 6 RESERVES

2003100701  
44931  
NO. 1 TIME 11:35 PM  
JUL 2 5 2003  
Steve Nelson  
County Clerk Part 682 Co. Tax

BENGS A SUBDIVISION CONTAINING 42.051 ACRES LOCATED IN THE DAVID BRIGHT ESTATE, A-13, AND BEING A REMAINDER PORTION, A CALL 62.27952 ACRE TRACT AS RECORDED IN VOLUME 774, PAGE 748, AND VOLUME 875, PAGE 459 OF THE FORT BEND COUNTY DEED RECORDS, FORT BEND COUNTY, TEXAS.

JULY, 2003  
SCALE: 1"=100'

ENGINEER: **K. Chen Engineering**  
A Division of K.E. Chen & Associates  
Consulting Civil Engineers and Surveyors Houston, Dallas  
8161 Savoy, Suite 310, Houston, Texas 77036  
Phone: 713.952.6888 Fax: 713.952.9994

OWNER: **PARK GATE VENTURES, L.L.C.**  
KENNETH D.W. JESSETT, MANAGER  
9514 MEADOW CROFT  
HOUSTON, TEXAS 77063-1124

STATE OF TEXAS  
COUNTY OF FORT BEND

PARK GATE VENTURES, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH KENNETH D.W. JESSETT, MANAGER, HERINAFTER REFERRED TO AS OWNERS OF THE 38-872 ACRES TRACT HEREIN IN THE ABOVE AND FOREGOING PLAT OF PARK GATE, SECTION ONE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LAWS, REGULATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT, AND HEREBY ATTESTATE TO THE USE OF THE PUBLIC, FOREVER, ALL RIGHTS, ALLEYS, PASSES, MARKS, 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 DESCRIBED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED NORMAL EASEMENTS, THE NORMAL EASEMENTS SHALL LAYED HORIZONTALLY AN ADDITIONAL ELEVEN FEET SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERMUTER GROUND EASEMENTS OR, SIX FEET SIX INCHES (7'-6") FOR FORTY FEET (14'-0") PERMUTER GROUND EASEMENTS, OR FIVE FEET SIX INCHES (5'-6") FOR SIXTEEN (16'-0") FEET PERMUTER 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 NORMAL EASEMENTS (E & A), AS INDICATED AND EXPICITED HEREON, WHEREIN THE NORMAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED NORMAL EASEMENTS, THE NORMAL EASEMENTS SHALL LAYED HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK TO BACK GROUND EASEMENTS OR, EIGHT FEET (8'-0") FOR FOUR FEET (4'-0") BACK TO BACK GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR SIX FEET (6'-0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH NORMAL EASEMENTS (E & A), AS INDICATED AND EXPICITED HEREON, WHEREIN THE NORMAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

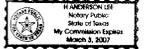
FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED NORMAL EASEMENTS, THE NORMAL EASEMENTS SHALL LAYED HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK TO BACK GROUND EASEMENTS OR, EIGHT FEET (8'-0") FOR FOUR FEET (4'-0") BACK TO BACK GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR SIX FEET (6'-0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH NORMAL EASEMENTS (E & A), AS INDICATED AND EXPICITED HEREON, WHEREIN THE NORMAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

PARK GATE VENTURES, L.L.C.  
BY: *Kenneth D.W. Jessett*  
KENNETH D.W. JESSETT  
MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH D.W. JESSETT, MANAGER OF PARK GATE VENTURES, L.L.C., KNOWN AND IDENTIFIED TO ME BY HIS SIGNATURE AND VERIFICATION OF THE FOREGOING AND ACKNOWLEDGED TO ME THAT HE DEDICATED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN AND HERIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21<sup>ST</sup> DAY OF July 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: MARCH 3, 2007



STATE OF TEXAS  
COUNTY OF FORT BEND  
WE, FIRST CORPORATION INVESTMENT CO., LTD., OWNER AND HOLDER OF A LEASE AGAINST THE PROPERTY DESCRIBED IN THE PLAT ABOVE, AS PARK GATE PHASE ONE, SAID LEASE BEING DERIVED BY INSTRUMENT OF RECORD BY THE NUMBER 2002020520 OF THE INSTRUMENT RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBSTITUTELY SIGN INTEREST IN SAID PROPERTY FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN AND HERIN STATED, AND AS THE ACT AND DEED OF SAID PARTY THIRD-PARTY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21<sup>ST</sup> DAY OF July 2003.

STATE OF TEXAS  
COUNTY OF FORT BEND  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. BENNETT, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21<sup>ST</sup> DAY OF July 2003.

STATE OF TEXAS  
COUNTY OF FORT BEND  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARKETA R. WITT, OWNER AND HOLDER OF A LEASE AGAINST THE PROPERTY DESCRIBED IN THE PLAT ABOVE, AS PARK GATE PHASE ONE, SAID LEASE BEING DERIVED BY INSTRUMENT OF RECORD BY THE NUMBER 2002020520 OF THE INSTRUMENT RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBSTITUTELY SIGN INTEREST IN SAID PROPERTY FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN AND HERIN STATED, AND AS THE ACT AND DEED OF SAID PARTY THIRD-PARTY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21<sup>ST</sup> DAY OF July 2003.



I, DONALD C. BRADFORD, 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 CORRECTLY 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 THE POINTS OF REFERENCE ARE MARKED WITH IRON PIPES OR IRON SPODS USING AN OUVISE DIAGONAL OF NOT LESS THAN FIVE EIGHTHS INCH AND A LENGTH OF NOT LESS THAN TWO FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN RUN TO THE NEAREST SURVEY CORNER.

*Donald C. Bradford*  
DONALD C. BRADFORD, R.P.S.,  
TEXAS REGISTRATION #1724



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF HOUSTON, CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARK GATE PHASE ONE, IN COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF July 2003.

*James W. Keller*  
JAMES W. KELLER  
CHAIRMAN

*Ron Lee*  
RON LEE  
VICE CHAIRMAN

I, DANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT HAS BEEN FILED FOR RECORDATION IN MY OFFICE ON JULY 23, 2003, AT 11:55 O'CLOCK A.M. IN BOOK NO. 38244-35 OF THE PUBLIC RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.

WITNESSED BY HAND AND SEAL OF OFFICE, AT HOUSTON, TEXAS, THIS DAY AND DATE LAST ABOVE WRITTEN.

*Danne Wilson*  
DANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS



- 1. ALL INDICATED BUILDING LINE, U.S. INDICATES UTILITY FOSTM, S.S.E. INDICATES SANITARY SEWER EASEMENT, S.W. INDICATES STORM SEWER EASEMENT, W.L.S. INDICATES WATER LINE EASEMENT, W. INDICATES DRAINAGE EASEMENT.
- 2. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF "ZONE "X", AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN ZONE (AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE DEPTHS FROM 1 TO 3 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND ZONE "X" BASE FLOOD ELEVATIONS DETERMINED AS PER THE FLOOD INSURANCE RATE MAPS, MAP NUMBER 461570202C, REVISED JANUARY 3, 1997.
- 3. THE MINIMUM SOIL ELEVATION WILL BE ONE FOOT ABOVE THE 100 YEAR FLOOD PLAN AS ESTABLISHED BY F.E.M.A. AND SHALL MEET ALL APPLICABLE CITY REGULATIONS, INCLUDING THE CITY INFRASTRUCTURE CODE AS MFR SEC. 82-87 (1) AS AMENDED (ORDINANCE 0-89-001, ADOPTED SEPTEMBER 21, 1985).
- 4. ALL EXISTING PIPELINES AND PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN HEREON.
- 5. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES.
- 6. THE CITY OF HOUSTON SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRAINWAYS, EASEMENTS, EXISTING EASEMENTS, RECREATIONAL AREAS, SIDEWALKS AND OPEN SPACES.
- 7. THIS PLAT WAS PREPARED WITH THE BENEFIT OF INFORMATION PROVIDED BY GOVERNMENTAL LAND TITLE CO., CITY PLANNING LETTER 2002020520, DATED MAY 23, 2002.
- 8. ERECTION APPROXACIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE HOUSTON CITY DRAINAGE APPROACH POLICY AS REVISED UNDER THE PROVISIONS OF SECTIONS 42-162 AND 82-161 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, CITY, TEXAS.
- 9. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF HOUSTON, CITY, TEXAS.
- 10. BOUNDARIES ARE BASED ON THE RECORDED DEED FOR A CALL 30,820.98 ACRES TRACT AS DESCRIBED IN A CLERK'S FILE NUMBER 2002020520 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 11. IN ACCORDANCE WITH CENTER POINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT GASSEWER ASSISTANCE, AND NOT BEHIND FENCES, WALLS OR GATES, FOR FURTHER INFORMATION IN THE SPOOR LAND DISTRICT AREA, CALL 281-361-2899.
- 12. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 48-191 AND 82-165 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON CITY, TEXAS.
- 13. ALL ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF HOUSTON CITY ADJUSTMENT NO. 1144, 3<sup>RD</sup> GRADE BGA IN CONCRETE, ELEVATION = 74.000.
- 14. TEN SQUARE FOOT IN CENTERLINE OF INLET AT BACK OF CURB IN CONCRETE LOCATED ON THE 7TH INLET EAST ON CARPENTERS ROAD FROM ITS INTERSECTION WITH HAWKS ROAD, OPERATIVE PROJECT SITE.
- 15. A ONE-FOOT BEZEL IS DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SIDE STREETS ARE ADJACENT PROPERTY IS SUBJECT TO THE REQUIRED PLAT THE ONE-FOOT RESERVE SHALL THEREON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREON SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 16. BURNING 6" HIGH SIDE LOT FENCE SHALL BE REQUIRED FOR ALL LOTS IN THIS SUBDIVISION.
- 17. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, SHALL BE ISSUED BY THE CITY OF HOUSTON CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNLESS THAT 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 82-204 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 18. BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF THIRTY (30) FEET FROM ANY PORTION OF STREET (10) FEET FROM ANY PAVED EASEMENT, UNLESS OTHERWISE INDICATED.
- 19. A TRAIL SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH CITY STANDARDS WITHIN THE THIRTY (30) FOOT TRAIL EASEMENT INDICATED ON THE PLAT.

RESERVE TABLE

|                       |              |
|-----------------------|--------------|
| RESTRICTED RESERVE A: | 2.547 ACRES  |
| RESTRICTED RESERVE B: | 13.792 ACRES |
| RESTRICTED RESERVE C: | 0.037 ACRES  |
| RESTRICTED RESERVE D: | 0.050 ACRES  |
| RESTRICTED RESERVE E: | 0.075 ACRES  |
| RESTRICTED RESERVE F: | 0.075 ACRES  |

LINE TABLE

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 58.15  | S89°38'00"W |
| L2   | 44.21  | S89°32'20"W |
| L3   | 82.39  | N02°20'14"W |
| L4   | 82.39  | N02°20'14"W |
| L5   | 95.61  | S89°32'20"W |
| L6   | 10.00  | N64°32'00"E |
| L7   | 11.99  | S89°40'40"W |
| L8   | 45.37  | S89°52'40"W |

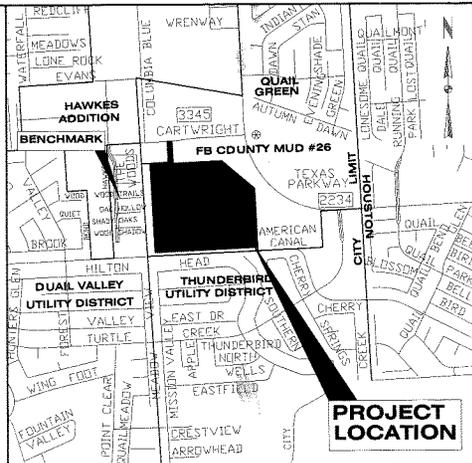
LEGEND

|     |                      |
|-----|----------------------|
| DR  | DRAINAGE RESERVE     |
| UE  | UTILITY EASEMENT     |
| SE  | SEWER EASEMENT       |
| SS  | STORM EASEMENT       |
| WSE | WATER SEWER EASEMENT |
| W   | WATER LINE EASEMENT  |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA      | CHORD      | DIRECTION | CHORD  |
|-------|--------|--------|------------|------------|-----------|--------|
| C1    | 35.31  | 22.00  | 89°58'34"  | 101.613077 | 32.46     | 32.46  |
| C2    | 35.38  | 25.00  | 89°12'18"  | 104.454778 | 35.43     | 35.43  |
| C3    | 29.17  | 25.00  | 88.46671"  | 84.613742  | 35.28     | 35.28  |
| C4    | 38.27  | 25.00  | 90.00597"  | 84.324679  | 35.36     | 35.36  |
| C5    | 39.16  | 25.00  | 89.44444"  | 84.611371  | 35.28     | 35.28  |
| C6    | 39.18  | 25.00  | 89.44444"  | 84.611371  | 35.28     | 35.28  |
| C7    | 39.38  | 25.00  | 89°15'14"  | 104.443739 | 35.43     | 35.43  |
| C8    | 39.37  | 25.00  | 90°13'57"  | 104.443739 | 35.43     | 35.43  |
| C9    | 39.38  | 25.00  | 90°01'57"  | 104.383737 | 35.36     | 35.36  |
| C10   | 39.26  | 25.00  | 89°29'23"  | 104.213077 | 35.28     | 35.28  |
| C11   | 39.27  | 25.00  | 89°29'23"  | 104.213077 | 35.28     | 35.28  |
| C12   | 47.71  | 50.00  | 90°30'49"  | 103.026326 | 47.71     | 47.71  |
| C13   | 47.63  | 47.50  | 90.43455"  | 99.229079  | 47.50     | 47.50  |
| C14   | 37.00  | 25.00  | 89.48342"  | 84.713070  | 33.72     | 33.72  |
| C15   | 39.38  | 25.00  | 89°29'23"  | 104.213077 | 35.28     | 35.28  |
| C16   | 21.03  | 25.00  | 89°11'33"  | 103.026326 | 20.41     | 20.41  |
| C17   | 25.58  | 50.00  | 297°12'30" | 53.704007  | 25.29     | 25.29  |
| C18   | 24.70  | 50.00  | 295.49549" | 103.244551 | 24.01     | 24.01  |
| C19   | 42.38  | 25.00  | 87°05'44"  | 104.720387 | 37.47     | 37.47  |
| C20   | 35.68  | 25.00  | 83.01144"  | 89.130387  | 33.18     | 33.18  |
| C21   | 37.41  | 25.00  | 82°16'42"  | 84.728155  | 33.87     | 33.87  |
| C22   | 21.03  | 25.00  | 89°11'33"  | 103.026326 | 20.41     | 20.41  |
| C23   | 21.03  | 25.00  | 89°11'33"  | 103.026326 | 20.41     | 20.41  |
| C24   | 5.57   | 25.00  | 86°19'24"  | 34.831447  | 5.32      | 5.32   |
| C25   | 21.03  | 25.00  | 89°11'33"  | 103.026326 | 20.41     | 20.41  |
| C26   | 39.38  | 25.00  | 89°58'39"  | 104.598167 | 35.34     | 35.34  |
| C27   | 39.29  | 25.00  | 89°29'21"  | 104.514478 | 35.27     | 35.27  |
| C28   | 44.80  | 25.00  | 111.92113" | 57.925188  | 39.73     | 39.73  |
| C29   | 44.80  | 25.00  | 110°21'37" | 102.642678 | 39.73     | 39.73  |
| C30   | 48.57  | 25.00  | 110.02712" | 109.113679 | 48.41     | 48.41  |
| C31   | 48.57  | 25.00  | 110.02712" | 109.113679 | 48.41     | 48.41  |
| C32   | 39.38  | 25.00  | 89°58'39"  | 104.598167 | 35.34     | 35.34  |
| C33   | 39.38  | 25.00  | 89°58'39"  | 104.598167 | 35.34     | 35.34  |
| C34   | 226.79 | 300.00 | 43°18'26"  | 106.404897 | 221.43    | 221.43 |
| C35   | 249.99 | 375.00 | 43°18'26"  | 106.404897 | 243.98    | 243.98 |
| C36   | 224.95 | 275.00 | 48°51'27"  | 103.333406 | 218.68    | 218.68 |
| C37   | 245.19 | 300.00 | 103°19'40" | 103.333406 | 242.62    | 242.62 |
| C38   | 245.79 | 375.00 | 48°51'27"  | 103.333406 | 238.45    | 238.45 |
| C39   | 178.18 | 225.00 | 39°49'14"  | 102.796477 | 173.67    | 173.67 |
| C40   | 242.35 | 300.00 | 48°51'27"  | 103.333406 | 238.67    | 238.67 |
| C41   | 245.68 | 375.00 | 42°11'36"  | 102.929399 | 241.15    | 241.15 |
| C42   | 86.30  | 112.50 | 115°41'36" | 104.421137 | 86.02     | 86.02  |
| C43   | 73.87  | 37.50  | 112°34'39" | 104.004447 | 73.42     | 73.42  |
| C44   | 220.70 | 300.00 | 48°18'50"  | 106.404897 | 216.80    | 216.80 |
| C45   | 220.33 | 225.00 | 131.91862" | 106.404897 | 195.60    | 195.60 |

