



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 **November 14, 2018 at 7:00 p.m. at: City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

Consider approval of the minutes of the October 10, 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 Sienna Plantation Section 33A
- (2) Consider approval of a preliminary plat for Olympia Estates Northeast Reserves
- (3) Consider approval of a preliminary plat for Dry Creek Village Section Two
- (4) Consider approval of a preliminary plat for Mustang Trails Section 3

- (5) Consider approval of a final plat for Hagerson Road Street Dedication Phase Two
- (6) Consider approval of a final plat for Oyster Creek Commerce Reserves D & E
- (7) Consider approval of a final plat for Fort Bend County WC&ID No. 2 Water Plant No. 6
- (8) Consider approval of a final plat for Jaffar Enterprises Missouri City

B. PUBLIC HEARING AND CONSIDERATION OF A REPLAT THUNDERBIRD NORTH RESERVE C

- (1) Consider approval of Replat of Reserve "C" Thunderbird North

C. PUBLIC HEARING AND CONSIDERATION OF A REPLAT OF HIGHWAY 6 / MURPHY RESERVE A

- (1) Consider approval of Replat Reserve "A" Highway 6 / Murphy

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

- (1) To receive comments for or against a request by Clinton Wong, President, Hannover Estates, Ltd and Sunlake Ltd to amend the regulations and restrictions of PD, Planned Development District No. 81 to allow for a mixed use development to include commercial, retail, townhomes and multifamily residential developments, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.
- (2) Consideration of the approval of a final report to City Council on item 7A(1) above.

8. ZONING TEXT AMENDMENTS

None

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

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

10. CLOSED EXECUTIVE SESSION

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

11. RECONVENE

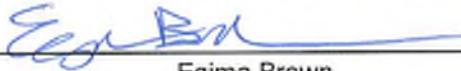
Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

12. ADJOURN

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

CERTIFICATION

I certify that a copy of the November 14, 2018, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on November 9, 2018.



Egima Brown
Planning Technician



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 14, 2018

AGENDA ITEM SUBJECT: Preliminary Plat of Sienna Plantation Section 33A

AGENDA ITEM NUMBER: 6.A.(1)

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

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

PERMIT NUMBER: 1800082

PROPERTY ID: 0031-00-000-3038-907

LOCATION: South of Plantation River Parkway and South and West of Sienna Parkway, East of the Brazos River

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. All conditions placed on the approval of the Conceptual Plan for the subject plat must be approved or information provided as requested.
 - b. North shall be indicated and the plat must be oriented with North at the top of the drawing in accordance with Section 2.D(7). **Please add north arrow.**
 - c. The scale must be indicated numerically and graphically. Both the numerical and graphical displays of the scale must be located adjacent to each other. The minimum scale acceptable shall be one inch equals 100 feet in accordance with Section 2.D(8).
 - d. The **location, rights-of-way widths, and names** of all **existing and proposed public and private streets** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please provide the r-o-w width for Plantation River Parkway.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. Prior to final plat approval, a letter shall be provided from the Fort Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
 - b. Utility models for water are required per requirements in Chapter 5.02 of the Public Infrastructure Design Manual. The minimum fire flow and minimum system pressure is required. Provide fire flow model.
 - c. Please provide minimum slab elevation as indicated in plat note #10.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An electronic plat shall be submitted in accordance with Section 2.D(2). The DWG file provided was not referenced properly.

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

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



APPLICATION FOR PLAT APPROVAL

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

PRELIMINARY
 REVISED PRELIMINARY

Date of Application: October 26, 2018

1. Name of plat:	Sienna Plantation Section 33A		
2. Name of conceptual plan that encompasses this plat (if applicable):	Sienna Plantation		
3. Type of use (Circle one or more):	Multifamily Residential	Commercial	Industrial
	Single Family Residential	Specific Use Permit	Planned Development
	Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer):	TOLL-GTIS Property Owners, LLC - Jimmie Jenkins		
Mailing Address:	10110 W. Sam Houston Parkway North, Suite 350 - Houston - Texas 77064		
Phone No.:(281) 894-8655		
Email:	jjenkins@tollbrothers.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. - Marie Escue		
Mailing Address:	1904 W. Grand Parkway North, Suite 100 - Katy - Texas - 77449		
Phone No.:(713) 380-4443		
Email:	mescue@lja.com		
6. Is plat located inside the City limits or City's ETJ? (Circle One):	CITY LIMITS	ETJ	
7. Is plat located inside the City's ETJ? (Circle One):	YES	NO	
8. Total acreage:	14.087 Ac		
9. Estimated # of Sections:	<u> 1 </u>	Blocks: <u> 4 </u>	Reserves: <u> 4 </u>
10. Estimated # of residential lots/dwelling units:	52		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>			
Private Streets:	<u> 0 </u>	Public Streets:	<u> 2.819 </u>
Lakes/Ponds (non-recreational):	<u> 0 </u>	Irrigation/Drainage Canals:	<u> 0 </u>
Utility Easements:	<u> 0 </u>	Public Parkland:	<u> 0 </u>
Other (explain):	Reserves	(acres):	<u> 0.820 </u>
12. Residential lot dimensions:	Average: 55' x 140'	Smallest: 55' x 135'	
13. Lot area:	Non cul-de-sac: 7,700	Cul-de-sac: 17,429	
14. Front width (At property line):	Non cul-de-sac: 55'	Cul-de-sac: 40'	
15. Front width (At building line):	Non cul-de-sac: 55'	Cul-de-sac: 50'	
16. Depth:	Non cul-de-sac: 140'	Cul-de-sac: 165'	
17. Block Length:	Average: 509'	Longest: 839'	Shortest: 48'
18. Type of Streets (Circle One):	Public	Private	Combination Public/Private
19. Type of Water System (Circle One):	Public	Individual Water Wells	Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public	Individual Septic Tanks	Other (attach explanation)
21. Municipal Utility District:	Sienna Plantation Municipal Utility District No. 6		

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, OWNERS OF THE 14.087 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 33A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING 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 33A 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, AND ITS COMMON SEAL HEREUNTO AFFIXED 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 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. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 64005

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 33A 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.