3003000721  
34-838  
NO TIME 35PM  
JUL 25 2003  
Shirley Wilson  
County Clerk Fort Bend Co. TX



VICINITY MAP  
1"=2000'  
KEY MAP PAGE: 610F

# PARK GATE SECTION ONE

123 LOTS 6 BLOCKS 7 RESERVES

BENIG A SUBDIVISION CONTAINING 42.051 ACRES LOCATED IN THE DAVID BRIGHT LEASIE, A-13, AND BEING A REMAINDER PORTION OF A CALL 82-27952 ACRES TRACT AS RECORDED IN VOLUME 774, PAGE 748, AND VOLUME 875, PAGE 459 OF THE FORT BEND COUNTY DEED RECORDS, FORT BEND COUNTY, TEXAS

JULY, 2003  
SCALE: 1"=100'

ENGINEER:  
**K. Chen Engineering**  
A Division of K.C. Chen, Inc.  
Consulting Civil Engineers Houston Dallas  
8161 Sawley, Suite 310, Houston, Texas 77056  
Phone: 713-962-6888 Fax: 713-962-6984  
KCE JOB #0304-01

OWNER:  
**PARK GATE VENTURES, L.L.C.**  
KENNETH D.W. JESSETT, MANAGER  
9514 MEADOW CROFT  
HOUSTON, TEXAS 77063-1124

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH LINDY OLIVA, DIVISION PRESIDENT AND TIM EARLY, VICE PRESIDENT OF LAND DEVELOPMENT, MEMBERS OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNER HEREAFTER REFERRED TO AS OWNERS OF THE 4.999 ACRE TRACT DESCRIBED IN THE ABOVE FOREGOING MAP OF PLAT NO. 14, TO HEREBY CERTIFY THAT THE SUBDIVISION AND SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, CONDITIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAN AND HEREBY DEED TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EASEMENTS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES 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 UNRESTRICTED 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 (A.E. AND A.C.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED 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 (A.E. AND A.C.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

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

BY: LINDY OLIVA, DIVISION PRESIDENT

ATTEST: TIM EARLY, VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDY OLIVA, DIVISION PRESIDENT OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM EARLY, VICE PRESIDENT OF LAND DEVELOPMENT OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, HEATHER L. SIDES, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF INTEREST HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. (SEE NOTE 8)

HEATHER L. SIDES, R.P.L.S., P.L.S. CDA#2  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5997

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAN AND SUBDIVISION OF MUSTANG TRAILS SECTION 1A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREBON AND AUTHORIZED THE RECORDING OF THIS PLAN

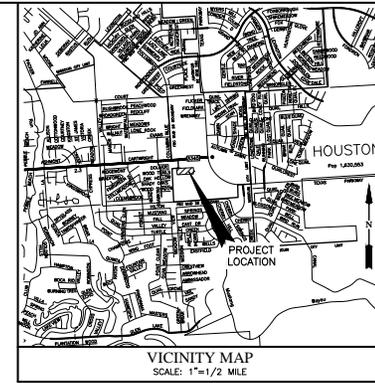
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

SONYA BROOKS-MARSHALL, CHAIR

TIMOTHY R. HANEY, VICE CHAIR

NOTES:

- BENCHMARK: FND, 3.5 INCH BRASS DISC SET IN CONCRETE AT THE SOUTHWESTERN CORNER OF CARTWRIGHT ROAD AND OYSTER CREEK IN FRONT OF MISSOURI CITY TRAIL SYSTEM WOODEN SIGN. SURVEY MARKER NO. FND-109
- ELV.-69.54 2001 ADJUSTMENT
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF SUBMERSTION.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAN IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, CHECK NO. 2017-0113, DATED DECEMBER 11, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAN LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 26. FORT BEND SUBDISTRICTS ARE WITHIN FORT BEND COUNTY DRAINAGE DISTRICT AND THE CITY LIMITS OF THE CITY OF MISSOURI CITY.
- THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- BUILDING SHALL BE SET BACK A MINIMUM DISTANCE OF THIRTY FEET (30') FROM ANY PIPELINE OR FIFTEEN (15') FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LVA ENF" WILL BE SET ON ALL PERMETER BOUNDARY CORNERS. LOT, BLOCK AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- ALL SUB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-07(1).
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 7.66 FEET ABOVE MEAN SEA LEVEL. IN ADDITION TO THE MINIMUM, NO FLOOR SLAB SHALL BE LESS THAN 18 INCHES ABOVE NATURAL GROUND.
- 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 (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE RESERVES, OPEN SPACES AND DRAINAGE RESERVES.
- SIDEWALK SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAN CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- 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.
- 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 SENERGY AT 281-778-6250.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 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 (SOOFT. 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.
- NO DEVELOPMENT OR STRUCTURE IS PERMITTED WITHIN THE FLOODWAY, ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(0) OF THE CODE OF ORDINANCES 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 THE SUBDIVISION UNTIL SUCH TIME AS THE PAYMENT OF MONEY IN LIEU OF PAROLAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION (E) OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE CITY.
- DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID OBSTACLE SWEET HAZARDS.



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 \_\_\_\_\_, 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

### MUSTANG TRAILS SECTION 1A

A SUBDIVISION OF 4.999 ACRES OF LAND SITUATED IN THE BRIGHT LEAGUE ABSTRACT 13, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF PARK GATE SECTION ONE, A SUBDIVISION RECORDED IN SLIDE NO. 2493 A&B, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT:

TO CREATE 26 LOTS & 3 RESERVES IN 3 BLOCKS  
26 LOTS 3 RESERVES (0.707 ACRES) 3 BLOCKS  
MAY 14, 2018 JOB NO. 1680-5513

OWNERS:

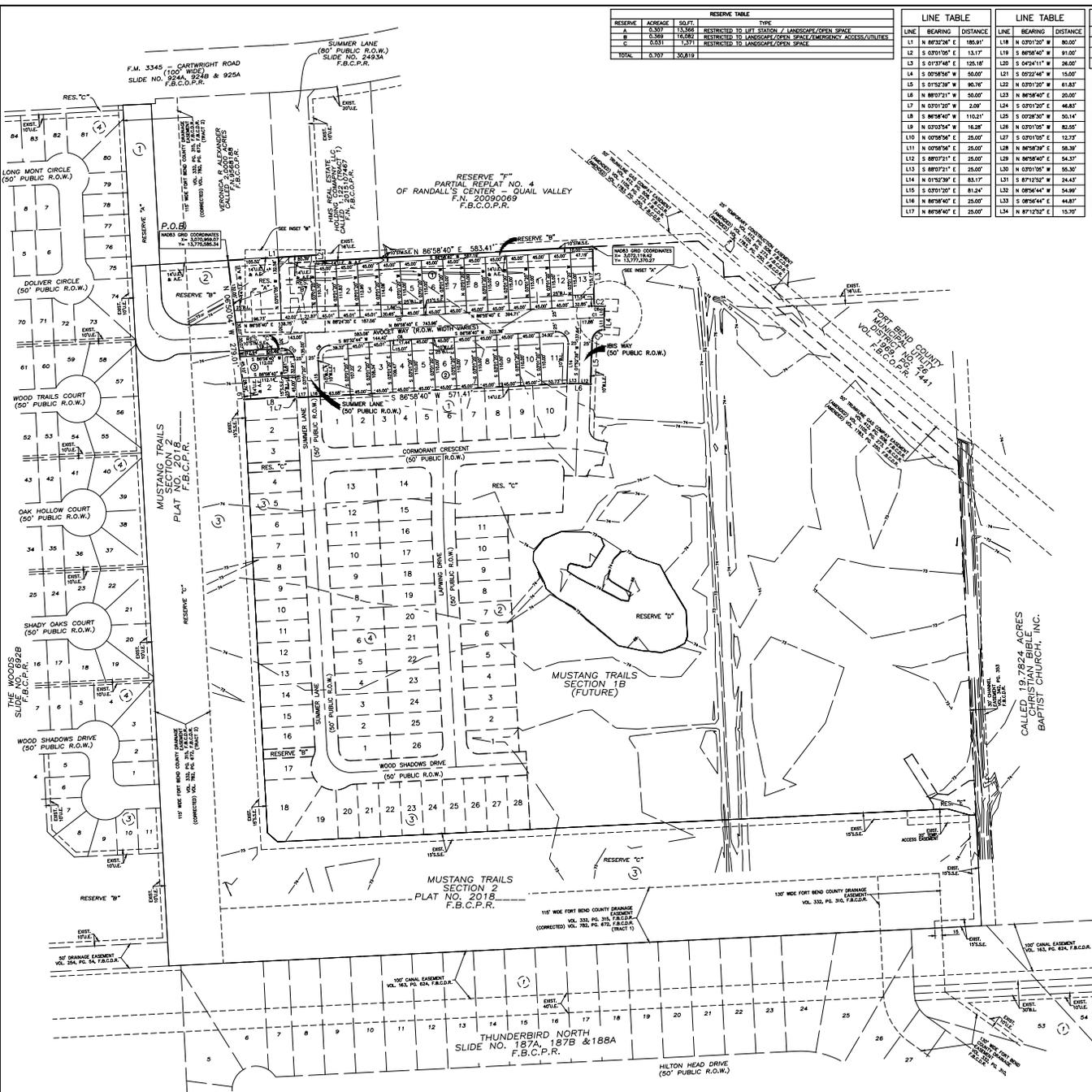
**PULTE HOMES OF TEXAS, L.P.**  
A TEXAS LIMITED PARTNERSHIP  
LINDY OLIVA, DIVISION PRESIDENT  
16670 PARK ROW BLVD., SUITE 100, HOUSTON, TEXAS 77064  
PH. (281) 749-8000

ENGINEER:

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North Phone 713.953.9300  
Suite 100 Fax 713.953.5026  
Katy, Texas 77449 FRS-F-1398

SURVEYOR:

**LJA Surveying, Inc.**  
2929 Briarpark Drive Phone 713.953.5200  
Suite 115 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382

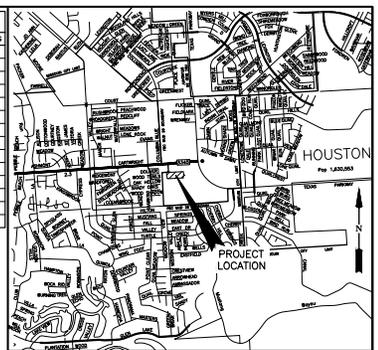


| RESERVE TABLE |         |        | TYPE   |
|---------------|---------|--------|--|
| RESERVE       | ACREAGE | SQ.FT. |  |
| A             | 0.599   | 13,068 | RESTRICTED TO LOT STATION & LANDSCAPE/OPEN SPACE                 |
| B             | 0.599   | 13,068 | RESTRICTED TO LANDSCAPE/OPEN SPACE (EASEMENTS, ACCESS/UTILITIES) |
| C             | 0.591   | 13,371 | RESTRICTED TO LANDSCAPE/OPEN SPACE                               |
| TOTAL         | 0.797   | 30,611 |  |

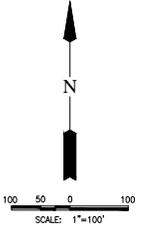
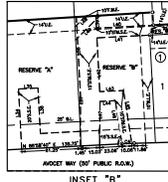
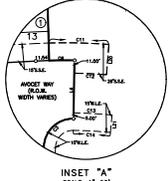
| LINE TABLE |               |          | LINE TABLE |               |          |
|------------|---------------|----------|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE | LINE       | BEARING       | DISTANCE |
| L1         | N 89°22'34" E | 186.81'  | L18        | N 03°01'20" E | 80.00'   |
| L2         | S 03°01'20" E | 131.17'  | L19        | S 89°56'40" E | 91.00'   |
| L3         | S 01°32'48" E | 125.18'  | L20        | S 04°22'48" E | 26.00'   |
| L4         | S 02°58'34" E | 50.00'   | L21        | S 02°52'48" E | 15.00'   |
| L5         | S 01°52'38" W | 80.70'   | L22        | N 03°01'20" E | 61.83'   |
| L6         | N 89°57'21" E | 20.00'   | L23        | N 89°56'40" E | 20.00'   |
| L7         | N 03°01'20" E | 2.92'    | L24        | S 03°01'20" E | 44.83'   |
| L8         | S 89°56'40" E | 110.21'  | L25        | S 02°58'34" E | 50.14'   |
| L9         | N 03°02'34" E | 16.28'   | L26        | N 03°01'20" E | 82.00'   |
| L10        | N 02°58'34" E | 25.00'   | L27        | S 03°01'20" E | 12.73'   |
| L11        | N 02°58'34" E | 25.00'   | L28        | N 89°56'40" E | 58.30'   |
| L12        | S 89°57'21" E | 25.00'   | L29        | N 89°56'40" E | 54.33'   |
| L13        | S 89°57'21" E | 25.00'   | L30        | N 03°01'20" E | 56.30'   |
| L14        | N 01°52'38" E | 83.17'   | L31        | N 87°12'32" E | 24.43'   |
| L15        | S 03°01'20" E | 81.24'   | L32        | N 08°56'44" E | 54.89'   |
| L16        | N 89°56'40" E | 25.00'   | L33        | S 08°56'44" E | 44.87'   |
| L17        | N 89°56'40" E | 25.00'   | L34        | N 87°12'32" E | 15.70'   |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L35        | N 02°58'34" E | 44.30'   |
| L36        | S 44°59'50" W | 18.00'   |
| L37        | N 44°59'50" E | 35.36'   |

| CURVE TABLE |         |           |        |        |               |  |
|-------------|---------|-----------|--------|--------|---------------|--|
| CURVE       | RADIUS  | DELTA     | ARC    | CHORD  | CHORD BEARING |  |
| C1          | 450.00' | 42°04'    | 31.40' | 31.40' | N 89°56'40" E |  |
| C2          | 475.00' | 2°26'44"  | 21.66' | 21.66' | S 89°25'34" W |  |
| C3          | 25.00'  | 89°56'17" | 38.88' | 38.88' | S 87°25'34" W |  |
| C4          | 500.00' | 1°25'36"  | 12.50' | 12.50' | N 87°41'38" E |  |
| C5          | 500.00' | 1°25'36"  | 12.50' | 12.50' | N 87°41'38" E |  |
| C6          | 475.00' | 42°04'    | 31.40' | 31.40' | N 89°56'40" E |  |
| C7          | 25.00'  | 89°56'17" | 41.41' | 38.88' | N 87°25'34" W |  |
| C8          | 500.00' | 1°25'36"  | 12.50' | 12.50' | S 87°15'42" W |  |
| C9          | 25.00'  | 89°56'17" | 38.88' | 38.81' | S 87°15'42" W |  |
| C10         | 25.00'  | 89°56'17" | 39.27' | 35.36' | N 89°51'20" W |  |
| C11         | 490.00' | 8°01'58"  | 51.59' | 51.57' | N 89°26'40" W |  |
| C12         | 464.00' | 2°25'14"  | 27.70' | 27.70' | N 87°12'32" W |  |
| C13         | 430.00' | 42°37'00" | 33.00' | 32.39' | N 89°48'20" W |  |
| C14         | 415.00' | 42°37'00" | 31.80' | 31.84' | N 89°48'20" W |  |



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



### MUSTANG TRAILS SECTION 1A

A SUBDIVISION OF 4.999 ACRES OF LAND SITUATED IN THE DAVID BRIGHT LEAGUE, ABSTRACT 13, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF PARK GATE SECTION ONE, A SUBDIVISION RECORDED IN SLIDE NO. 2493 A&B, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT:  
TO CREATE 26 LOTS & 3 RESERVES IN 3 BLOCKS  
26 LOTS 3 RESERVES (0.707 ACRES) 3 BLOCKS  
MAY 14, 2018 OWNERS: JOB NO. 1680-5513

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

ENGINEER:  
**LJA Engineering, Inc.**  
1104 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FNN-F-1396

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

- 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
  - S.E. INDICATES STORM SEWER EASEMENT
  - F.M.E. INDICATES FORCE MAIN EASEMENT
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.B.C.O.F.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
  - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
  - INDICATES STREET NAME CHANGE
  - F.N. INDICATES FILE NUMBER
  - S.N. INDICATES SEE NOTE
  - N.D. INDICATES NUMBER



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** June 13, 2018  
**AGENDA ITEM SUBJECT:** Final Plat of Mustang Trails Section 1B  
**AGENDA ITEM NUMBER:** 6.B.(2)  
**PROJECT PLANNER:** Mason A. Garcia, Planner I  
**APPROVAL:**  Otis T. Spriggs, AICP, Director, Development Services  
 Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

---

**PERMIT NUMBER:** 1800030  
**PROPERTY ID:** Various – Application tied to 5726-01-000-0010-907  
**LOCATION:** Cartwright Road  
**ZONING DISTRICT DESIGNATION:** R-4 patio cluster residential  
**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None.