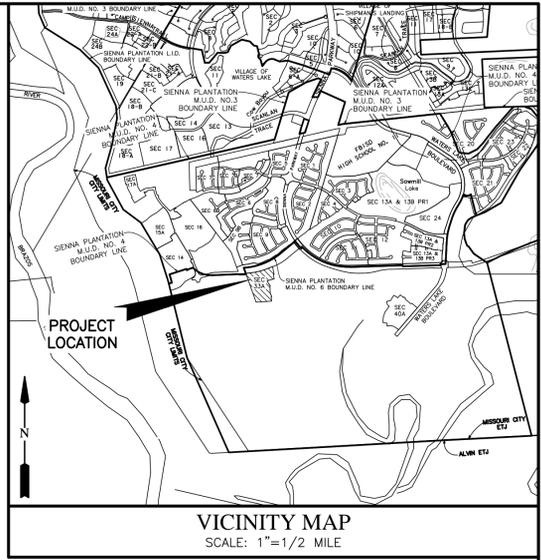
SONYA BROWN-MARSHALL, CHAIRMAN

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 5 16.5 FEET FROM THE SIDE WALK WHERE THE DISC IS LOCATED. SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK FND 5/8 INCH IRON ROD WITH CAP MARKED " _____ " ELEV. = _____ 2001 ADJUSTMENT
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____ DATED _____ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY, AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0455L, REVISED DATE APRIL 02, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM, OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. THIS 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 INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN FLOODPLAIN ELEVATION. THE NEARBY CITY OF FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- 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.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 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 PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED 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 SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 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 HOME OWNERS ASSOCIATION (HOA).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.

- THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.R.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



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

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

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

THIS _____ DAY OF _____, 2018.

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

ROBERT E. HEBERT
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 33A

A SUBDIVISION OF 14.087 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, AND IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

52 LOTS 4 RESERVES (0.820 ACRES) 4 BLOCKS
OCTOBER 26, 2018 JOB NO. 1416-1533AP

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

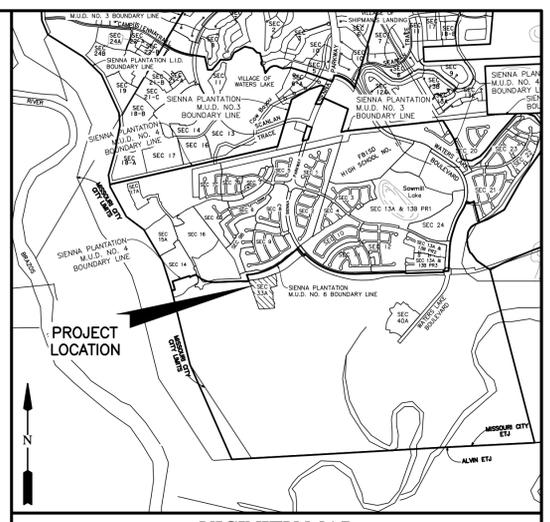
ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

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



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2035.00'	2055'35"	743.25'	739.13'	N 77°05'11" E
C2	1410.00'	4'28'49"	110.25'	110.22'	N 68°51'48" E
C3	725.00'	1'10'13"	14.81'	14.81'	S 78°38'02" W
C4	485.00'	3'28'57"	29.48'	29.47'	S 24°59'01" E
C5	25.00'	84'22'25"	36.81'	33.58'	S 65°25'45" E
C6	25.00'	84'22'25"	36.81'	33.58'	S 30°11'50" W
C7	485.00'	7°07'25"	60.30'	60.26'	S 08°25'41" E
C8	25.00'	95°16'41"	41.57'	36.95'	S 52°30'18" E
C9	475.00'	2'23'27"	19.82'	19.82'	S 81°03'05" W
C10	1000.00'	9°51'40"	172.11'	171.90'	S 21°47'39" E
C11	460.00'	2'15'31"	175.49'	174.43'	S 15°47'43" E
C12	750.00'	1'10'13"	15.32'	15.32'	S 78°38'02" W
C13	750.00'	7'29'43"	98.11'	98.04'	S 74°18'04" W
C14	450.00'	7°00'47"	55.08'	55.05'	S 74°03'36" W
C15	50.00'	96°51'54"	84.53'	74.82'	S 29°08'03" W
C16	450.00'	7°34'08"	59.44'	59.40'	S 23°04'58" E
C17	450.00'	22°00'03"	172.79'	171.74'	S 15°52'00" E
C18	50.00'	85°31'08"	74.63'	67.89'	S 47°37'32" E
C19	450.00'	9°45'33"	76.65'	76.56'	N 84°44'08" E
C20	35.00'	88°20'20"	53.96'	48.77'	S 27°18'21" W
C21	975.00'	1'21'14"	23.04'	23.04'	S 17°32'26" E
C22	25.00'	89°10'33"	38.91'	35.10'	S 62°49'19" E
C23	775.00'	5'26'30"	73.61'	73.58'	N 75°19'40" E
C24	775.00'	1'10'13"	15.83'	15.83'	N 78°38'02" E
C25	725.00'	4'53'27"	61.89'	61.87'	S 75°36'11" W
C26	25.00'	97°25'29"	42.51'	37.57'	S 24°26'43" W
C27	975.00'	2'27'28"	41.82'	41.82'	S 25°29'45" E
C28	475.00'	9°45'33"	80.91'	80.81'	S 84°44'08" W
C29	25.00'	34°21'00"	14.99'	14.76'	S 72°26'24" W
C30	50.00'	150°13'12"	131.09'	96.64'	N 49°37'30" W
C31	25.00'	30°21'04"	13.24'	13.09'	N 10°18'34" E
C32	425.00'	22°00'03"	163.20'	162.19'	N 15°52'00" W
C33	475.00'	7°34'08"	62.75'	62.70'	N 23°04'58" W
C34	25.00'	27°00'04"	11.78'	11.67'	N 32°47'56" W
C35	50.00'	150°52'01"	131.66'	96.79'	N 29°08'03" E
C36	25.00'	27°00'04"	11.78'	11.67'	S 88°55'59" E
C37	425.00'	7°00'47"	52.02'	51.99'	N 74°03'36" E
C38	25.00'	88°51'35"	38.77'	35.00'	N 26°07'25" E
C39	1025.00'	1'26'34"	25.81'	25.81'	N 17°35'06" W
C40	35.00'	88°20'20"	53.96'	48.77'	N 61°01'59" W
C41	25.00'	96°51'54"	42.27'	37.41'	N 29°08'03" E
C42	475.00'	7°00'47"	58.14'	58.10'	N 74°03'36" E
C43	25.00'	85°40'45"	37.38'	34.00'	S 66°36'25" E
C44	1025.00'	2'57'26"	52.91'	52.90'	S 25°14'46" E
C45	435.00'	2'15'31"	165.95'	164.95'	S 15°47'43" E
C46	25.00'	94°28'52"	41.23'	36.71'	S 42°22'28" W
C47	25.00'	85°31'08"	37.31'	33.95'	N 47°37'32" W
C48	475.00'	22°00'03"	182.39'	181.28'	N 15°52'00" W
C49	425.00'	7°34'08"	56.14'	56.10'	N 23°04'58" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°32'59" E	10.57'
L2	S 17°33'09" E	28.60'
L3	S 78°02'55" W	11.05'
L4	S 11°22'12" E	134.91'
L5	S 26°43'29" E	91.57'
L6	S 17°36'58" E	50.00'
L7	S 04°51'58" E	168.17'
L8	S 10°08'39" E	50.00'
L9	S 07°45'11" E	131.25'
L10	N 72°23'02" E	47.54'
L11	S 70°33'12" W	89.65'
L12	S 19°17'54" E	49.98'
L13	S 04°51'58" E	64.09'
L14	N 04°51'58" W	61.63'
L15	N 19°17'54" W	53.33'
L16	S 20°33'12" E	18.30'
L17	N 70°33'12" E	21.08'
L18	N 04°51'58" W	64.09'
L19	N 19°17'54" W	49.98'
L20	S 28°51'33" W	14.04'
L21	N 57°05'47" W	14.23'



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

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.250	10,901	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
B	0.049	2,152	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
C	0.089	3,880	RESTRICTED TO UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
D	0.432	18,816	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
TOTAL	0.820	35,749		

SIENNA PLANTATION SECTION 33A

A SUBDIVISION OF 14.087 ACRES OF LAND SITUATED IN THE HALL FITZGERALD LEAGUE, ABSTRACT 25, AND IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

52 LOTS 4 RESERVES (0.820 ACRES) 4 BLOCKS
OCTOBER 26, 2018 JOB NO. 1416-1533AP

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

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

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

NAD83 GRID COORDINATES
X= 3,074,508.9812
Y= 13,737,085.7216

TOLL-GTIS PROPERTY OWNER LLC
CALLED 15,000 ACRES
FILE NO. 2015007138
F.B.C.O.P.R.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 14, 2018

AGENDA ITEM SUBJECT: Preliminary Plat of Olympia Estates Northeast Reserves

AGENDA ITEM NUMBER: 6.A.(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: 1800083

PROPERTY ID: 0313-00-000-0134-907

LOCATION: South of Lake Olympia Parkway and east of Vicksburg Boulevard

ZONING DISTRICT DESIGNATION: PD, Planned Development District #96 (Ordinance O-15-54)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A.

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The **location, rights-of-way widths, and names** of all **existing and proposed public and private streets** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12).
 - b. The **location, rights-of-way widths, and names** of all **existing and proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12).
 - c. The **rights-of-way** of all **railroads, pipelines and other permanent features** such as section lines within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12).
 - d. Building lines shall be labeled in accordance with Section 2.D(17). The building line label along L1 indicates a 10 foot building line. Where adjacent to a residential district, a minimum of 30 feet is required. **Please revise.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - b. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).
 - c. Prior to final plat approval, a letter shall be provided from the Fort Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
 - d. Easements for cross access must be included on the plat.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a DWG of the plat.**

B. STANDARD PLAT NOTES:

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
 - b. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."

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

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



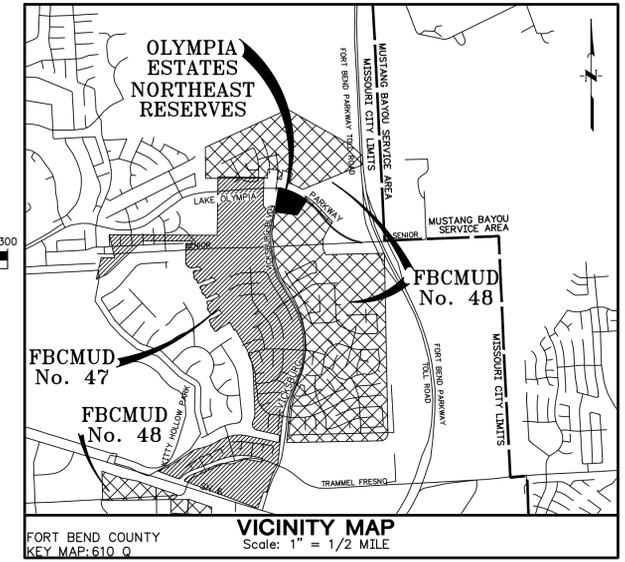
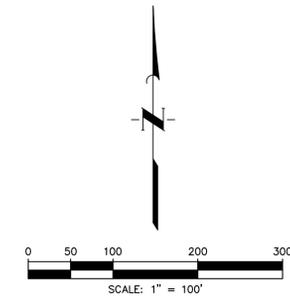
APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat:	Olympia Estates Northeast Reserves		
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): Unrestricted Reserves		
4. Landowner's name (If company or corporation, list chief officer):	Randy Roertson		
Mailing Address:	75 Bering Drive, Suite 500		
Phone No.:() -			
Email:	randy@terramarkventures.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.):	Jones Carter Daniel Valdez		
Mailing Address:	2322 W. Grand Parkway N. Suite 150 Katy TX 77449		
Phone No.:(832) 913 - 4031			
Email:	dvaldez@jonescarter.com		
6. Is plat located inside the City limits or City's ETJ? (Circle One):	CITY LIMITS	ETJ	
7. Is plat located inside the City's ETJ? (Circle One):	YES	NO	
8. Total acreage:	8.481		
9. Estimated # of Sections: 0	Blocks: 1	Reserves: 2	
10. Estimated # of residential lots/dwelling units:	0		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above.			
Private Streets: _____	Public Streets: _____	Residential Lots: _____	
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____	
Utility Easements: _____	Public Parkland: _____		
Other (explain):	unrestricted reserves (acres): 8.481		
12. Residential lot dimensions:	n/a	Average: 0	Smallest: _____
13. Lot area:	n/a	Non cul-de-sac:	Cul-de-sac:
14. Front width (At property line):	n/a	Non cul-de-sac:	Cul-de-sac:
15. Front width (At building line):	n/a	Non cul-de-sac:	Cul-de-sac:
16. Depth:	n/a	Non cul-de-sac:	Cul-de-sac:
17. Block Length:	n/a	Average: _____	Longest: _____ Shortest: _____
18. Type of Streets (Circle One):	Public	Private	Combination Public/Private
19. Type of Water System (Circle One):	Public	Individual Water Wells	Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public	Individual Septic Tanks	Other (attach explanation)
21. Municipal Utility District:	Missouri City Management District No. 1		

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	UNRESTRICTED	2.4534	LOP 8.5, L.P.
B	UNRESTRICTED	6.0276	LOP 8.5, L.P.