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**RECOMMENDED ACTION:**

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

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

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

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. A parkland dedication was approved for the proposed subdivision on March 6, 2017. The dedication is to include both private parkland and a cash payment in lieu of parkland in two Phases of development.

Phase I would include 101 residential lots; the provision of 0.577 acres in private parkland; and \$60,200 due as cash in lieu of parkland. Phase II would include 126 residential lots and \$176,400 due as cash in lieu of parkland.

This subject plat for Section 1B represents a portion of the Phase I dedication. Prior to full approval of the subject plat, a total of \$23,800 (17 lots \* \$1,400) is due as cash in lieu of parkland in addition to the 0.577 acres shown as Reserve A.
  - b. Building lines shall be labeled in accordance with Section 2.D(17). **Please label side building lines.**
  - c. A copy of proposed restrictive covenants has been provided in accordance with Section 2.D(24). However, at the time of preliminary plat conditionally approval, it was requested that the applicant discuss with staff the restrictive covenants that have been recorded and are applicable to the Park Gate subdivision. As the applicant is seeking to replat the subject site, without vacating the preceding plat, such replat may not amend or remove any covenants or restrictions imposed. **Please clarify.**
  - d. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(b). **Please provide an attest for the Terra Prima No. 2, Ltd signature block.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All conditions placed on the approval of the Conceptual Plan and the Preliminary Plat must be approved or information provided as requested.
  - b. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
  - c. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

- d. Areas designated for drainage detention require reserves. Reserves are to be designated as restricted use for drainage only.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
    - a. Please provide a revised .dwg file. The file provided was not referenced properly. Please project as follows:

DWG provided was not referenced properly. Needs to be projected as follows:  
Projected Coordinate System:  
NAD\_1983\_StatePlane\_Texas\_South\_Central\_FIPS\_4204\_Feet  
Linear Unit: Foot(US)  
Projection: Lambert Conformal Conic  
Geographic Coordinate System: GCS\_North\_American\_1983  
Datum: D\_North\_American\_1983  
Prime Meridian: Greenwich  
Angular Unit: Degree
    - b. Please provide a revised street name to replace Wood Shadows Drive since the proposed street will no longer connect to the existing street within The Woods subdivision.

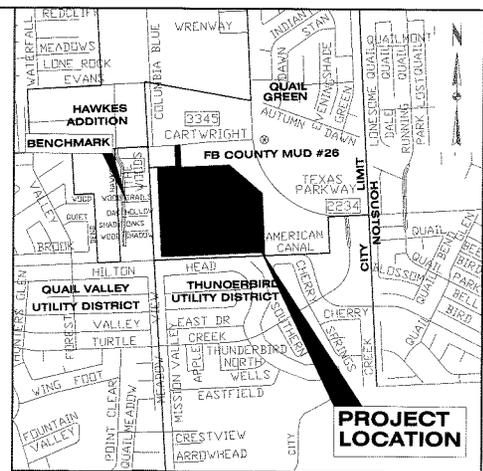
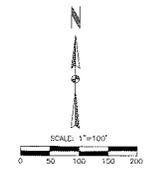
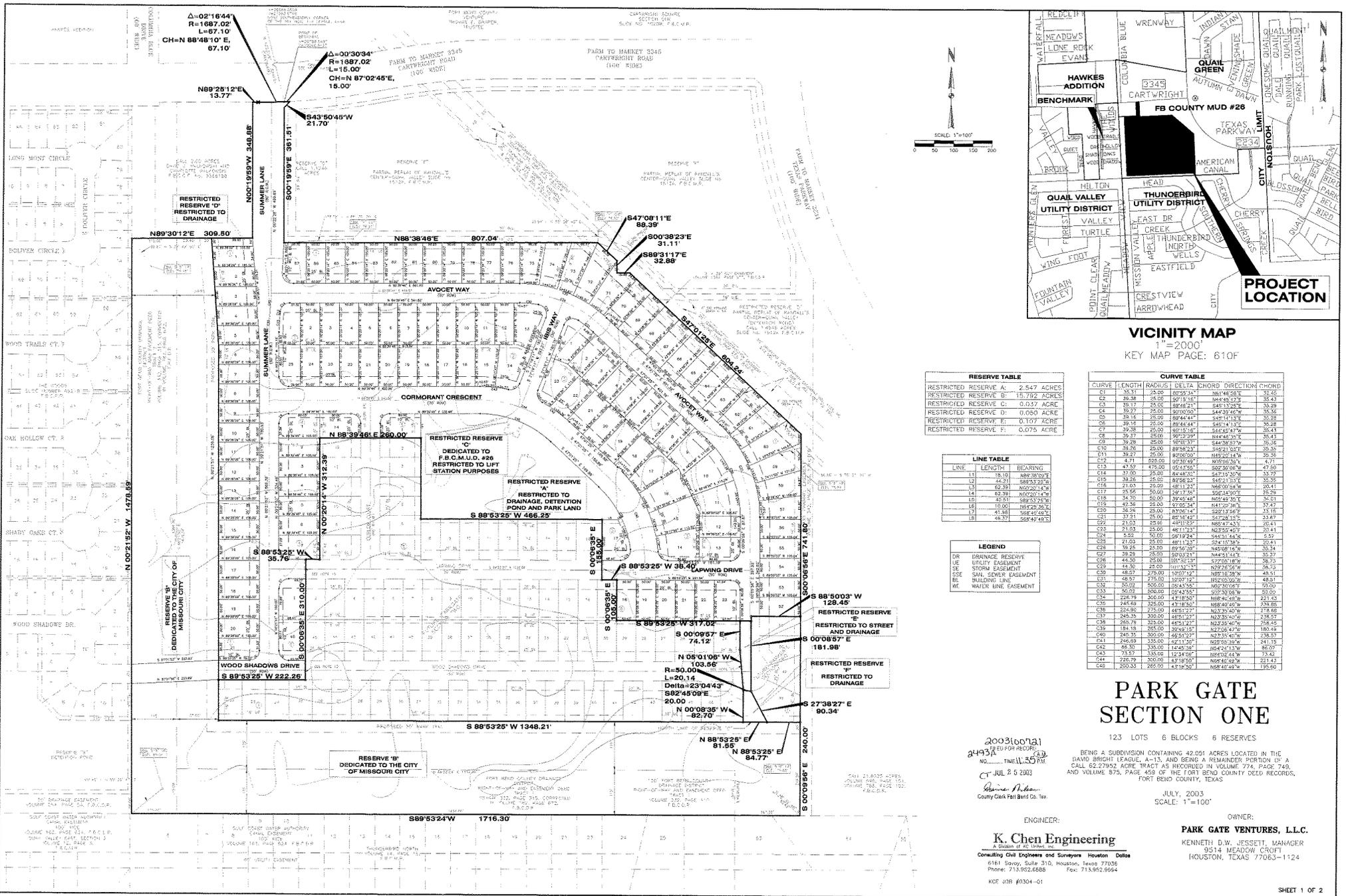
**B. STANDARD PLAT NOTES:**

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.

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





**VICINITY MAP**  
1"=2000'  
KEY MAP PAGE: 610F

**RESERVE TABLE**

|                       |              |
|-----------------------|--------------|
| RESTRICTED RESERVE A: | 2.547 ACRES  |
| RESTRICTED RESERVE B: | 15.792 ACRES |
| RESTRICTED RESERVE C: | 0.037 ACRE   |
| RESTRICTED RESERVE D: | 0.050 ACRE   |
| RESTRICTED RESERVE E: | 0.107 ACRES  |
| RESTRICTED RESERVE F: | 0.075 ACRE   |

**LINE TABLE**

| LINE | LENGTH | BEARING    |
|------|--------|------------|
| L1   | 18.10  | N89°30'07" |
| L2   | 24.21  | S89°53'25" |
| L3   | 62.39  | N02°20'14" |
| L4   | 63.91  | N02°20'14" |
| L5   | 45.51  | S89°53'25" |
| L6   | 41.93  | S89°53'25" |
| L7   | 46.37  | S89°49'49" |

**LEGEND**

- DR DRAINAGE RESERVE
- UE UTILITY EASEMENT
- SE STORM EASEMENT
- SSE SAN SEWER EASEMENT
- WL WALKING LINE
- WE WATER LINE EASEMENT

**CURVE TABLE**

| CURVE | LENGTH | RADIUS | DELTA      | CHORD      | DIRECTION | CHORD  |
|-------|--------|--------|------------|------------|-----------|--------|
| C1    | 36.31  | 25.00  | 80°59'41"  | N81°46'56" | E         | 32.28  |
| C2    | 36.38  | 25.00  | 80°59'41"  | N81°46'56" | E         | 32.43  |
| C3    | 38.17  | 25.00  | 82°56'21"  | S45°13'25" | E         | 35.29  |
| C4    | 38.75  | 25.00  | 82°56'20"  | S44°39'46" | E         | 35.36  |
| C5    | 38.75  | 25.00  | 82°56'20"  | S44°39'46" | E         | 35.28  |
| C6    | 39.18  | 25.00  | 82°44'44"  | S45°14'13" | E         | 35.28  |
| C7    | 39.38  | 25.00  | 82°44'44"  | S45°14'13" | E         | 35.41  |
| C8    | 39.37  | 25.00  | 80°13'39"  | N44°44'35" | E         | 35.43  |
| C9    | 39.38  | 25.00  | 80°13'39"  | N44°44'35" | E         | 35.36  |
| C10   | 38.76  | 25.00  | 82°55'23"  | S44°39'46" | E         | 35.30  |
| C11   | 39.27  | 25.00  | 82°56'20"  | N45°20'14" | E         | 35.28  |
| C12   | 47.1   | 25.00  | 80°59'41"  | N80°59'41" | E         | 47.80  |
| C13   | 47.59  | 475.00 | 02°12'56"  | S02°30'06" | E         | 47.80  |
| C14   | 57.00  | 25.00  | 84°48'00"  | N84°48'00" | E         | 57.99  |
| C15   | 38.26  | 25.00  | 82°56'20"  | S45°13'25" | E         | 35.35  |
| C16   | 21.00  | 25.00  | 48°11'23"  | N62°00'58" | E         | 20.41  |
| C17   | 20.56  | 25.00  | 48°11'23"  | N62°00'58" | E         | 20.28  |
| C18   | 34.70  | 25.00  | 39°45'48"  | N61°49'30" | E         | 34.01  |
| C19   | 49.26  | 25.00  | 82°55'24"  | N44°39'46" | E         | 44.79  |
| C20   | 38.76  | 25.00  | 82°55'23"  | S44°39'46" | E         | 35.16  |
| C21   | 21.00  | 25.00  | 82°56'20"  | S47°28'15" | E         | 33.87  |
| C22   | 21.00  | 25.00  | 48°11'23"  | N62°00'58" | E         | 20.41  |
| C23   | 21.00  | 25.00  | 48°11'23"  | N62°00'58" | E         | 20.41  |
| C24   | 5.82   | 25.00  | 09°19'24"  | S49°31'45" | E         | 6.52   |
| C25   | 21.00  | 25.00  | 48°11'23"  | S24°10'58" | E         | 20.41  |
| C26   | 16.26  | 25.00  | 82°56'20"  | N45°08'15" | E         | 35.34  |
| C27   | 38.26  | 25.00  | 82°56'20"  | N45°08'15" | E         | 35.37  |
| C28   | 44.30  | 25.00  | 101°35'13" | S22°04'18" | E         | 36.73  |
| C29   | 44.30  | 25.00  | 101°35'13" | S22°04'18" | E         | 36.73  |
| C30   | 48.57  | 275.00 | 1°07'12"   | N61°18'38" | E         | 48.51  |
| C31   | 48.57  | 275.00 | 1°07'12"   | N61°18'38" | E         | 48.51  |
| C32   | 50.00  | 500.00 | 02°43'00"  | N5°00'00"  | E         | 50.00  |
| C33   | 50.00  | 500.00 | 02°43'00"  | S22°30'00" | E         | 50.00  |
| C34   | 248.78 | 304.00 | 4°18'10"   | N61°48'48" | E         | 247.42 |
| C35   | 244.68 | 325.00 | 47°18'51"  | N61°40'40" | E         | 238.86 |
| C36   | 226.00 | 275.00 | 48°23'27"  | N62°25'47" | E         | 218.69 |
| C37   | 245.35 | 300.00 | 48°51'27"  | N62°35'40" | E         | 238.57 |
| C38   | 245.35 | 300.00 | 48°51'27"  | N62°35'40" | E         | 238.57 |
| C39   | 84.18  | 25.00  | 45°12'27"  | N62°35'40" | E         | 76.83  |
| C40   | 245.35 | 300.00 | 48°51'27"  | N62°35'40" | E         | 238.57 |
| C41   | 246.09 | 335.00 | 47°12'09"  | N62°35'40" | E         | 241.15 |
| C42   | 46.30  | 135.00 | 12°45'38"  | S64°24'13" | E         | 46.97  |
| C43   | 115.87 | 135.00 | 12°45'38"  | S64°24'13" | E         | 115.87 |
| C44   | 226.79 | 300.00 | 47°18'50"  | N61°48'48" | E         | 221.43 |
| C45   | 230.33 | 265.00 | 47°18'50"  | N61°48'48" | E         | 195.80 |

**PARK GATE SECTION ONE**

2003100701  
44931  
NO. 11-11-03  
JUL 2 5 2003  
Steve Nelson  
County Clerk Part 682 Co. Tex.

123 LOTS 6 BLOCKS 6 RESERVES  
BENJ A SUBDIVISION CONTAINING 42.025 ACRES LOCATED IN THE DAVID BRIGHT ESTATE, A-13, AND BEING A REMAINDER PORTION A CALL 62.27952 ACRE TRACT AS RECORDED IN VOLUME 774, PAGE 748, AND VOLUME 875, PAGE 459 OF THE FORT BEND COUNTY DEED RECORDS, FORT BEND COUNTY, TEXAS  
JULY, 2003  
SCALE: 1"=100'

ENGINEER: **K. Chen Engineering**  
A Division of K.E. Chen Inc.  
Consulting Civil Engineers and Surveyors Houston, Dallas  
8161 Savoy, Suite 310, Houston, Texas 77036  
Phone: 713.952.6888 Fax: 713.952.9994  
OWNER: **PARK GATE VENTURES, L.L.C.**  
KENNETH D.W. JESSETT, MANAGER  
9514 MEADOW CROFT  
HOUSTON, TEXAS 77063-1124

STATE OF TEXAS  
COUNTY OF FORT BEND

PARK GATE VENTURES, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH KENNETH D.W. JESSETT, MANAGER, HERINAFTER REFERRED TO AS OWNERS OF THE 38-877 ACRES TRACT HEREIN IN THE ABOVE AND FOREGOING PLAT OF PARK GATE, SECTION ONE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LAWS, ORDINANCES, RESTRICTIONS AND NOTATIONS ON SAID PLAT, AND HEREBY ATTESTATE TO THE USE OF THE PUBLIC, FOREVER, ALL RIGHTS, ALLEYS, MARKS, CROSSINGS, DRAINAGE, 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 DESCRIBED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED NORMAL EASEMENTS, THE NORMAL EASEMENTS SHALL LAYED HORIZONTALLY AN ADDITIONAL ELEVEN FEET SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERMUTER GROUND EASEMENTS OR, SIX FEET SIX INCHES (7'-6") FOR FORTY FEET (14'-0") PERMUTER GROUND EASEMENTS, OR FIVE FEET SIX INCHES (5'-6") FOR SIXTEEN (16'-0") FEET PERMUTER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ALONGING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH NORMAL EASEMENTS (E & A), AS INDICATED AND EXPICITED HEREON, WHEREIN THE NORMAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED NORMAL EASEMENTS, THE NORMAL EASEMENTS SHALL LAYED HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK TO BACK GROUND EASEMENTS OR, EIGHT FEET (8'-0") FOR FOUR FEET (4'-0") BACK TO BACK GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR SIX FEET (6'-0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ALONGING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH NORMAL EASEMENTS (E & A), AS INDICATED AND EXPICITED HEREON, WHEREIN THE NORMAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

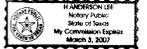
IN WITNESS WHEREOF, PARK GATE VENTURES, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY KENNETH D.W. JESSETT, MANAGER, THEREAFTER AUTHORIZED, HEREIN ATTEST THIS 21<sup>ST</sup> DAY OF July, 2003.