CALLED 2.164 ACRES
TO WIHA 1, LLC
BY SPECIAL WARRANTY DEED
CF No. 2016082739
FBCOPRRP

LAKE OLYMPIA PARKWAY
100' ROW
CF No. 2004110056
FBCOPRRP

PALMETTO/WIHA
FB107 LP
C.F. No. 2015022123
FBCPR

CALLED 9.6242 ACRES
TO EQUITY TRUST COMPANY
FBO JOHN N. VASTISTAS 48.4754%
FBO FRANCIS MADIA 51.5246%
BY GENERAL WARRANTY DEED
CF No. 2013110291
FBCOPRRP
DESCRIBED IN CF No. 2001122132
SAVE AND EXCEPT TRACT 1
FBCOPRRP

OLYMPIA
ESTATES
SEC. 9
Plat No. 20170057
FBCOPRRP

OLYMPIA ESTATES
SECTION 8
Plat No. 20150204
FBCPR

OLYMPIA ESTATES
SECTION 7
Plat No. 20140226
FBCPR

RESTRICTED RESERVE "A"
Restricted to Commercial
Purposes Only
2.4534 AC
106,869 Sq Ft

RESTRICTED RESERVE "B"
Restricted to Commercial
Purposes Only
6.0276 AC
266,304 Sq Ft

General Notes

- All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
- All block corner and cul-de-sac return to tangent radii are twenty five feet (25').
- AE "Aerial Easement"
BL "Building Line"
CF "Clerk's File"
DE "Drainage Easement"
Esmt "Easement"
FC "Film Code"
FBCDR "Fort Bend County Deed Records"
FBCMR "Fort Bend County Map Records"
FBCMUD "Fort Bend County Municipal Utility District"
FBCOPRR "Fort Bend County Official Public Records"
FBCOPRRP "Fort Bend County Official Public Records of Real Property"
FBCPR "Fort Bend County Plat Records"
FND "Found"
No "Number"
POB "Point of Beginning"
ROW "Right-of-Way"
Sq Ft "Square Feet"
SSE "Sanitary Sewer Easement"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol - Pg "Volume and Page"
WLE "Waterline Easement"
① "Block Number"
• Set 3/4-inch Iron With Cap Stamped "Cotton Surveying"
as Per Certification
"F" Found 3/4-inch Iron With Cap Stamped "Cotton Surveying"
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street rights-of-way as shown on the plat.
- Elevations shown hereon are based on Missouri City Benchmark PCM-003, located at the southwest corner of the intersection of Sienna Parkway and Trammel-Fresno Road behind a concrete walk with a published elevation of 66.07 feet, NAVD 88, 2001 Adjustment.
- Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.

- Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 ft. for residential development and 300 ft. for commercial development). All fire hydrants shall be installed according to the International Fire Code adopted by the City.
- The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the owner shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Subsection 3.C.12 of the Code of Ordinances of the City of Missouri City, Texas.
- 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.
- All pipelines within the platted area are shown hereon.
- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- Unrestricted Reserve "A" is unrestricted
Restricted Reserve "A" is 2.4534 acres, 106,869 square feet.
Unrestricted Reserve "B" is unrestricted
Restricted Reserve "B" is 6.0276 acres, 266,304 square feet.
- 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.
- 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.
- 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 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.
- There shall be a rear building line of not less than 30 feet.
- There shall be a side yard of not less than 30 feet when abutting a street or residential district, otherwise the side yard will be determined by the building and fire codes.
- Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732
- Driveway Location - for the lot on the inside of a knuckle or 90 degree turn, driveway must be placed on the lot frontage along the inside approach lane prior to the right turn, to avoid sight obstruction safety hazards.
- Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	TANGENT
C1	25.00'	94°59'13"	41.45'	N55°23'45"E	27.28'
C2	1950.00'	22°41'41"	772.39'	S65°48'39"E	391.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°33'52"W	446.49'
L2	N82°06'23"W	570.27'
L3	N07°54'41"E	593.48'
L4	N65°33'01"E	482.51'
L5	N25°02'01"E	82.80'

PRELIMINARY PLAT OF OLYMPIA ESTATES NORTHEAST RESERVES

A SUBDIVISION OF 8.481 ACRES OF LAND
OUT OF THE
H. SHROSPHIRE SURVEY, A-313
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS
OCTOBER 26, 2018

0 LOTS 2 RESERVES 1 BLOCK

OWNER/DEVELOPER:
LOP 8.5, L.P.,
A Texas Limited Partnership
675 Bering Drive, Suite 500
Houston, Texas 77057
Randy Robertson

SURVEYOR:
JC JONES | CARTER
GOTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10080100
8330 Woodloop South, Suite 100, Houston, TX 77061 • 713.377.3337
Steven A. Jores, R.P.L.S. No. 5317

ENGINEER:
JC JONES | CARTER
Texas Board of Professional Engineers Registration No. 9-438
22308 Merchants Way, Suite 170 - East, TX 77149 • 832.913.0800
SEAN P. BURCH, P.E.

SHEET 1 OF 1

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Gateway Land Development/Olympia 52, LP, a Texas limited partnership, acting by and through _____, its _____, and, Authorized Agent, herein referred to as Owner of the 8.481 acre tract described in the above and foregoing plat of Olympia Estates Northeast Reserves, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21' 6") in width.

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

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Olympia Estates Northeast Reserves where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, LOP 8.5, L.P., a Texas limited partnership, has caused these presents to be signed by _____, its _____, hereunto authorized, and its common seal hereunto affixed

this _____ day of _____, 2018.

LOP 8.5, L.P.,
a Texas limited partnership

By: _____
Name
Title

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

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

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

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

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

I, Steven A. Jares, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet except as shown hereon; and that the plat boundary corners have been tied to the nearest survey corner.

I further certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the (owner or subdivisor) owns or has a legal interest in.