PARK GATE VENTURES, L.L.C.  
BY: *Kenneth D.W. Jessett*  
KENNETH D.W. JESSETT  
MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH D.W. JESSETT, MANAGER OF PARK GATE VENTURES, L.L.C., KNOWN AND IDENTIFIED TO ME BY HIS SIGNATURE AND VERIFICATION OF THE FOREGOING AND ACKNOWLEDGED TO ME THAT HE DEDICATED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN AND HERIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21<sup>ST</sup> DAY OF July, 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: **MARCH 3, 2007**



STATE OF TEXAS  
COUNTY OF FORT BEND  
WE, FIRST CORPORATION INVESTMENT CO., LTD., OWNER AND HOLDER OF A LEASE AGAINST THE PROPERTY DESCRIBED IN THE PLAT ABOVE, AS PARK GATE PHASE ONE, SAID LEASE BEING DERIVED BY INSTRUMENT OF RECORD BY THE NUMBER 2002020520 OF THE INSTRUMENT RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBSTITUTELY SIGN INTEREST IN SAID PROPERTY FOR THE PURPOSES AND INTENTS OF SAID PLAT AND DO HEREBY CONFIRM THAT WE ARE THE SHOWN HEREIN TO SAID PLAT AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21<sup>ST</sup> DAY OF July, 2003.

STATE OF TEXAS  
COUNTY OF FORT BEND  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. BENNETT, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21<sup>ST</sup> DAY OF July, 2003.

STATE OF TEXAS  
COUNTY OF FORT BEND  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONNA P. WITT, OWNER OF THE PROPERTY DESCRIBED IN THE PLAT ABOVE, AS PARK GATE PHASE ONE, SAID LEASE BEING DERIVED BY INSTRUMENT OF RECORD BY THE NUMBER 2002020520 OF THE INSTRUMENT RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBSTITUTELY SIGN INTEREST IN SAID PROPERTY FOR THE PURPOSES AND INTENTS OF SAID PLAT AND DO HEREBY CONFIRM THAT WE ARE THE SHOWN HEREIN TO SAID PLAT AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21<sup>ST</sup> DAY OF July, 2003.

STATE OF TEXAS  
COUNTY OF FORT BEND  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONNA P. WITT, OWNER OF THE PROPERTY DESCRIBED IN THE PLAT ABOVE, AS PARK GATE PHASE ONE, SAID LEASE BEING DERIVED BY INSTRUMENT OF RECORD BY THE NUMBER 2002020520 OF THE INSTRUMENT RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBSTITUTELY SIGN INTEREST IN SAID PROPERTY FOR THE PURPOSES AND INTENTS OF SAID PLAT AND DO HEREBY CONFIRM THAT WE ARE THE SHOWN HEREIN TO SAID PLAT AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21<sup>ST</sup> DAY OF July, 2003.



I, DONALD C. BRADFORD, 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 CORRECTLY 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 THE POINTS OF REFERENCE ARE MARKED WITH IRON PIPES OR IRON SPODS USING AN OUVISE DIAGONAL OF NOT LESS THAN FIVE EIGHTHS INCH AND A LENGTH OF NOT LESS THAN TWO FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN RUN TO THE NEAREST SURVEY CORNER.

*Donald C. Bradford*  
DONALD C. BRADFORD, R.P.L.S.,  
TEXAS REGISTRATION #1724



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF HOUSTON, CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARK GATE PHASE ONE IN COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF July, 2003.

*James W. Keller*  
JAMES W. KELLER  
CHAIRMAN



I, DANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT HAS BEEN FILED FOR RECORDATION IN MY OFFICE ON JULY 23, 2003, AT 11:55 O'CLOCK A.M. IN BOOK NO. 83324-3 OF THE PUBLIC RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.

WITNESSED BY HAND AND SEAL OF OFFICE, AT HOUSTON, TEXAS, THIS DAY AND DATE LAST ABOVE WRITTEN.

*Danne Wilson*  
DANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS



- 1. ALL INDICATED BUILDING LINE, U.S. INDICATES UTILITY FOSTM, S.S.E. INDICATES SANITARY SEWER EASEMENT, S.W. INDICATES STORM SEWER EASEMENT, W.L.S. INDICATES WATER LINE EASEMENT, W. INDICATES DRAINAGE EASEMENT.
- 2. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF "ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN DESIGN FLOOD (AREA OF 500-YEAR FLOOD, AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE DEPTHS FROM 1 TO 3 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND LONG TERM BASE FLOOD RELATIONS (DISTRIBUTION) AS PER THE FLOOD INSURANCE RATE MAPS, MAP NUMBER 461570202C J. REVISED JANUARY 3, 1997.
- 3. THE MINIMUM SOIL ELEVATION WILL BE ONE FOOT ABOVE THE 100 YEAR FLOOD PLAN AS ESTABLISHED BY F.E.M.A. AND SHALL MEET ALL APPLICABLE CITY REGULATIONS, INCLUDING THE CITY INFRASTRUCTURE CODE AS MFR SEC. 82-87 (1) AS AMENDED (ORDINANCE 0-89-001, ADOPTED SEPTEMBER 21, 1985).
- 4. ALL EXISTING PIPELINES AND PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN HEREON.
- 5. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES.
- 6. THE CITY OF HOUSTON SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRAINWAYS, EASEMENTS, EXISTING EASEMENTS, RECREATIONAL AREAS, SIDEWALKS AND OPEN SPACES.
- 7. THIS PLAT WAS PREPARED WITH THE BENEFIT OF INFORMATION PROVIDED BY GOVERNMENTAL LAND TITLE CO., CITY PLANNING LETTER 2002020520, DATED MAY 23, 2002.
- 8. ERECTION APPROXACIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE HOUSTON CITY DRAINAGE APPROACH POLICY AS REVISED UNDER THE PROVISIONS OF SECTIONS 42-162 AND 82-161 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, CITY, TEXAS.
- 9. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF HOUSTON, CITY, TEXAS.
- 10. BOUNDARIES ARE BASED ON THE RECORDED DEED FOR A CALL 30,8209 ACRES TRACT AS DESCRIBED IN A CLERK'S FILE NUMBER 2002020520 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 11. IN ACCORDANCE WITH CENTER POINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT GASSENER ASSISTANCE, AND NOT BEHIND FENCES, WALLS OR GATES, FOR FURTHER INFORMATION IN THE SPOOR LAND DISTRICT AREA, CALL 281-361-2899.
- 12. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 48-191 AND 80-165 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON CITY, TEXAS.
- 13. ALL ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF HOUSTON CITY ADJUSTMENT NO. 1144, 3<sup>RD</sup> GRADE BGA IN CONCRETE, ELEVATION = 74.000.
- 14. TEN SQUARE FOOT IN CENTERLINE OF INLET AT BACK OF CURB IN CONCRETE LOCATED ON THE 7TH INLET EAST ON CARPENTERS ROAD FROM ITS INTERSECTION WITH MAINS ROAD, OPERATIVE PROJECT SITE.
- 15. A ONE-FOOT BEZEL IS DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SIDE STREETS ARE ADJACENT PROPERTY IS SUBJECT TO THE REQUIRED PLAT THE ONE-FOOT RESERVE SHALL THEREON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREON SHALL REVERT AND REVEIN IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 16. BOUNDARY 6" HIGH SOLID LOT FENCE SHALL BE REQUIRED FOR ALL LOTS IN THIS SUBDIVISION.
- 17. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, SHALL BE ISSUED BY THE CITY OF HOUSTON CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNLESS THAT 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 82-204 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 18. BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF THIRTY (30) FEET FROM ANY PORTION OF STREET (10) FEET FROM ANY REFUSE EASEMENT, UNLESS OTHERWISE INDICATED.
- 19. A TRAIL SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH CITY STANDARDS WITHIN THE THIRTY (30) FOOT TRAIL EASEMENT INDICATED ON THE PLAT.

RESERVE TABLE

|                       |              |
|-----------------------|--------------|
| RESTRICTED RESERVE A: | 2.547 ACRES  |
| RESTRICTED RESERVE B: | 13.792 ACRES |
| RESTRICTED RESERVE C: | 0.037 ACRES  |
| RESTRICTED RESERVE D: | 0.050 ACRES  |
| RESTRICTED RESERVE E: | 0.079 ACRES  |
| RESTRICTED RESERVE F: | 0.075 ACRES  |

LINE TABLE

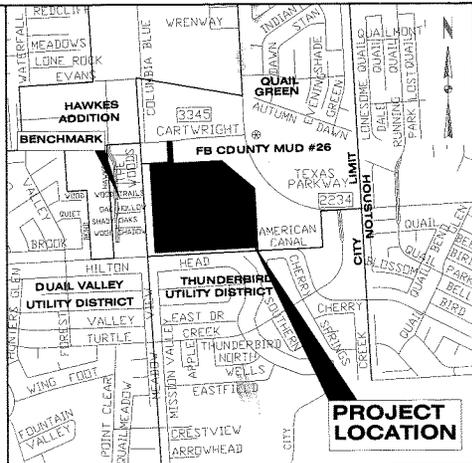
| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 58.15  | S89°38'00"W |
| L2   | 44.21  | S89°33'20"W |
| L3   | 82.39  | N02°20'14"W |
| L4   | 82.39  | N02°20'14"W |
| L5   | 95.61  | S89°33'20"W |
| L6   | 10.00  | N64°32'00"E |
| L7   | 11.99  | S89°40'40"W |
| L8   | 45.37  | S89°52'40"W |

LEGEND

|    |                     |
|----|---------------------|
| DR | DRAINAGE RESERVE    |
| UE | UTILITY EASEMENT    |
| SE | SEWER EASEMENT      |
| SS | STORM EASEMENT      |
| W  | WATER LINE EASEMENT |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA      | CHORD      | DIRECTION | CHORD |
|-------|--------|--------|------------|------------|-----------|-------|
| C1    | 35.31  | 22.00  | 89°58'34"  | 101.613077 | 32.46     |       |
| C2    | 35.38  | 25.00  | 89°12'18"  | 104.454778 | 35.43     |       |
| C3    | 29.17  | 25.00  | 88.46671"  | 84.613742  | 35.28     |       |
| C4    | 38.27  | 25.00  | 90.00590"  | 84.439469  | 35.36     |       |
| C5    | 30.16  | 25.00  | 89.44444"  | 84.611337  | 35.28     |       |
| C6    | 39.18  | 25.00  | 89.84444"  | 84.611337  | 35.28     |       |
| C7    | 35.38  | 25.00  | 89°12'18"  | 104.454778 | 35.43     |       |
| C8    | 39.17  | 25.00  | 90.00590"  | 84.439469  | 35.43     |       |
| C9    | 39.28  | 25.00  | 90.01137"  | 84.439473  | 35.36     |       |
| C10   | 39.28  | 25.00  | 90.01137"  | 84.439473  | 35.36     |       |
| C11   | 39.27  | 25.00  | 90.00900"  | 84.613742  | 35.30     |       |
| C12   | 4.71   | 595.00 | 90.30498"  | 103.026362 | 4.71      |       |
| C13   | 47.63  | 475.00 | 90.43455"  | 102.270709 | 47.50     |       |
| C14   | 37.00  | 25.00  | 89.48342"  | 84.713130  | 33.72     |       |
| C15   | 39.28  | 25.00  | 89.98222"  | 84.611337  | 35.36     |       |
| C16   | 21.03  | 25.00  | 89.11231"  | 103.026362 | 20.41     |       |
| C17   | 25.58  | 50.00  | 287.12302" | 536.703007 | 25.28     |       |
| C18   | 24.00  | 50.00  | 285.49248" | 493.246454 | 24.01     |       |
| C19   | 42.38  | 25.00  | 87.05844"  | 104.720382 | 37.47     |       |
| C20   | 35.28  | 25.00  | 83.01144"  | 103.026362 | 33.18     |       |
| C21   | 37.41  | 25.00  | 82.16422"  | 84.728165  | 33.87     |       |
| C22   | 21.03  | 25.00  | 89.11231"  | 103.026362 | 20.41     |       |
| C23   | 21.03  | 25.00  | 89.11231"  | 103.026362 | 20.41     |       |
| C24   | 5.52   | 60.00  | 86.19224"  | 34.831443  | 5.32      |       |
| C25   | 21.03  | 25.00  | 89.11231"  | 103.026362 | 20.41     |       |
| C26   | 39.28  | 25.00  | 89.98222"  | 104.598160 | 35.34     |       |
| C27   | 39.28  | 25.00  | 89.98222"  | 104.598160 | 35.37     |       |
| C28   | 44.80  | 25.00  | 111.92113" | 87.925188  | 39.73     |       |
| C29   | 44.80  | 25.00  | 111.92113" | 87.925188  | 39.73     |       |
| C30   | 48.57  | 225.00 | 110.02222" | 109.113609 | 48.41     |       |
| C31   | 48.57  | 225.00 | 110.02222" | 109.113609 | 48.41     |       |
| C32   | 30.30  | 500.00 | 89.52525"  | 104.260000 | 30.00     |       |
| C33   | 245.35 | 500.00 | 89.52525"  | 104.260000 | 245.35    |       |
| C34   | 226.79 | 300.00 | 82.18262"  | 106.404808 | 221.43    |       |
| C35   | 245.35 | 500.00 | 89.52525"  | 104.260000 | 245.35    |       |
| C36   | 224.95 | 275.00 | 48.51727"  | 103.333400 | 218.68    |       |
| C37   | 245.35 | 500.00 | 89.52525"  | 104.260000 | 245.35    |       |
| C38   | 245.79 | 325.00 | 48.51727"  | 102.354000 | 238.45    |       |
| C39   | 178.18 | 265.00 | 39.94154"  | 102.796470 | 173.67    |       |
| C40   | 245.35 | 500.00 | 89.52525"  | 104.260000 | 245.35    |       |
| C41   | 245.68 | 325.00 | 42.11391"  | 102.920309 | 241.15    |       |
| C42   | 245.35 | 500.00 | 89.52525"  | 104.260000 | 245.35    |       |
| C43   | 73.87  | 325.00 | 112.34369" | 104.004444 | 73.42     |       |
| C44   | 220.70 | 300.00 | 48.17830"  | 106.404808 | 216.00    |       |
| C45   | 220.33 | 285.00 | 13.11962"  | 106.404808 | 195.60    |       |



VICINITY MAP  
1"=2000'  
KEY MAP PAGE: 610F

# PARK GATE SECTION ONE

123 LOTS 6 BLOCKS 7 RESERVES  
BEING A SUBDIVISION CONTAINING 42.051 ACRES LOCATED IN THE DAVID BRIGHT LEASIE, A-13, AND BEING A REMAINDER PORTION OF A CALL 82,270952 ACRES TRACT AS RECORDED IN VOLUME 774, PAGE 748, AND VOLUME 875, PAGE 459 OF THE FORT BEND COUNTY DEED RECORDS, FORT BEND COUNTY, TEXAS

JULY, 2003  
SCALE: 1"=100'

ENGINEER:  
**K. Chen Engineering**  
A Division of K.C. Chen, Inc.  
Consulting Civil Engineers Houston Dallas  
8161 Sawley, Suite 310, Houston, Texas 77056  
Phone: 713.962.6888 Fax: 713.962.6984  
KCE JOB #0304-01

OWNER:  
**PARK GATE VENTURES, L.L.C.**  
KENNETH D.W. JESSETT, MANAGER  
9514 MEADOW CROFT  
HOUSTON, TEXAS 77063-1124

3003000701  
24-83  
NO TIME 35PM  
JUL 25 2003  
Shirley Wilson  
County Clerk Fort Bend Co. TX

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH LINDY OLIVA, DIVISION PRESIDENT AND TIM EARLY, VICE PRESIDENT OF LAND DEVELOPMENT, BEING OFFICERS OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNER AND TERRA PRIMA NO. 2, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RPOC, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER, ACTING BY AND THROUGH JOHN D. SANTASIERO, PRESIDENT, ITS GENERAL PARTNER, ACTING BY AND THROUGH JOHN D. SANTASIERO, PRESIDENT, BEING AN OFFICER OF RPOC, INC., A TEXAS CORPORATION, OWNER HERETOFORE, REFERRED TO AS OWNERS OF THE SAID SUBDIVISION IN THE ABOVE AND FOREGOING MAP OF MUSTANG TRAILS SECTION 18, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID SUBDIVISION SUBJECT TO ALL LAWS, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAN AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMFORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY WE, OUR SUCCESSORS AND ASSIGNS HEREBY MAKE 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 UNRESTRICTED 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 ADDING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (L.E. AND A.E.) AS INDICATED AND EXPLOTTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED 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 ADDING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (L.E. AND A.E.) AS INDICATED AND EXPLOTTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