Steven A. Jares
Registered Professional Land Surveyor
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Olympia Estates Northeast Reserves 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
Chair

By: _____
Timothy R. Haney
Vice Chair

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation

in my office on _____, 2018 at _____ o'clock ____ m. In plot number _____ of the plat records of Fort Bend County, Texas

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

Laura Richard
County Clerk Fort Bend County, Texas

By: _____
Deputy

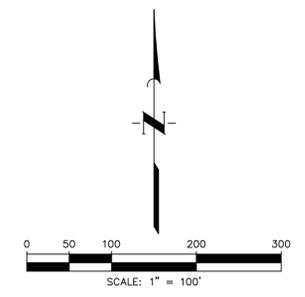
**PRELIMINARY PLAT OF
OLYMPIA ESTATES
NORTHEAST RESERVES**
A SUBDIVISION OF 8.481 ACRES OF LAND
OUT OF THE
H. SHROSPHIRE SURVEY, A-313
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS
OCTOBER 26, 2018

0 LOTS
OWNER/DEVELOPER:
LOP 8.5, L.P.,
A Texas Limited Partnership
675 Bering Drive, Suite 500
Houston, Texas 77057
Randy Robertson

2 RESERVES
SURVEYOR:
 **JONES CARTER**
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10080100
8326 West Loop South, Suite 150 • Houston, TX 77060 • 713.577.2317
Steven A. Jares, R.P.L.S. No. 5317

1 BLOCK
ENGINEER:
 **JONES CARTER**
Texas Board of Professional Engineers Registration No. 9-438
22230 Merchants Way, Suite 170 • Katy, TX 77449 • 832.913.0800
SEAN P. BURCH, P.E.

SHEET 2 OF 2



PALMETTO/WIHA
 FB107 LP
 C.F. No. 2015022123
 FBCPR

LEGEND

EXISTING	PROPOSED	
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
		SWALE CENTERLINE
		NATURAL GROUND CONTOUR
		LIFT STATION

CALLED 8.768 ACRES
 EQUITY TRUST COMPANY
 FBO JOHN N VATISTAS
 & FRANCIS MADIA
 CF NO. 2013110291
 F.B.C.D.R.

20' WIDE TEXAS EASTERN
 TRANSMISSION CORP
 VOL 587, PG 102 FBCDR

WATER LINE ESMT
 CALLED 1.07267 AC.
 CITY OF MISSOURI CITY
 VOL 1696, PG 267 FBCDR

DRAINAGE CHANNEL
 TO KITTY HOLLOW
 LAKE

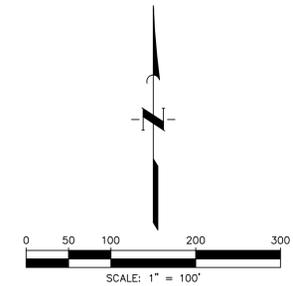
VICKSBURG BLVD
 (100' ROW)
 VOL 1528, PG 7 FBCDR

OLYMPIA ESTATES
 SECTION 8
 PLAT No. 20150204
 FBCPR

SELENE DRIVE
 (60' ROW)

K:\13951\13951-0008-01 & 8 Area Tract Plans & Plats\13 Design Phase\PLATTING\FBCPR\Engineering Items\Olympia Estates Northeast Reserves Conceptual Exhibits v1.dwg Oct 11, 2018 - 7:43pm JSRZ

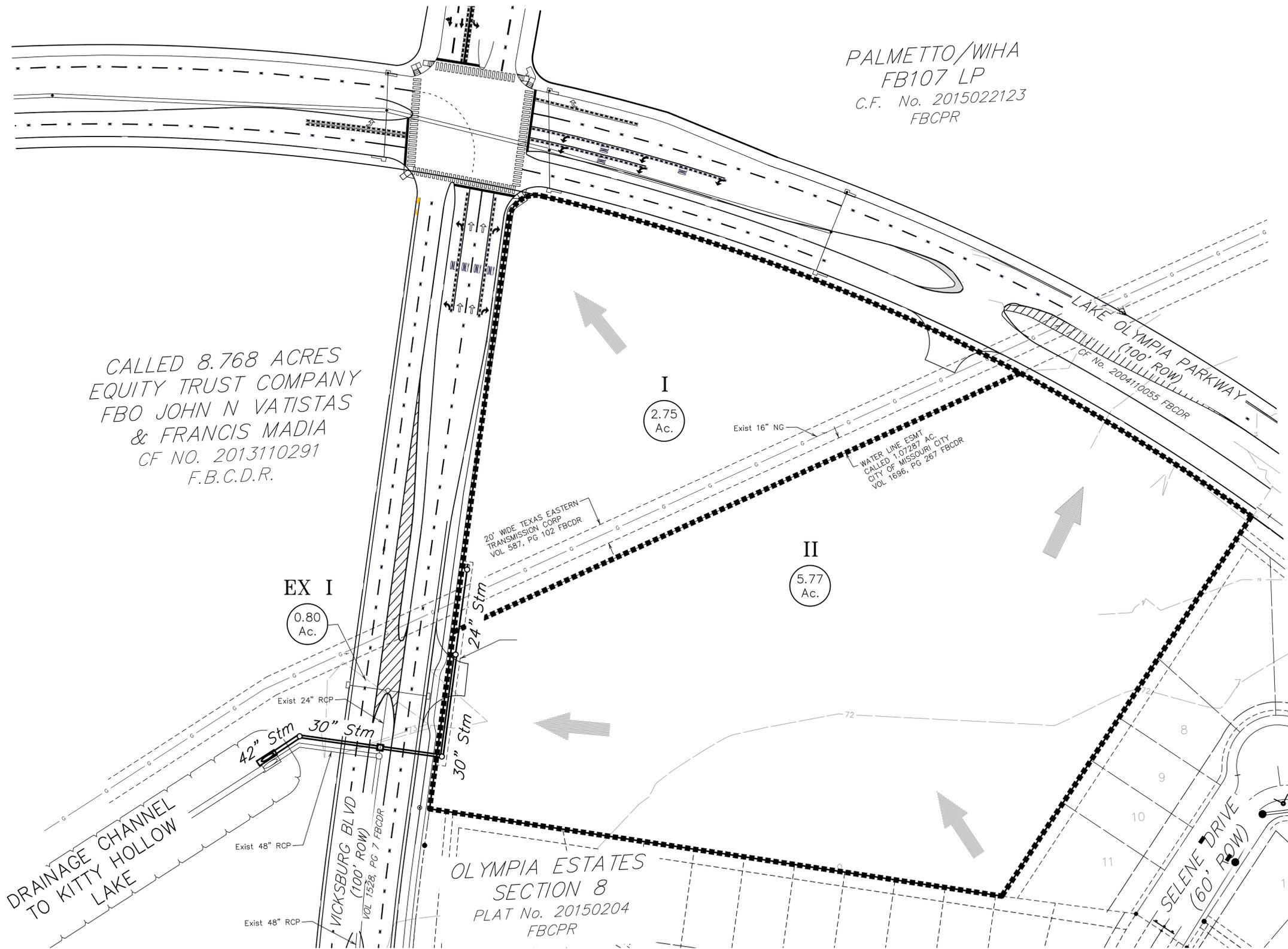
No.	DATE	REVISION
 MISSOURI CITY TEXAS DEPARTMENT OF PUBLIC WORKS		
Shashi K. Kumar, P.E., C.F.M. CITY ENGINEER		
SEAL:		
INTERIM REVIEW Not intended for construction, bidding or permit purposes. Engineer: JARED S. WILLIAMS, P.E. P.E. Serial No.: 131340 Date: OCTOBER 2018		
 JONES CARTER <small>Texas Board of Professional Engineers Registration No. F-439 6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337</small>		
CONSTRUCTION PLANS FOR: OLYMPIA ESTATES NORTHEAST RESERVES		
PRELIMINARY SANITARY AND WATER LAYOUT		
JOB No.:	SCALE: 1" = 50'	
SUBMITTED:	DATE: October, 2018	
SHEET 1 OF 2		