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

BY: LINDY OLIVA, DIVISION PRESIDENT

ATTEST: TIM EARLY, VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDY OLIVA, DIVISION PRESIDENT OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAN AND SUBDIVISION OF MUSTANG TRAILS 18 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

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

BY: RPOC, INC., A TEXAS CORPORATION,  
ITS GENERAL PARTNER

BY: JOHN D. SANTASIERO, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN D. SANTASIERO, PRESIDENT OF RPOC, INC., A TEXAS CORPORATION, THE GENERAL PARTNER OF TERRA PRIMA NO. 2, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, HEATHER L. SIDES, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON OR OTHER OBJECTS OF A PERMANENT NATURE; PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. (SEE NOTE B)

HEATHER L. SIDES, R.P.L.S., P.L.S., C.F.A.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5997

STATE OF TEXAS  
COUNTY OF FORT BEND

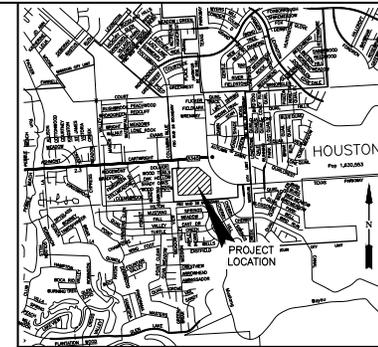
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAN AND SUBDIVISION OF MUSTANG TRAILS 18 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

- BENCHMARK: FND, 3.5 INCH BRASS DISC SET IN CONCRETE AT THE SOUTHWESTERN CORNER OF CARTWRIGHT ROAD AND OYSTER CREEK IN FRONT OF MISSOURI CITY TRAIL SYSTEM WOODEN SIGN. SURVEY MARKER NO. FND 109
- ELV.=69.54 2001 ADJUSTMENT
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF SUBREDUCTION.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, CORP. 08/17/2015 DATED DECEMBER 11, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAN LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 26, FORT BEND SUBDIVISION, DISTRICT OF FORT BEND COUNTY DRAINAGE DISTRICT AND THE CITY OF THE CITY OF MISSOURI CITY.
- THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
- BUILDING SHALL BE SET BACK A MINIMUM DISTANCE OF THIRTY FEET (30') FROM ANY PIPELINE OR FIFTEEN (15') FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENY" WILL BE SET ON ALL PERMETER BOUNDARY CORNERS, LOT BLOCK AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- ALL SUB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(1).
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 7.66 FEET ABOVE MEAN SEA LEVEL. IN ADDITION TO THE MINIMUM, NO FLOOR SLAB SHALL BE LESS THAN 18 INCHES ABOVE NATURAL GROUND.
- 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 (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE RESERVES, OPEN SPACES AND DRAINAGE RESERVES.
- SIDEWALK SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 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.
- 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.
- 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 SENERGY AT 281-778-6250.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 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 (SOOFT. 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.
- NO DEVELOPMENT OR STRUCTURE IS PERMITTED WITHIN THE FLOODWAY/ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(0) OF THE CODE OF ORDINANCES 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 THE SUBDIVISION UNTIL SUCH TIME AS THE PAYMENT OF MONEY IN LIEU OF PARALAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION 43 OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE CITY.
- DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SWEET HAZARDS.



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

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 \_\_\_\_\_ 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

### MUSTANG TRAILS SECTION 1B

A SUBDIVISION OF 34.106 ACRES OF LAND SITUATED IN THE DAVID BRIGHT LEAGUE, ABSTRACT 13, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF PARK GATE SECTION ONE, A SUBDIVISION RECORDED IN SLIDE NO. 2493 A&B, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

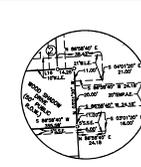
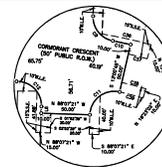
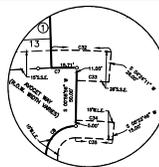
REASON FOR REPLAT:  
TO CREATE 75 LOTS & 6 RESERVES IN 4 BLOCKS  
75 LOTS & 6 RESERVES (22.067 ACRES) IN 4 BLOCKS  
MAY 14, 2018 OWNERS: JOB NO. 1680-5613

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

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

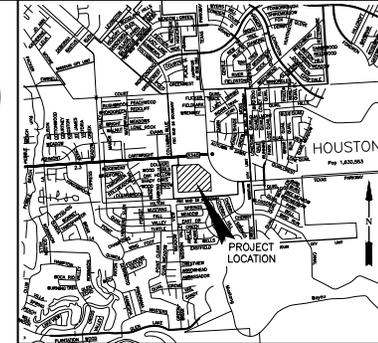
|           |   |   |           |   |  |
|-----------|---|---|-----------|---|--|
| ENGINEER: | <b>LJA Engineering, Inc.</b><br>1904 W. Grand Parkway North<br>Suite 100<br>Katy, Texas 77449 | Phone 713.953.3200<br>Fax 713.953.3020<br>FRLP.L.S. Firm No. 10194382 | SURVEYOR: | <b>LJA Surveying, Inc.</b><br>2629 Briarpark Drive<br>Suite 175<br>Houston, Texas 77042 | Phone 713.953.5200<br>Fax 713.953.9200<br>T.B.P.L.S. Firm No. 10194382 |
|-----------|---|---|-----------|---|--|

| RESERVE TABLE |         |         |                                    |
|---------------|---------|---------|------------------------------------|
| RESERVE       | ACREAGE | SO.FT.  | TYPE                               |
| A             | 0.577   | 25,141  | RESTRICTED TO PARK                 |
| B             | 0.050   | 2,171   | RESTRICTED TO OPEN SPACE/DRAINAGE  |
| C             | 0.051   | 2,202   | RESTRICTED TO OPEN SPACE/DRAINAGE  |
| D             | 21.247  | 925,506 | RESTRICTED TO TEMPORARY OPEN SPACE |
| E             | 0.096   | 4,198   | RESTRICTED TO PUMP STATION         |
| F             | 0.046   | 1,993   | RESTRICTED TO OPEN SPACE/DRAINAGE  |
| TOTAL         | 22.067  | 961,211 |                                    |

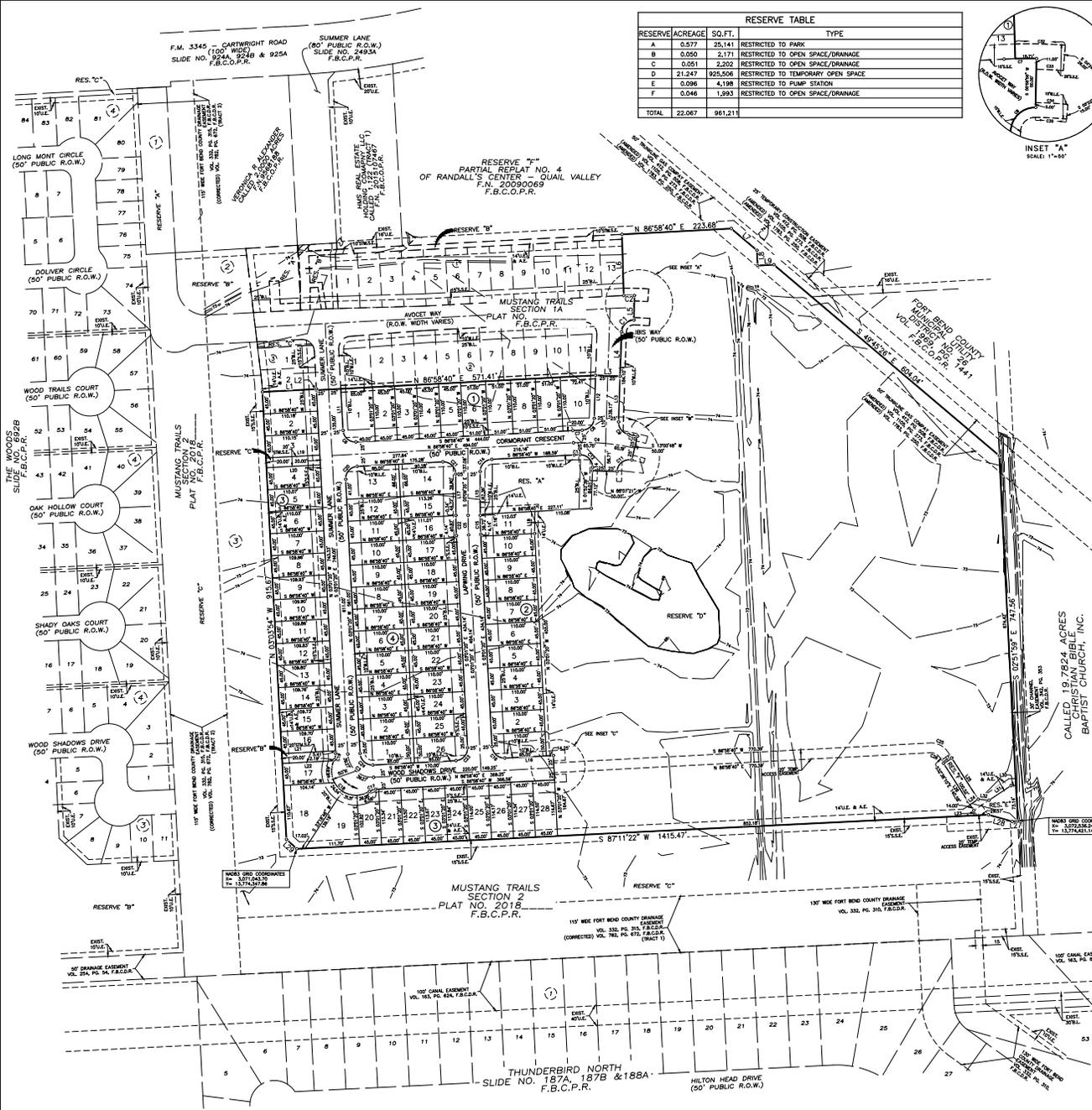


LEGEND

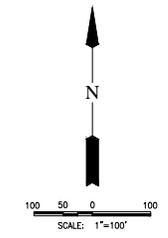
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- ST.M.S.E. INDICATES STORM SEWER EASEMENT
- F.M.E. INDICATES FORCE MAIN EASEMENT
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY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



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



| LINE TABLE |                        | CURVE TABLE  |   |
|------------|------------------------|--------------|---|
| LINE       | BEARING DISTANCE       | CURVE RADIUS | ARC CHORD CHORD BEARING                         |
| L1         | N 80°26'40" E 110.237' | C1           | 25.00' 87°56'17" 46.96' 35.00' N 42°52'40" W    |
| L2         | S 0°01'20" E 2.00'     | C2           | 475.00' 2°36'44" 21.66' 21.65' S 89°42'34" W    |
| L3         | S 87°02'21" E 50.00'   | C3           | 50.00' 87°02'21" 78.54' 70.71' S 48°01'30" E    |
| L4         | N 01°52'30" E 90.76'   | C4           | 450.00' 16°02'58" 125.94' 125.23' N 85°10'18" W |
| L5         | N 07°28'50" E 50.00'   | C5           | 800.00' 2°51'45" 39.97' 39.96' S 07°30'38" E    |
| L6         | N 01°57'40" E 126.16'  | C6           | 25.00' 90°00'00" 30.27' 35.36' N 48°01'20" W    |
| L7         | S 48°38'52" E 68.80'   | C7           | 475.00' 21°37'33" 19.01' 19.00' S 88°07'28" W   |
| L8         | S 02°52'41" E 31.23'   | C8           | 25.00' 87°23'34" 38.13' 34.54' S 42°54'28" E    |
| L9         | N 86°47'18" E 33.02'   | C9           | 25.00' 81°06'42" 35.39' 32.51' S 38°40'42" E    |
| L10        | S 07°52'30" W 194.87'  | C10          | 475.00' 21°43'11" 18.65' 18.63' S 78°06'33" E   |
| L11        | N 03°01'20" W 80.00'   | C11          | 25.00' 101°18'50" 44.15' 38.02' S 52°58'44" W   |
| L12        | S 07°52'30" W 87.86'   | C12          | 25.00' 87°52'30" 40.66' 38.35' N 44°50'00" W    |
| L13        | S 07°52'30" W 93.34'   | C13          | 425.00' 13°28'24" 12.16' 12.16' S 87°47'32" W   |
| L14        | N 01°52'30" E 6.88'    | C14          | 25.00' 87°08'15" 38.02' 34.48' S 47°42'32" W    |
| L15        | S 02°09'30" E 89.52'   | C15          | 775.00' 2°51'45" 38.72' 38.71' S 01°30'28" E    |
| L16        | N 86°58'40" E 89.25'   | C16          | 25.00' 90°00'00" 30.27' 35.36' S 48°01'20" E    |
| L17        | S 02°09'30" E 84.52'   | C17          | 25.00' 32°27'58" 13.09' 13.14' S 37°44'41" W    |
| L18        | S 02°09'14" E 45.11'   | C18          | 50.00' 102°52'58" 131.71' 96.80' N 48°01'20" W  |
| L19        | S 86°58'40" W 110.11'  | C19          | 25.00' 32°27'58" 13.09' 13.14' N 121°27'30" E   |
| L20        | S 86°58'40" W 110.10'  | C20          | 25.00' 90°00'00" 30.27' 35.36' N 47°58'40" E    |
| L21        | S 86°58'40" W 109.66'  | C21          | 25.00' 92°31'45" 40.02' 36.23' S 48°30'28" E    |
| L22        | S 86°58'40" W 105.15'  | C22          | 825.00' 2°51'45" 41.22' 41.21' S 01°30'28" E    |
| L23        | S 02°09'30" E 84.52'   | C23          | 25.00' 90°00'00" 30.27' 35.36' S 47°58'40" E    |
| L24        | S 56°16'14" W 20.00'   | C24          | 25.00' 90°00'00" 30.27' 35.36' N 48°01'20" W    |
| L25        | S 32°38'10" E 100.15'  | C25          | 41.00' 62°23'10" 43.31' 41.24' N 62°48'45" W    |
| L26        | S 32°38'10" E 114.52'  | C26          | 21.00' 62°23'10" 21.12' 21.12' N 62°48'45" W    |
| L27        | S 86°58'40" W 11.16'   | C27          | 50.00' 2°36'44" 20.14' 20.00' N 87°51'50" E     |
| L28        | N 79°22'14" W 58.51'   |              |   |
| L29        | N 47°58'40" W 28.41'   |              |   |
| L30        | S 87°08'15" W 10.00'   |              |   |
| L31        | S 56°16'14" W 54.04'   |              |   |
| L32        | N 86°58'33" W 22.20'   |              |   |



MUSTANG TRAILS SECTION 1B

A SUBDIVISION OF 34.106 ACRES OF LAND SITUATED IN THE DAVID BRIGHT LEAGUE, ABSTRACT 13, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF PARK GATE SECTION ONE, A SUBDIVISION RECORDED IN SLIDE NO. 2493 A&B, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

TO CREATE 75 LOTS & 6 RESERVES IN 4 BLOCKS  
75 LOTS 6 RESERVES (22.067 ACRES) 4 BLOCKS  
MAY 14, 2018 OWNERS: JOB NO. 1680-5513

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

**TERRA PRIMA NO. 2, L.P.D.**  
A TEXAS LIMITED PARTNERSHIP  
JOHN D. SANTASIERO, PRESIDENT  
1027 YALE STREET, HOUSTON, TEXAS 77008

ENGINEER: SURVEYOR:

**LJA Engineering, Inc.**  
1804 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449

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

Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

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



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

---

**AGENDA DATE:** June 13, 2018

**AGENDA ITEM SUBJECT:** Final Plat of Mustang Trails Section 2

**AGENDA ITEM NUMBER:** 6.B.(3)

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

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

---

**PERMIT NUMBER:** 1800524

**PROPERTY ID:** Various – Application tied to 5726-01-000-0010-907

**LOCATION:** Cartwright Road

**ZONING DISTRICT DESIGNATION:** R-4 patio cluster residential

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. A copy of proposed restrictive covenants has been provided in accordance with Section 2.D(24). However, at the time of preliminary plat conditionally approval, it was requested that the applicant discuss with staff the restrictive covenants that have been recorded and are applicable to the Park Gate subdivision. As the applicant is seeking to replat the subject site, without vacating the preceding plat, such replat may not amend or remove any covenants or restrictions imposed. **Please clarify.**
  - b. **Please clarify the acreage for the proposed subdivision.** The plat applicant and plat indicate the acreage as 16.544 however the current title and the preliminary plat indicates the acreage as 16.209 acres.
  - c. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(b). **Please provide an attest for the Fort Bend County MUD #26 signature.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All conditions placed on the approval of the Conceptual Plan and Preliminary Plat must be approved or information provided as requested.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
  - a. Please provide a revised .dwg file. The file provided does not reference properly. The following projection needs to be made:

*Projected Coordinate System:  
NAD\_1983\_StatePlane\_Texas\_South\_Central\_FIPS\_4204\_Feet  
Linear Unit: Foot(US)  
Projection: Lambert Conformal Conic  
Geographic Coordinate System: GCS\_North\_American\_1983  
Datum: D\_North\_American\_1983  
Prime Meridian: Greenwich  
Angular Unit: Degree*

**B. STANDARD PLAT NOTES:**

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

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

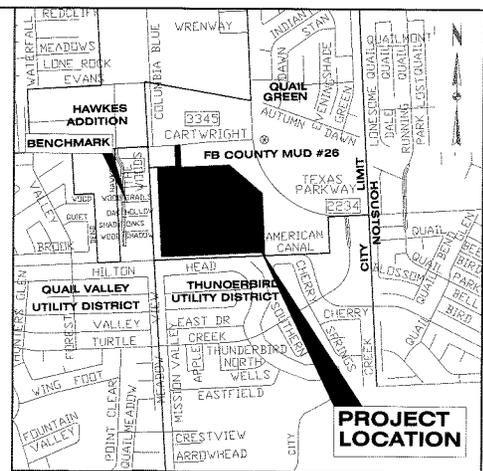
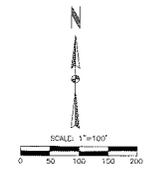
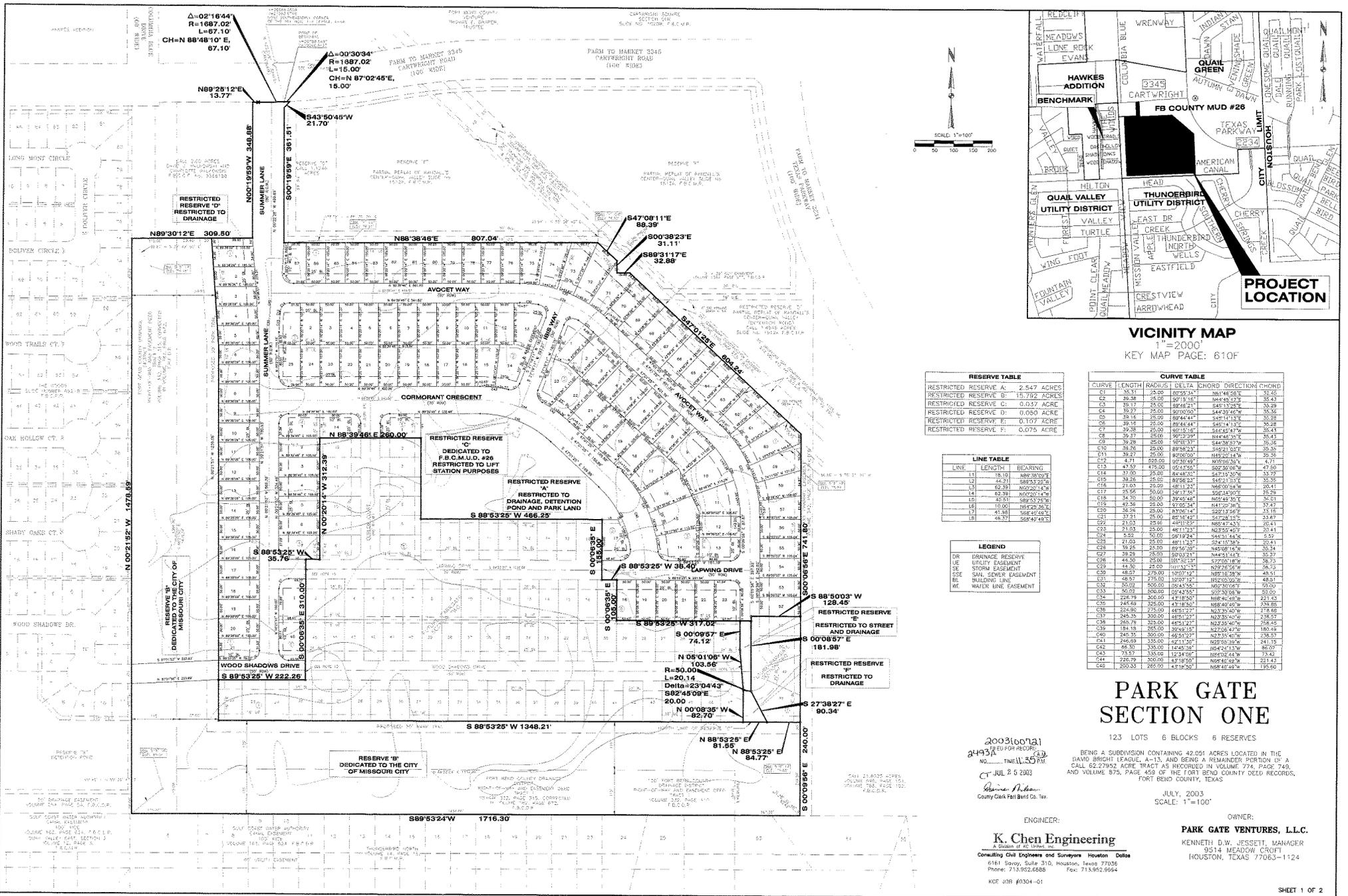
None.

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

- a. All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.

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





**VICINITY MAP**  
 1"=2000'  
 KEY MAP PAGE: 610F

**RESERVE TABLE**

|                       |              |
|-----------------------|--------------|
| RESTRICTED RESERVE A: | 2.547 ACRES  |
| RESTRICTED RESERVE B: | 15.792 ACRES |
| RESTRICTED RESERVE C: | 0.037 ACRE   |
| RESTRICTED RESERVE D: | 0.050 ACRE   |
| RESTRICTED RESERVE E: | 0.107 ACRE   |
| RESTRICTED RESERVE F: | 0.075 ACRE   |

**LINE TABLE**

| LINE | LENGTH | BEARING    |
|------|--------|------------|
| L1   | 18.10  | N89°30'01" |
| L2   | 24.21  | S89°53'25" |
| L3   | 62.39  | N00°20'14" |
| L4   | 63.91  | N00°20'14" |
| L5   | 45.51  | S89°53'25" |
| L6   | 41.93  | S89°53'25" |
| L7   | 46.37  | S89°49'49" |

**LEGEND**

- DR DRAINAGE RESERVE
- UE UTILITY EASEMENT
- SE STORM EASEMENT
- SSE SAN SEWER EASEMENT
- WL WALKING LINE
- WE WATER LINE EASEMENT

**CURVE TABLE**

| CURVE | LENGTH | RADIUS | DELTA      | CHORD      | DIRECTION | CHORD  |
|-------|--------|--------|------------|------------|-----------|--------|
| C1    | 36.31  | 25.00  | 80°59'41"  | N81°46'56" | E         | 32.28  |
| C2    | 36.38  | 25.00  | 80°59'41"  | N81°46'56" | E         | 32.43  |
| C3    | 38.17  | 25.00  | 82°56'21"  | S45°13'25" | E         | 35.29  |
| C4    | 38.74  | 25.00  | 80°00'00"  | S44°39'46" | E         | 35.36  |
| C5    | 38.74  | 25.00  | 80°00'00"  | S44°39'46" | E         | 35.28  |
| C6    | 39.18  | 25.00  | 80°44'44"  | S45°14'13" | E         | 35.28  |
| C7    | 39.38  | 25.00  | 80°44'44"  | S45°14'13" | E         | 35.41  |
| C8    | 39.37  | 25.00  | 80°13'39"  | N44°44'35" | E         | 35.43  |
| C9    | 39.38  | 25.00  | 80°13'39"  | N44°44'35" | E         | 35.36  |
| C10   | 38.76  | 25.00  | 80°58'53"  | S44°58'07" | E         | 35.30  |
| C11   | 39.27  | 25.00  | 80°00'00"  | N45°20'14" | E         | 35.28  |
| C12   | 47.1   | 25.00  | 80°00'00"  | N00°00'00" | E         | 47.1   |
| C13   | 47.59  | 475.00 | 02°12'56"  | S02°30'06" | E         | 47.80  |
| C14   | 57.00  | 25.00  | 84°48'00"  | N00°00'00" | E         | 57.99  |
| C15   | 38.26  | 25.00  | 82°58'53"  | S45°13'25" | E         | 35.35  |
| C16   | 21.00  | 25.00  | 48°11'23"  | N62°00'58" | E         | 20.41  |
| C17   | 20.56  | 25.00  | 50°12'50"  | S24°10'00" | E         | 20.28  |
| C18   | 34.70  | 50.00  | 39°45'48"  | N24°40'30" | E         | 34.01  |
| C19   | 49.26  | 25.00  | 80°00'00"  | N41°00'00" | E         | 44.79  |
| C20   | 38.26  | 25.00  | 84°06'14"  | S22°13'58" | E         | 35.18  |
| C21   | 21.00  | 25.00  | 80°18'42"  | S27°28'15" | E         | 20.87  |
| C22   | 21.00  | 25.00  | 48°11'23"  | N62°00'58" | E         | 20.41  |
| C23   | 5.82   | 50.00  | 09°19'28"  | S45°31'45" | E         | 6.50   |
| C24   | 21.00  | 25.00  | 48°11'23"  | S24°10'30" | E         | 20.41  |
| C25   | 38.26  | 25.00  | 82°58'53"  | N45°08'15" | E         | 35.34  |
| C26   | 38.26  | 25.00  | 82°58'53"  | N45°08'15" | E         | 35.37  |
| C27   | 44.30  | 25.00  | 101°35'13" | S22°00'18" | E         | 38.73  |
| C28   | 44.30  | 25.00  | 101°35'13" | S22°00'18" | E         | 38.73  |
| C29   | 44.30  | 25.00  | 101°35'13" | S22°00'18" | E         | 38.73  |
| C30   | 48.57  | 275.00 | 10°07'12"  | N89°18'38" | E         | 48.51  |
| C31   | 48.57  | 275.00 | 10°07'12"  | N89°18'38" | E         | 48.51  |
| C32   | 50.00  | 500.00 | 02°43'00"  | N00°00'00" | E         | 50.00  |
| C33   | 50.00  | 500.00 | 02°43'00"  | S22°30'06" | E         | 50.00  |
| C34   | 248.78 | 304.00 | 4°18'10"   | N62°44'48" | E         | 247.42 |
| C35   | 244.68 | 325.00 | 47°18'51"  | N68°40'40" | E         | 238.86 |
| C36   | 226.00 | 275.00 | 48°23'27"  | N62°35'42" | E         | 218.88 |
| C37   | 245.35 | 300.00 | 48°51'27"  | N62°35'42" | E         | 238.88 |
| C38   | 245.35 | 300.00 | 48°51'27"  | N62°35'42" | E         | 238.88 |
| C39   | 245.35 | 300.00 | 48°51'27"  | N62°35'42" | E         | 238.88 |
| C40   | 245.35 | 300.00 | 48°51'27"  | N62°35'42" | E         | 238.88 |
| C41   | 246.09 | 335.00 | 47°11'09"  | N62°35'42" | E         | 241.15 |
| C42   | 46.30  | 135.00 | 12°45'38"  | S64°24'13" | E         | 46.07  |
| C43   | 115.87 | 135.00 | 12°45'38"  | S64°24'13" | E         | 115.87 |
| C44   | 226.79 | 300.00 | 47°18'50"  | N68°40'40" | E         | 221.43 |
| C45   | 200.33 | 265.00 | 47°18'50"  | N68°40'40" | E         | 195.80 |

# PARK GATE SECTION ONE

123 LOTS 6 BLOCKS 6 RESERVES

20030701  
 4933  
 NO. TIME 11:35 PM  
 JUL 2 5 2003  
 Anne Nelson  
 County Clerk Part 682 Co. Tax

BENJ A SUBDIVISION CONTAINING 42.051 ACRES LOCATED IN THE DAVID BRIGHT ESTATE, A-13, AND BEING A REMAINDER PORTION A CALL 62.27952 ACRE TRACT AS RECORDED IN VOLUME 774, PAGE 748, AND VOLUME 875, PAGE 459 OF THE FORT BEND COUNTY DEED RECORDS, FORT BEND COUNTY, TEXAS.

ENGINEER:

**K. Chen Engineering**  
 A Division of K.E. Chen & Associates  
 Consulting Civil Engineers and Surveyors Houston, Dallas  
 8161 Savoy, Suite 310, Houston, Texas 77036  
 Phone: 713.952.6888 Fax: 713.952.9994

OWNER:

**PARK GATE VENTURES, L.L.C.**  
 KENNETH D.W. JESSETT, MANAGER  
 9514 MEADOW CROFT  
 HOUSTON, TEXAS 77063-1124

JULY, 2003  
 SCALE: 1"=100'

STATE OF TEXAS  
COUNTY OF FORT BEND

PARK GATE VENTURES, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH KENNETH D.W. JESSETT, MANAGER, HERINAFTER REFERRED TO AS OWNERS OF THE 38-872 ACRES TRACT HEREIN IN THE ABOVE AND FOREGOING PLAT OF PARK GATE, SECTION ONE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LAWS, REGULATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT, AND HEREBY ATTESTATE TO THE USE OF THE PUBLIC, FOREVER, ALL RIGHTS, ALLEYS, MARKS, CROSSINGS, DRAINAGE, 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 DESCRIBED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED NORMAL EASEMENTS, THE NORMAL EASEMENTS SHALL LAYED HORIZONTALLY AN ADDITIONAL ELEVEN FEET SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERMUTER GROUND EASEMENTS OR, SIX FEET SIX INCHES (7'-6") FOR FORTY FEET (14'-0") PERMUTER GROUND EASEMENTS, OR FIVE FEET SIX INCHES (5'-6") FOR SIXTEEN (16'-0") FEET PERMUTER 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 NORMAL EASEMENTS (E & A), AS INDICATED AND EXPICITED HEREON, WHEREIN THE NORMAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED NORMAL EASEMENTS, THE NORMAL EASEMENTS SHALL LAYED HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK TO BACK GROUND EASEMENTS OR, EIGHT FEET (8'-0") FOR FOUR FEET (4'-0") BACK TO BACK GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR SIX FEET (6'-0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH NORMAL EASEMENTS (E & A), AS INDICATED AND EXPICITED HEREON, WHEREIN THE NORMAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED NORMAL EASEMENTS, THE NORMAL EASEMENTS SHALL LAYED HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK TO BACK GROUND EASEMENTS OR, EIGHT FEET (8'-0") FOR FOUR FEET (4'-0") BACK TO BACK GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR SIX FEET (6'-0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH NORMAL EASEMENTS (E & A), AS INDICATED AND EXPICITED HEREON, WHEREIN THE NORMAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

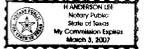
PARK GATE VENTURES, L.L.C.  
BY: *Kenneth D.W. Jessett*  
KENNETH D.W. JESSETT  
MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH D.W. JESSETT, MANAGER OF PARK GATE VENTURES, L.L.C., KNOWN AND IDENTIFIED TO ME BY HIS SIGNATURE AND VERIFICATION OF THE FOREGOING AND ACKNOWLEDGED TO ME THAT HE DEDICATED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN AND HERIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21<sup>ST</sup> DAY OF July 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: MARCH 3, 2007



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, FIRST CORPORATION INVESTMENT CO., LTD., OWNER AND HOLDER OF A LEASE ADJACENT TO THE PROPERTY DESCRIBED IN THE PLAT ABOVE, AS PARK GATE PHASE ONE, SAID LEASE BEING ESTABLISHED BY INSTRUMENT OF RECORD IN THE NUMBER 2002020520 OF THE INSTRUMENT 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 PRESENT OWNERS OF SAID LAND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. BENNETT, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21<sup>ST</sup> DAY OF July 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: MARCH 1, 2004



I, DONALD C. BRADFORD, 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 CORRECTLY 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 THE POINTS OF REFERENCE ARE MARKED WITH IRON PIPES OR IRON SPODS USING AN OLVUS QUANTUM OF NOT LESS THAN FIVE EIGHTHS INCH AND A LENGTH OF FEET LESS THAN TWO FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN RUN TO THE NEAREST SURVEY CORNER.