PALMETTO/WIHA
 FB107 LP
 C.F. No. 2015022123
 FBCPR

CALLED 8.768 ACRES
 EQUITY TRUST COMPANY
 FBO JOHN N VATISTAS
 & FRANCIS MADIA
 CF NO. 2013110291
 F.B.C.D.R.

EXISTING	PROPOSED	
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
		SWALE CENTERLINE
		NATURAL GROUND CONTOUR
		LIFT STATION
		DRAINAGE AREA IN ACRES
		DRAINAGE AREA LINE
		DRAINAGE AREA NUMBER
		EXTREME EVENT SHEET FLOW



No.	DATE	REVISION

MISSOURI CITY TEXAS
 DEPARTMENT OF PUBLIC WORKS

Shashi K. Kumar, P.E., C.F.M.
 CITY ENGINEER

SEAL:

INTERIM REVIEW
 Not intended for construction, bidding or permit purposes.
 Engineer: JARED S. WILLIAMS, P.E.
 P.E. Serial No.: 131340
 Date: OCTOBER 2018

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

CONSTRUCTION PLANS FOR:
**OLYMPIA ESTATES
 NORTHEAST RESERVES**

**PRELIMINARY STORM
 SEWER LAYOUT**

JOB No.:	SCALE: 1" = 50'
SUBMITTED:	DATE: October, 2018
SHEET 2 OF 2	

K:\13991\13991-0008-01 & 8 Area Tract Plans & Platting\2 Design Phase\PLATTING\REGULATORY\Engineering Items\Storm\Storm Northeast Reserves Conceptual Exhibits v1.dwg Oct 12, 2018 - 9:25am JSWZ



PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: November 14, 2018

AGENDA ITEM SUBJECT: Preliminary Plat of Dry Creek Village Section 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

PERMIT NUMBER: 1800085

PROPERTY ID: 0077-00-000-0584-907 / 0077-00-000-0390-907

LOCATION: North of Trammel Fresno Road, south of Lake Olympia Parkway, east of Olympia Estates, and west of the Fort Bend Parkway

ZONING DISTRICT DESIGNATION: PD, Planned Development District #88
(Ordinance O-18-24)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **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. Please revise the approved concept plan to show the revised boundary of Section Two. Also clarify why the area identified as lake/detention on the concept plan is not included within the boundaries of the subject plat.
 - b. A Parkland Dedication proposal for the Dry Creek Village residential subdivision was approved by City Council on March 6, 2017. The dedication includes proposed trails and cash in lieu of parkland for half of the total dwelling units within the subdivision. Please show on the subject plat the location of proposed trails in accordance with the approved dedication and as referenced in plat note #28. Cash in lieu of parkland will be due prior to recordation of a final plat.
 - c. The total number of **acres and reserves** shall be indicated in accordance with Section 2.D(3). The total acreage and number of reserves listed on the application, on the title block, within both reserve tables and in plat note #12 do not match what is shown on the plat. Please revise.
 - d. A copy of the proposed restrictive covenants shall be provided in accordance with Section 2.D(24).
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, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
 - c. Please provide minimum slab elevation as indicated in plat note #11
 - d. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 82-68(15).
 - e. An easement for the secondary access must be platted prior to the approval of the final plat.
 - f. The agreement between the City and the Developer must be executed before the approval of the final plat.

- g. The applicant should note that the updated standards of Atlas 14 and the Fort Bend County Drainage District will apply to Dry Creek Village Section Three.

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

- a. An electronic plat shall be submitted in accordance with Section 2.D(2). Provide a DWG of the plat.

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 update plat note #14 to reflect the parkland dedication as it applies to this section.
 - b. Please update the PD ordinance number provided in plat note #18.
- 2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.

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



APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat:	Preliminary plat of Dry Creek Village section Two		
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):		
4. Landowner's name (If company or corporation, list chief officer):	David Glunt		
Mailing Address:	4101 Green Briar, suite 310, Houston, Texas 77098		
Phone No.:	(713) 627 - 1015		
Email:	gluntar@earthlink.net		
5. Applicant's name (Engineer, Planner, Architect, Etc.):	Jones/Carter Daniel Valdez		
Mailing Address:	2322 W. Grand Parkway N., suite 150, Katy TX 77449		
Phone No.:	(832) 913 - 4000		
Email:	dvaldez@jonescarter.com		
6. Is plat located inside the City limits or City's ETJ? (Circle One):	CITY LIMITS	ETJ	
7. Is plat located inside the City's ETJ? (Circle One):	YES	NO	
8. Total acreage:	46.68		
9. Estimated # of Sections:	1	Blocks:	3
		Reserves:	3
10. Estimated # of residential lots/dwelling units:	153		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:			
Private Streets:	0	Public Streets:	7.732
Lakes/Ponds (non-recreational):	7.3158	Irrigation/Drainage Canals:	0
Utility Easements:	0	Public Parkland:	0
Other (explain):	landscape/open space		(acres): 1.952
12. Residential lot dimensions:	Average:	50'	Smallest: 50'
13. Lot area:	Non cul-de-sac:	.155 ac	Cul-de-sac: .207 ac
14. Front width (At property line):	Non cul-de-sac:	50'	Cul-de-sac: 50'
15. Front width (At building line):	Non cul-de-sac:	50'	Cul-de-sac: 50'
16. Depth:	Non cul-de-sac:	125'	Cul-de-sac: 130'
17. Block Length:	Average:	289	Longest: 882.77 Shortest: 255
18. Type of Streets (Circle One):	Public	Private	Combination Public/Private
19. Type of Water System (Circle One):	Public	Individual Water Wells	Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public	Individual Septic Tanks	Other (attach explanation)
21. Municipal Utility District:	FORT Bend County MUD No 48		

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, DC Development Partners, LP, a Texas limited partnership acting by and through David R. Glunt, its Managing Member, herein referred to as Owner of the 40.68 acre tract described in the above and foregoing plat of Dry Creek Village Section Two, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

Further, Owner have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21' 6") in width.

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

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

this _____ day of _____, 2018.

DC Development Partners, LP,
a Texas limited partnership

By: _____
David R. Glunt, Managing Member

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Dry Creek Village Section Two in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this _____,

day of _____, 2018.

By: _____
Sanya Brown-Marshall
Chair

By: _____
Timothy R. Haney
Vice Chair

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

Steven Jares
Registered Professional Land Surveyor
No. 5317

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°29'08"E	320.22'
L2	N05°30'52"W	182.27'
L3	N80°51'03"E	222.00'
L4	N79°55'44"E	48.60'
L5	N70°53'42"E	155.37'
L6	S87°45'32"W	45.18'
L7	N70°33'48"W	129.08'
L8	N78°36'52"W	49.55'
L9	S87°05'57"W	148.74'
L10	S83°15'06"W	135.48'
L11	N89°18'16"W	45.96'
L12	S13°06'26"W	120.00'
L13	S11°44'11"W	60.00'
L14	S11°44'11"W	124.60'
L15	S86°08'34"E	18.99'
L16	S03°51'26"W	121.44'
L17	S03°51'26"W	60.00'
L18	S01°25'22"W	115.00'
L19	S43°34'38"E	14.14'
L20	S88°34'38"E	59.92'
L21	N84°29'39"E	152.32'
L22	N85°00'28"E	49.51'
L23	N88°58'26"E	52.98'
L24	N52°06'48"W	115.00'
L25	S85°40'15"W	14.81'
L26	S43°27'18"W	47.58'
L27	S48°14'24"W	157.87'
L28	S35°33'04"W	107.86'
L29	S27°53'22"W	76.38'
L30	N65°30'31"W	244.50'
L31	N02°54'03"W	2222.34'
L32	N02°53'58"W	44.20'
L33	N83°30'00"E	152.29'
L34	N05°30'52"W	337.27'
L35	N84°29'08"E	533.29'
L36	N02°54'03"W	892.77'
L37	N87°05'57"E	641.17'
L38	N02°54'03"W	5.00'
L39	N87°05'57"E	692.60'
L40	N02°54'03"W	8.94'
L41	N02°54'03"W	255.00'
L42	N38°43'58"E	5.21'
L43	N87°05'57"E	141.32'
L44	N02°54'03"W	101.61'
L45	N47°45'37"E	0.70'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1970.00'	3°18'57"	114.00'	N07°10'20"W	113.99'	57.02'
C2	5579.60'	17°21'17"	1690.04'	S10°55'06"E	1683.58'	851.54'
C3	270.00'	1°22'15"	6.46'	S77°34'42"E	6.46'	3.23'
C4	1030.00'	2°26'04"	43.76'	S87°21'36"E	43.76'	21.89'
C5	5354.60'	1°19'13"	123.38'	S04°20'32"W	123.37'	61.69'
C6	420.00'	32°53'03"	241.05'	S21°26'40"W	237.76'	123.95'
C7	2000.00'	3°18'57"	115.74'	N07°10'20"W	115.72'	57.89'
C8	1000.00'	9°52'13"	172.27'	N78°33'54"E	172.06'	86.35'
C9	55.00'	8°23'11"	83.88'	N40°47'32"E	76.99'	32.55'
C10	55.00'	9°00'00"	86.39'	N47°54'03"W	77.78'	55.00'
C11	1000.00'	12°37'28"	220.34'	N86°35'19"W	219.89'	110.62'
C12	300.00'	75°21'46"	394.60'	N40°34'56"W	366.76'	231.71'
C13	300.00'	43°02'00"	225.32'	N18°36'57"E	220.06'	118.27'
C14	55.00'	74°43'58"	71.74'	N40°16'02"W	66.76'	42.00'
C15	1000.00'	8°30'32"	148.51'	N81°53'18"W	148.37'	74.39'
C16	25.00'	90°27'53"	39.47'	N51°16'03"W	35.50'	25.20'
C17	25.00'	44°21'27"	19.35'	N54°27'24"E	18.87'	10.19'
C18	50.00'	265°37'36"	231.80'	N14°54'32"W	73.36'	53.97'
C19	25.00'	41°25'49"	18.08'	N62°48'38"W	17.69'	9.45'
C20	25.00'	90°00'00"	38.84'	N38°59'34"E	35.05'	24.57'
C21	25.00'	90°00'00"	39.27'	N50°30'52"W	35.36'	25.00'
C22	25.00'	42°50'00"	18.69'	N63°04'08"E	18.26'	9.81'
C23	50.00'	265°40'01"	231.84'	N05°30'52"W	73.33'	53.93'
C24	25.00'	42°50'00"	18.69'	N74°05'52"W	18.26'	9.81'
C25	25.00'	87°23'11"	38.13'	N40°47'32"E	34.54'	23.88'
C26	25.00'	90°00'00"	39.27'	N47°54'03"W	35.36'	25.00'
C27	25.00'	48°11'23"	21.03'	N63°00'15"E	20.41'	11.18'
C28	50.00'	265°03'34"	231.31'	N08°33'39"W	73.69'	54.51'
C29	25.00'	36°52'12"	16.09'	N74°27'57"W	15.81'	8.33'
C30	25.00'	90°00'00"	39.27'	N42°05'57"E	35.36'	25.00'
C31	25.00'	90°00'00"	39.27'	N47°54'03"W	35.36'	25.00'
C32	25.00'	31°30'49"	13.75'	N71°20'32"E	13.58'	7.05'
C33	50.00'	263°37'24"	230.05'	N07°23'50"E	74.53'	55.90'
C34	25.00'	52°06'35"	22.74'	N66°50'46"W	21.96'	12.22'
C35	25.00'	90°00'00"	39.27'	N42°05'57"E	35.36'	25.00'
C36	25.00'	90°00'00"	39.27'	N47°54'03"W	35.36'	25.00'
C37	25.00'	41°25'49"	18.08'	N76°09'50"E	17.69'	9.45'
C38	50.00'	265°37'36"	231.80'	N08°15'44"E	73.36'	53.97'
C39	25.00'	44°21'27"	19.35'	N61°06'12"W	18.87'	10.19'
C40	25.00'	31°17'26"	13.65'	N72°46'24"E	13.48'	7.00'
C41	50.00'	143°12'33"	124.97'	N51°16'02"W	94.89'	150.35'
C42	25.00'	31°17'26"	13.65'	N04°41'31"E	13.48'	7.00'
C43	25.00'	90°00'00"	39.27'	N47°54'03"W	35.36'	25.00'
C44	25.00'	90°00'00"	39.27'	N42°05'57"E	35.36'	25.00'
C45	25.00'	96°04'16"	41.92'	N75°34'35"E	37.18'	27.80'
C46	25.00'	74°43'58"	32.61'	N40°16'02"W	30.35'	19.09'
C47	25.00'	28°32'57"	12.46'	N87°50'15"E	12.33'	6.36'
C48	50.00'	128°32'53"	112.18'	N42°09'47"W	90.09'	103.77'
C49	25.00'	26°25'32"	11.53'	N08°53'54"E	11.43'	5.87'
C50	25.00'	70°26'13"	30.73'	N02°54'03"W	28.83'	17.65'
C51	25.00'	29°34'14"	12.90'	N13°34'29"W	12.76'	6.60'
C52	50.00'	138°18'17"	120.69'	N40°47'32"E	93.45'	131.30'
C53	25.00'	29°34'14"	12.90'	N84°50'26"W	12.76'	6.60'
C54	25.00'	90°00'00"	39.27'	N39°29'08"E	35.36'	25.00'