*Donald C. Bradford*  
DONALD C. BRADFORD, R.P.S.,  
TEXAS REGISTRATION #1724



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF HOUSTON, CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARK GATE PHASE ONE IN COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF July 2003.

*James W. Keller*  
JAMES W. KELLER  
CHAIRMAN

I, DANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT HAS BEEN FILED FOR RECORDATION IN MY OFFICE ON JULY 23, 2003, AT 11:55:07 AM, IN BOOK NO. 83344-1 OF THE PUBLIC RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.

WITNESSED BY HAND AND SEAL OF OFFICE, AT HOUSTON, TEXAS, THIS DAY AND DATE LAST ABOVE WRITTEN.

*Danne Wilson*  
DANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS



- NOTES:
1. E.L. INDICATES BUILDING LINE, U.S. INDICATES UTILITY FASMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, S.S.U.E. INDICATES STORM SEWER EASEMENT, W.L.S. INDICATES WATER LINE EASEMENT, AND INDICATES DRAINAGE FASMENT.
  2. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF "ZONE "X", AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN ZONING (AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE DEPTHS FROM 1 TO 3 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND ZONE "X" BASE FLOODED ELEVATIONS DETERMINED AS PER THE FLOOD INSURANCE RATE MAPS, MAP NUMBER 461570202A, REVISED JANUARY 3, 1997.
  3. THE MINIMUM SOIL ELEVATION WILL BE ONE FOOT ABOVE THE 100 YEAR FLOOD PLAN AS ESTABLISHED BY F.F.E.M. AND SHALL MEET ALL APPLICABLE CITY REGULATIONS, INCLUDING THE CITY INFRASTRUCTURE CODE AS MFR SEC. 82-87 (1) AS AMENDED (ORDINANCE 0-89-001, ADOPTED SEPTEMBER 21, 1985).
  4. ALL EXISTING PIPELINES AND PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN HEREON.
  5. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES.
  6. THE CITY OF HOUSTON CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, ENTRANCE ACCESS EASEMENTS, RECREATIONAL AREAS, SIDEWALKS AND OPEN SPACES.
  7. THIS PLAT WAS PREPARED WITH THE BENEFIT OF INFORMATION PROVIDED BY GOVERNMENTAL LAND TITLE CO., CITY PLANNING LETTER 2002020520, DATED MAY 23, 2002.
  8. EREMENT APPROXIMATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE HOUSTON CITY DRAINAGE APPROACH POLICY AS REVISED UNDER THE PROVISIONS OF SECTIONS 42-162 AND 82-161 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, CITY, TEXAS.
  9. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF HOUSTON, CITY, TEXAS.
  10. BOUNDARIES ARE BASED ON THE RECORDED DEED FOR A CALL 30,870.98 ACRES TRACT AS DESCRIBED IN A CLERK'S FILE NUMBER 2002020520 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
  11. IN ACCORDANCE WITH CENTER POINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT GASSENER ASSISTANCE, AND NOT BEHIND FENCES, WALLS OR GATES, FOR FURTHER INFORMATION IN THE SPOOR LAND DISTRICT AREA, CALL 281-361-2899.
  12. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 48-191 AND 82-165 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, CITY, TEXAS.
  13. ALL ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF HOUSTON, CITY ADMINISTRATION NO. 1144, 3<sup>RD</sup> GRADE BGA IN CONCRETE, ELEVATION = 74.00.
  14. TEN SQUARE FOOT IN CENTERLINE OF INLET AT BACK OF CURB IN CONCRETE LOCATED ON THE 7TH INLET EAST ON CARPENTERS ROAD FROM ITS INTERSECTION WITH HAWKS ROAD, OPERATE PROJECT SITE. (ELEVATION = 74.00)
  15. A ONE-FOOT BEZEL IS DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SIDE STREETS ARE ADJACENT PROPERTY IS SUBJECT TO THE REQUIRED PLAT THE ONE-FOOT RESERVE SHALL THEREON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREON SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
  16. MINIMUM 6" HIGH SIDE LOT FENCE SHALL BE REQUIRED FOR ALL LOTS IN THIS SUBDIVISION.
  17. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, SHALL BE ISSUED BY THE CITY OF HOUSTON, CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNLESS THAT 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 82-204 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
  18. BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF THIRTY (30) FEET FROM ANY PORTION OF STREET (10) FEET FROM ANY REFUSE EASEMENT, UNLESS OTHERWISE INDICATED.
  19. A TRAIL SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH CITY STANDARDS WITHIN THE THIRTY (30) FOOT TRAIL EASEMENT INDICATED ON THE PLAT.

**RESERVE TABLE**

RESTRICTED RESERVE A: 2.547 ACRES  
 RESTRICTED RESERVE B: 13.792 ACRES  
 RESTRICTED RESERVE C: 0.037 ACRES  
 RESTRICTED RESERVE D: 0.050 ACRES  
 RESTRICTED RESERVE E: 0.079 ACRES  
 RESTRICTED RESERVE F: 0.075 ACRES

**LINE TABLE**

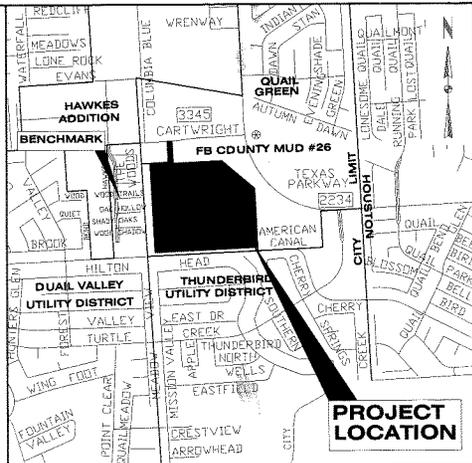
| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 58.15  | S89°38'50"W |
| L2   | 44.21  | S89°33'20"W |
| L3   | 82.39  | N02°20'14"W |
| L4   | 82.39  | N02°20'14"W |
| L5   | 95.61  | S89°33'20"W |
| L6   | 10.00  | N64°32'30"E |
| L7   | 11.99  | S89°40'40"W |
| L8   | 45.37  | S89°52'40"W |

**LEGEND**

DR DRAINAGE RESERVE  
 U/E UTILITY EASEMENT  
 SE STORM EASEMENT  
 SSE SAN. SEWER EASEMENT  
 W.L.S. WATER LINE EASEMENT

**CURVE TABLE**

| CURVE | LENGTH | RADIUS | DELTA      | CHORD     | DIRECTION | CHORD  |
|-------|--------|--------|------------|-----------|-----------|--------|
| C1    | 35.31  | 22.00  | 89°58'34"  | 101.61307 |           | 32.46  |
| C2    | 35.38  | 25.00  | 89°12'16"  | 144.59477 |           | 35.43  |
| C3    | 29.17  | 25.00  | N84°46'41" | 54.13742  |           | 35.28  |
| C4    | 38.27  | 25.00  | N02°00'00" | 54.32469  |           | 35.36  |
| C5    | 39.16  | 25.00  | N84°44'44" | 54.51137  |           | 35.28  |
| C6    | 39.18  | 25.00  | S89°44'44" | 54.51137  |           | 35.28  |
| C7    | 39.38  | 25.00  | 89°15'14"  | 144.44373 |           | 35.43  |
| C8    | 39.37  | 25.00  | N03°10'37" | 144.44373 |           | 35.43  |
| C9    | 39.38  | 25.00  | S90°13'37" | 144.38373 |           | 35.36  |
| C10   | 39.26  | 25.00  | S92°28'23" | 144.21307 |           | 35.28  |
| C11   | 39.67  | 25.00  | N03°00'00" | 145.02426 |           | 35.30  |
| C12   | 47.71  | 50.00  | N03°00'49" | 103.02426 |           | 47.71  |
| C13   | 47.63  | 47.50  | 024°04'35" | 102.27076 |           | 47.50  |
| C14   | 37.00  | 25.00  | 89°48'32"  | 54.71330  |           | 33.72  |
| C15   | 39.38  | 25.00  | 89°58'23"  | 144.21307 |           | 35.36  |
| C16   | 21.03  | 25.00  | 48°13'37"  | 103.02426 |           | 20.41  |
| C17   | 25.58  | 50.00  | 28°12'30"  | 53.74307  |           | 25.28  |
| C18   | 24.90  | 50.00  | N02°45'49" | 103.24307 |           | 24.01  |
| C19   | 42.38  | 25.00  | S7°05'44"  | 144.72387 |           | 37.47  |
| C20   | 35.68  | 25.00  | 83°10'14"  | 50.13387  |           | 33.18  |
| C21   | 37.41  | 25.00  | 82°16'42"  | 64.72815  |           | 33.87  |
| C22   | 21.03  | 25.00  | 48°13'37"  | 103.27426 |           | 20.41  |
| C23   | 21.03  | 25.00  | 48°13'37"  | 103.24307 |           | 20.41  |
| C24   | 5.57   | 60.00  | 66°19'24"  | 34.83144  |           | 5.32   |
| C25   | 21.03  | 25.00  | 48°13'37"  | 103.24307 |           | 20.41  |
| C26   | 39.38  | 25.00  | 89°58'39"  | 144.59316 |           | 35.34  |
| C27   | 39.29  | 25.00  | 89°52'21"  | 144.51447 |           | 35.37  |
| C28   | 44.80  | 25.00  | 111°52'13" | 57.92188  |           | 39.73  |
| C29   | 44.80  | 25.00  | 110°52'13" | 102.64269 |           | 39.73  |
| C30   | 48.57  | 25.00  | 110°02'23" | 109.13369 |           | 48.51  |
| C31   | 48.57  | 25.00  | 110°02'23" | 102.02000 |           | 48.51  |
| C32   | 30.30  | 50.00  | 60°25'35"  | 103.24307 |           | 30.00  |
| C33   | 30.30  | 50.00  | 60°25'35"  | 102.24307 |           | 30.00  |
| C34   | 226.79 | 300.00 | 43°18'56"  | 102.40489 |           | 221.43 |
| C35   | 249.99 | 375.00 | 43°18'56"  | 102.64489 |           | 243.98 |
| C36   | 224.95 | 275.00 | 48°51'27"  | 103.33400 |           | 218.06 |
| C37   | 245.19 | 300.00 | 103°19'40" | 103.33400 |           | 240.00 |
| C38   | 245.79 | 375.00 | 48°51'27"  | 102.38400 |           | 238.45 |
| C39   | 178.18 | 262.50 | 39°49'14"  | 102.79647 |           | 173.67 |
| C40   | 242.35 | 300.00 | 103°04'40" | 103.33400 |           | 238.67 |
| C41   | 245.68 | 375.00 | 42°11'36"  | 102.92309 |           | 241.15 |
| C42   | 26.00  | 25.00  | 115°41'36" | 102.41137 |           | 26.02  |
| C43   | 73.87  | 375.00 | 112°34'39" | 104.00444 |           | 73.42  |
| C44   | 220.70 | 300.00 | 48°18'50"  | 102.64489 |           | 216.00 |
| C45   | 220.33 | 25.00  | 131°18'36" | 102.64489 |           | 195.60 |



VICINITY MAP  
 1"=2000'  
 KEY MAP PAGE: 610F

# PARK GATE SECTION ONE

123 LOTS 6 BLOCKS 7 RESERVES  
 BEING A SUBDIVISION CONTAINING 42.051 ACRES LOCATED IN THE DAVID BRIGHT LEASHE, A-13, AND BEING A REMAINDER PORTION OF A CALL 82,27092 ACRES TRACT AS RECORDED IN VOLUME 774, PAGE 748, AND VOLUME 875, PAGE 459 OF THE FORT BEND COUNTY DEED RECORDS, FORT BEND COUNTY, TEXAS

JULY, 2003  
 SCALE: 1"=100'

ENGINEER:  
**K. Chen Engineering**  
 A Division of K.C. Chen, Inc.  
 Consulting Civil Engineers Houston Dallas  
 8161 Saway, Suite 310, Houston, Texas 77056  
 Phone: 713.962.6888 Fax: 713.962.6984  
 KCE JOB #0304-01

OWNER:  
**PARK GATE VENTURES, L.L.C.**  
 KENNETH D.W. JESSETT, MANAGER  
 9514 MEADOW CROFT  
 HOUSTON, TEXAS 77063-1124

20030721  
 24-83  
 10:00 AM TIME 1:35 PM  
 JUL 25 2003  
*Shirley Wilson*  
 County Clerk Fort Bend Co. TX

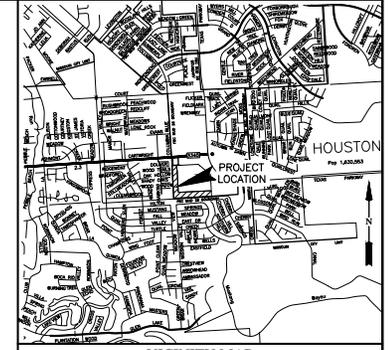
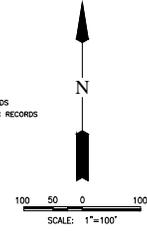


F.M. 3345 - CARTWRIGHT ROAD  
SLIDE NO. 924A, 924B & 925A  
F.B.C.O.P.R.

| RESERVE TABLE |         |         |                                    |                                       |
|---------------|---------|---------|------------------------------------|---------------------------------------|
| RESERVE       | ACREAGE | SQ.FT.  | TYPE                               | OWNERSHIP/MAINTENANCE                 |
| A             | 0.466   | 20,288  | RESTRICTED TO ACCESS/DRAINAGE      | CITY OF MISSOURI CITY                 |
| B             | 0.431   | 18,795  | RESTRICTED TO LANDSCAPE/OPEN SPACE | MUSTANG TRAILS HOMEOWNERS ASSOCIATION |
| C             | 15.146  | 659,777 | RESTRICTED TO DRAINAGE             | CITY OF MISSOURI CITY                 |
| TOTAL         | 16.043  | 698,860 |                                    |                                       |

LEGEND

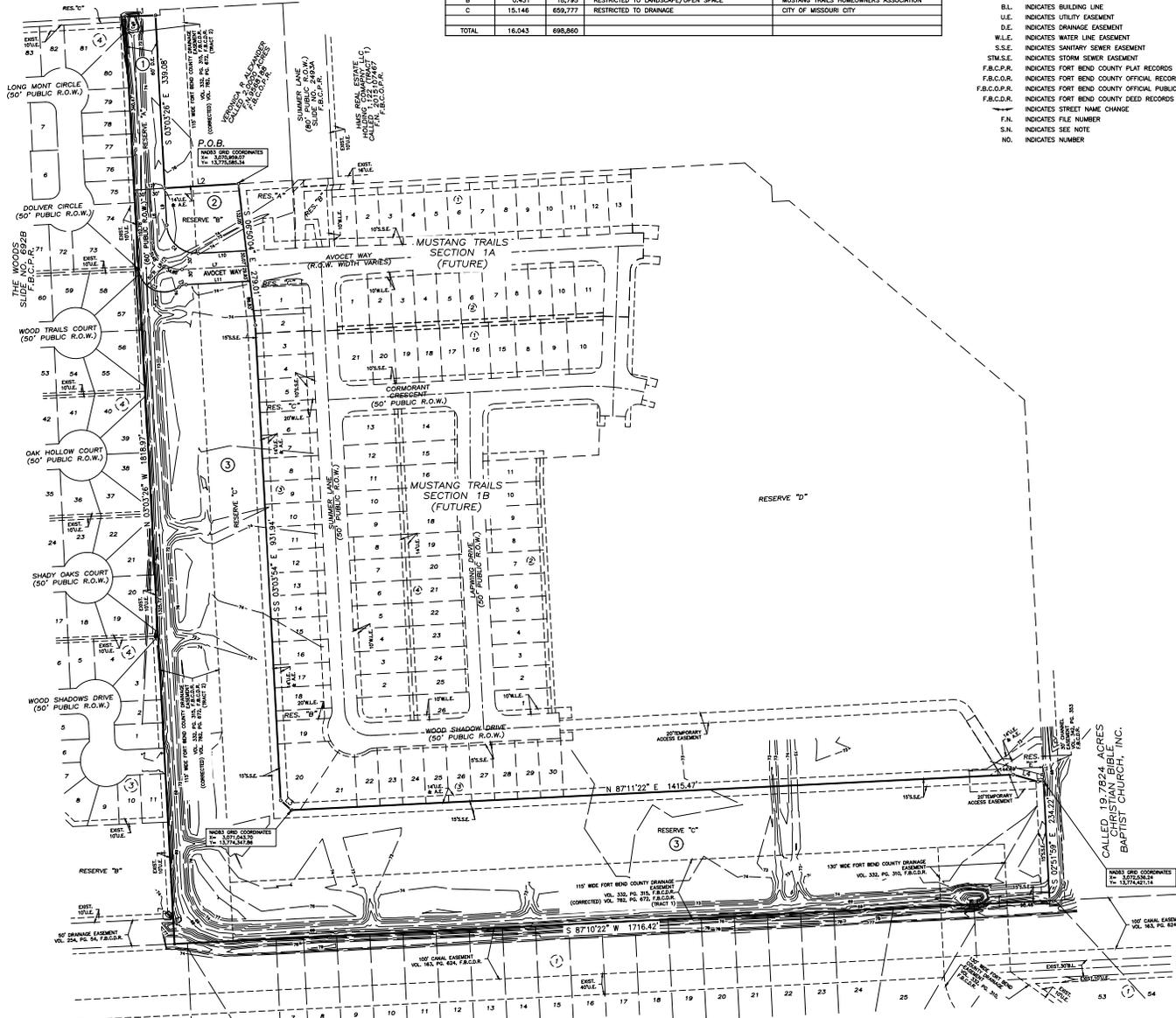
- BL. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.D.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.A. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- NO. INDICATES NUMBER



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

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 87°52'40" E | 59.72'   |
| L2         | N 89°52'38" E | 144.46'  |
| L3         | S 47°52'34" E | 284.41'  |
| L4         | S 74°20'24" E | 60.51'   |
| L5         | N 88°18'56" E | 11.16'   |
| L6         | S 03°02'38" E | 105.46'  |
| L7         | N 89°58'40" E | 129.90'  |
| L8         | S 37°18'40" W | 4.02'    |
| L9         | S 03°02'38" E | 72.19'   |
| L10        | N 89°58'40" E | 84.71'   |
| L11        | S 89°58'40" W | 125.32'  |
| L12        | N 89°52'38" E | 59.71'   |

| CURVE TABLE |        |            |         |        |               |
|-------------|--------|------------|---------|--------|---------------|
| CURVE       | RADIUS | DELTA      | ARC     | CHORD  | CHORD BEARING |
| C1          | 55.00' | 89°52'54"  | 86.36'  | 77.76' | S 48°10'23" E |
| C2          | 25.00' | 37°37'50"  | 14.67'  | 14.46' | S 70°10'20" W |
| C3          | 50.00' | 107°39'54" | 107.86' | 88.21' | N 49°19'19" W |
| C4          | 58.50' | 89°52'54"  | 91.66'  | 82.71' | S 48°10'23" E |



THUNDERBIRD NORTH  
SLIDE NO. 187A, 187B & 188A  
F.B.C.P.R.

MUSTANG TRAILS  
SECTION 2

A SUBDIVISION OF 16.544 ACRES OF LAND SITUATED IN THE DAVID BRIGHT LEAGUE, ABSTRACT 13, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF PARK GATE SECTION ONE, A SUBDIVISION RECORDED IN SLIDE NO. 2493 A&B, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 3 RESERVES IN 3 BLOCKS  
0 LOTS 3 RESERVES (16.043 ACRES) 3 BLOCKS  
MAY 14, 2018 OWNERS: JOB NO. 1680-5502

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

FORT BEND COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 26  
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS  
DEMONICA JOHNSON, PRESIDENT  
3134 CARTWRIGHT ROAD, MISSOURI CITY, TEXAS 77084  
PH. (281) 499-5539

ENGINEER: SURVEYOR:



**PLANNING AND ZONING COMMISSION  
AGENDA REQUEST**

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**AGENDA DATE:** June 13, 2018

**AGENDA ITEM SUBJECT:** Exterior Mural Wall Art & Public Art, A Preliminary Preliminary Discussion Review

**AGENDA ITEM NUMBER:** 8.A.

**PROJECT NUMBER:** ZTA180001

**PROJECT PLANNER:**  **Otis T. Spriggs, AICP, Director of Development Services**

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**SUMMARY:**

Recently, City staff has received requests from business and property owners and a homeowner's association seeking to locate artwork (i.e. - art, murals, and/or paintings) on the exterior walls of private property, as well as donated public art in public spaces. These inquiries were seeking options for permanent displays which would allow for the flexibility to change and update the artwork over time.

**RECOMMENDED ACTION:** (1) Staff recommends that the P&Z Commission hold this discussion as a preliminary review and discussion; and, (2) authorize staff to call a public hearing and prepare a preliminary report for future consideration.

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**HISTORY:**

- A. This item was introduced and discussed by Staff at the February 5, 2018 Special Meeting of the City Council and Staff was requested to present this item as a zoning text amendment consideration.
  - B. This item was introduced and discussed by Staff at the May 9, 2018 Planning and Zoning Commission Meeting and Staff was requested to present this item as a preliminary discussion with additional consideration of Public Art.
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**GENERAL PARAMETERS:**

At least one business and property owner and one homeowner's association has contacted City staff recently concerning options to locate artwork on the exterior walls of private property.

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Presently, the consideration for such allowances would be subject to the City's Zoning Ordinance; particularly *section 7A, Architectural design standards; section 8, Planned Development Districts; and/or section 13, Sign regulations.*

**Section 7A** provides for the types of materials, colors and percentage use of each for all exterior walls of nonresidential, multifamily or condominium developments. Generally, these standards require 100 percent masonry materials and allow for the use of an earth tone color palette for both primary and accent wall materials. Colors that are not specifically permitted are considered as business identity colors and are limited in use to no more than 5 percent of a total wall area.

**Section 8**, through the creation of a PD, Planned Development District, could provide flexibility to allow for the placement and maintenance of artwork. However this option would only provide flexibility on a site by site basis and would require a zoning process and applicable fee for each site seeking such option.

**Section 13**, provides that wall signs must consist of white channel letters, a registered/nonregistered logo or trademark, or a pan sign (non-internally illuminated). Wall signage is limited in size based upon the linear frontage of a business. Wall signs within a shopping center/integrated business development must be consistent in materials, location, illumination, construction and installation.

Additionally, the Parks and Recreation Department has been researching and considering various options for providing minimum guidelines for public arts within public spaces within Missouri City.

A number of examples have been considered on approaches to such guidelines, while maintaining a practical level of selection criteria for important considerations such as: safety, technicality, maintenance, site appropriateness, and a number of aesthetic criteria. Oversight and appropriateness, in terms of suitability, is more advised to be placed under the discretion of an appointed board or commission, comprised of art professionals, subject matter experts, officials, residents, etc.

Except for the creation of Planned Development Districts, amendments to the regulations of the City's zoning ordinance and coordination of Comprehensive and Master Parks Plan would be required in order to allow for either of these business and property owners to locate exterior artwork and public art, and/or to consider such allowances in certain areas within the city.

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**Other Supportive Document Attached to this Item:**

1. Exhibit A: Examples of Exterior Wall Art

**Next Steps:** Consider public input, Commission's recommendations, and forward a formal text amendment approval for adoption by the City Council by September, 2018.

**Upcoming Meetings:**

- 7/11/2018: P&Z Preliminary Report Ordinance Amendment
- 8/8/2018: P&Z Final Report Ordinance Amendment
- 9/3/2018: Council: First Reading: ZTA

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

# Missouri City Public Art Criteria

(NOT ADOPTED, only for discussion)



## PUBLIC ART

An artwork or element of design that is either temporarily or permanently located in a public space.

## MISSION

The Mission of the Public Art Program is to bring the arts into the greater community while stimulating cultural interaction and education.

## VISION

The Public Art program seeks to enrich the visual environments of the City of Missouri City by placing works of art that inspires the community and engages the mind and senses.

## ARTWORK SELECTION CRITERIA

### Practical Criteria

- **Safety** – Does the work meet community/city safety standards?
- **Technicality** – Is the design technically feasible and able to be installed/removed by the artist?
- **Maintenance** – Can artwork last in Southeast Texas weather for the duration of the commitment?
- **Site Appropriateness** – Does the artwork fit the environment of the proposed site? (site suitability)
- **Budgetary** – Does maintenance, installation, transportation, and purchase price of the piece reflect appropriate use of public resources, including funding and staffing?

### Aesthetic Criteria

- **Impact** – Does the artwork have emotional, inspirational, historical, educational, or intellectual impact?
- **Quality** – Is the work of the highest quality? Is the standard of work appropriate? Does the craftsmanship demonstrate professionalism, commitment, and command of the medium?
- **Originality** – Does the artwork demonstrate excellence in originality, creativity, and imagination?
- **Significance** – Is the artwork culturally relevant? Is it reflective of community values?
- **Suitability** – Is the artwork appropriate (as determined by the Parks Board???; Art's Commission???) for a diverse audience and the general public? Does it enhance the integrity and reputation of the City?

## ADDITIONAL GUIDELINES TO BE CONSIDERED IN CASE OF ACQUISITION

### Purchase

- The appropriate use of public resources, including funding, staffing, etc.
- The City's ability to assure the proper long-term care of the individual work of public art, including security, conservation, and maintenance
- Storage
- Lifespan/durability
- Appropriate location availability
- Security
- Timelessness (Does it hold its relevance over time?)

## **Donation/Gift**

- Artist conditions for donation – are these feasible for the City?
- Does the donation include any funding/provision for long-term maintenance?
- Storage
- The appropriate use of public resources, including funding, staffing, etc.
- The City's ability to assure the proper long-term care of the individual work of public art, including security, conservation, and maintenance
- Lifespan/durability
- Appropriate location availability
- Security
- Timelessness (Does it hold its relevance over time?)

By displaying artwork in the City of Missouri City, the artist gives consent to the City to use photos/video coverage of artist and/or artwork in future marketing, flyers, local cable channel programming, website etc.

# Public Art Decommissioning



Decommissioning is particularly relevant for current or future items in the Public Art permanent collection, which may be damaged beyond repair or considered to be too unsafe to be accommodated in a public space. Decommissioning is also called de-accessioning.

When an artwork is commissioned, it is appropriate to discuss the expected 'life of the work' with the artist and make a notation in the contract, which allows for the artwork to be removed if damaged beyond repair.

A visual artwork or a civic history item will be decommissioned if it has become irreparable or is considered by the City of Missouri City and its (Parks Board???, Art's Commission???) to be inappropriate for public display. The work may also be decommissioned if the costs of maintenance are prohibitive or greater than the value of the artwork

DRAFT



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** June 13, 2018

**AGENDA ITEM SUBJECT:** Parkland dedication for Zephyr House

**AGENDA ITEM NUMBER:** 9.A

**PROJECT PLANNER:** Jennifer Thomas Gomez, AICP, Planning Manager

**APPROVAL:**  Otis T. Spriggs, AICP, Director, Development Services

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**PERMIT NUMBER:** 2018-00010

**PROPERTY ID:** 0086-00-000-2301-907

**LOCATION:** Watts Plantation Road

**ZONING DISTRICT DESIGNATION:** R-1, single family residential district

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should adopt the following as its Final Report and Forward it to City Council with a positive recommendation for consideration and adoption thereof, and following the requirements of Subdivision Ordinance Section 82-174 regarding the dedication of land for neighborhood parks; reservation of land for public purposes.

**APPLICANT'S PROPOSAL:**

Mr. Ryan Moeckel, Texas Engineering and Mapping Company provided a letter indicating the desire to provide a cash payment in lieu of parkland for the development of one single family residential lot.

The Planning and Zoning Commission considered the subdivision for this single family residential lot on its May 9, 2018 agenda as the Zephyr House.

If approved, a cash payment of \$1,400 would be provided. The subject site is located within Park Zone #12.

**PARKS BOARD ACTION:**

At its June 7, 2018 meeting, the Parks and Recreation Board recommended approval for cash in lieu of parkland to allow for the development of one single family residential lot.

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



**Texas  
Engineering  
And  
Mapping Co.**

May 18, 2018

Missouri City Development Services Department  
1522 Texas Parkway  
Missouri City, Texas 77489

RE: *Zephyr House*

The owner of the proposed plat of Zephyr House is requesting the approval of payment of cash in lieu of providing parkland according to Sec 82-174(e)3 of the City of Missouri City's subdivision ordinance.

*Amount of cash payment.* To the extent that subsection (e)(2) of this section is not applicable, the dedication requirement shall be met by a payment of cash in lieu of land at a price set from time to time by the city council; sufficient to acquire land and provide for adjacent streets and utilities for a neighborhood park to serve the park zone in which such development is located. Such price shall be computed on the basis of \$1,400.00 per dwelling unit. Cash payments may be used only for acquisition or improvement of a neighborhood park located within the same zone as the development.

The proposed plat of Zephyr House, included with this letter, is proposing one residential lot (one dwelling unit). The owner is agreeable to providing the cash payment of \$1,400 per dwelling unit instead of providing additional parkland (*cash payment in lieu of dedication of land*). In this case the payment will be in the amount of \$1,400.

If you have any questions, please feel free to contact me at 281-491-2525.

Sincerely,

Ryan Moeckel  
Platting Manager  
Texas Engineering and Mapping Company

*T.E.A.M. Works For You!*

12718 Century Drive Stafford, Texas 77477 (281) 491-2525 / 491-2535 - FAX





**Parks Board 2017-2018**

Jason Mangum, Director of Parks & Recreation  
Randy Troxell, Assistant Director of Parks & Recreation  
Shane Mize, Recreation Superintendent  
Barry Hamilton, Parks Superintendent  
Pamela Andrews, Board Member  
J.R. Atkins, Board Member  
Diane Giltner, Board Member  
Don Johnson, Board Member  
Thomasine Johnson, Board Member

Adrian Matteucci, Board Member  
Sharman McGilbert, Vice-Chair  
Brian Merchant, Board Member  
Loveless Mitchell, Board Member  
Victoria Porter, Board Member  
Rafik Sandford, Board Member  
Buddy Snyder, Board Member  
Llarance Turner, Chairman

**PARKS BOARD  
MEETING MINUTES  
JUNE 7, 2018  
7:00 O’CLOCK P.M.  
CITY COUNCIL CHAMBER**

**ATTENDEES**

**Parks Board members in attendance:** Diane Giltner, Don Johnson, Vice-Chair Sharman McGilbert, Adrian Matteucci, Brian Merchant, Buddy Snyder and Chairman Llarance Turner.

**4. CONSIDER THE APPROVAL OF THE PARKLAND DEDICATION FOR ZEPHYR HOUSE**

Parkland dedication for Zephyr House, a single, residential lot to be developed off of Watts Plantation Road was presented to the Board. The applicant has made a proposal to provide cash in lieu of parkland.

The Board asked questions as to the origin of the name of Zephyr House, and the park zone the money would be added into. The property is located within Park Zone #12.

Board member A. Matteucci made a motion to make a positive recommendation accepting the parkland dedication proposal. Board member B. Merchant seconded the motion.

Ayes: Board members Giltner, D. Johnson, Matteucci, McGilbert, Merchant, Snyder and Turner  
Nays: None.

**The motion passed.**



**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE  
STAFF REPORT**

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**AGENDA DATE:** June 13, 2018

**AGENDA ITEM SUBJECT:** Impact Fee Six Month Update

**AGENDA ITEM NUMBER:** 9.B.

**SUBMITTED BY:**  **Shashi Kumar, PE, CFM**, Director, Public Works/City Engineer

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**BACKGROUND:**

The members of the Planning and Zoning Commission serve in an advisory capacity as the Capital Improvement Advisory Committee (CIAC) to (1) advise and assist the City Council in adopting land use assumptions; (2) review impact fee capital improvements plans and file written comments; (3) monitor and evaluate the implementation of the impact fee capital improvements plans; (4) file semiannual reports to the progress of impact fee capital improvement plans, reporting to the City Council any perceived inequities in implementing the plans or imposing the impact fees; and (5) advise the City Council of the need to update or revise land use assumptions, impact fee capital improvements plans, and impact fees.

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

Section (d) of 395.058, Texas Local Government Code, requires that the City make available to the CIAC any professional reports with respect to implementing the capital improvements plan. Shashi Kumar, P.E., Director of Public Works/City Engineer has reviewed the reports and recommends no changes be made to the land use assumptions, capital improvement plan, or impact fees for Lake Olympia Parkway Extension and Mustang Bayou. A separate report will be made on Northeast Oyster Creek Sub-Watershed as it has just undergone the five year review.

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**RECOMMENDED ACTION:**

Staff recommends that the Capital Improvement Advisory Committee approve that no changes be made to the land use assumptions, capital improvements plan, or the impact fees for the Lake

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Olympia Parkway Extension or Mustang Bayou Watershed and forward this report to City Council with a recommendation for consideration and adoption thereof.

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