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

PRELIMINARY PLAT OF DRY CREEK VILLAGE SECTION TWO

A SUBDIVISION OF 40.68 ACRES OF LAND

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

153 LOTS 3 RESERVES 3 BLOCKS
OCTOBER 2018

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

ENGINEER/PLANNER/SURVEYOR:





PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: November 14, 2018

AGENDA ITEM SUBJECT: Preliminary Plat of Mustang Trails Section 3

AGENDA ITEM NUMBER: 6.A.(4)

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: PLAT1800089

PROPERTY ID: Various – Application tied to 5276-01-000-0100

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 **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. Section 212.014 of the Texas Local Government Code requires a public hearing prior to the approval of a replat. The applicant should note that prior to approval of a final plat pertaining to the subject location, a public hearing is required and applicable notice must be provided. The applicant may discuss with staff on timing for notification ahead of a final plat application being submitted.
 - b. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. **The fee in lieu of will need to be paid before the final plat can be recorded.**
 - c. The total acreage provided for the revised conceptual plan for Mustang Trails is less than the total acreage of Sections 1A, 1B, 2 and now 3 combined. Please clarify and provide and update on the conceptual plan.
 - d. The legal description of the property, including the name of the county and the survey abstract number, shall be indicated in accordance with Section 2.D(2). **Mustang Trails Section 1B must be recorded and the applicable recorded information inserted into the title block of this plat prior to final plat approval.**
 - e. The total number of **acres, lots, blocks, AND reserves** shall be indicated in accordance with Section 2.D(3). The total number of lots indicated in the title block and the submitted application does not match the total number of lots (126) reflected on the plat and the revised concept plan. **Please revise.**
 - f. A copy of the proposed restrictive covenants shall be provided in accordance with Section 2.D(24).

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. All waterlines must be looped. The entire water system is shown as a single feed as defined by the Public Infrastructure Design Manual and cannot extend beyond 400 feet. The proposed development needs to provide a secondary feed to mitigate this requirement per the Public Infrastructure Design Manual Chapter 5.02.
 - c. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

- d. Utility models for water are required per requirements of the Public Infrastructure Design Manual, Chapter 5.02. The minimum fire flow and minimum system pressure is required. Please provide fire flow model.
- e. Utility models for sanitary are required per requirements of the Public Infrastructure Design Manual, Chapter 6.02.
- f. Please provide minimum slab elevation as indicated in plat note #10.
- g. Please provide offsite storm sewer calculations to verify existing storm system has capacity.
- h. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).

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

- a. An electronic plat shall be submitted in accordance with Section 2.D(2).
DWG was not referenced properly.

B. STANDARD PLAT NOTES:

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

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

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

None.

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

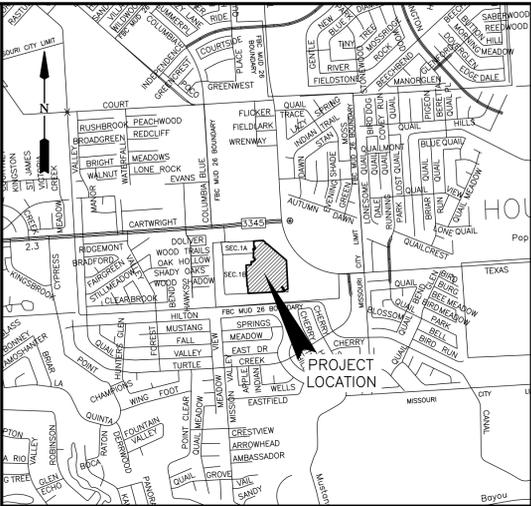


APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat: Mustang Trails Section 3		
2. Name of conceptual plan that encompasses this plat (if applicable): Mustang Trails		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development <div style="border: 1px solid black; padding: 2px; display: inline-block; margin: 5px;">Single Family Residential</div> Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): Pulte Homes Of Texas, L.P. - Lindy Olivia, Division President Mailing Address: 16670 Park Row Boulevard, Suite 100, Houston, Texas 77084 Phone No.:(281) 749 -8000 Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. - Adaris Socarras Mailing Address: 2929 Briarpark, Houston, Texas 77042 Phone No.:(713) 358 -8847 Email: asocarras@lja.com		
6. Is plat located inside the City limits or City's ETJ? (Circle One): <div style="border: 1px solid black; padding: 2px; display: inline-block; margin: 5px;">CITY LIMITS</div> ETJ		
7. Is plat located inside the City's ETJ? (Circle One): YES <div style="border: 1px solid black; padding: 2px; display: inline-block; margin: 5px;">NO</div>		
8. Total acreage: 21.247		
9. Estimated # of Sections: <u>0</u> Blocks: <u>5</u> Reserves: <u>1</u>		
10. Estimated # of residential lots/dwelling units: 115		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: Private Streets: _____ Public Streets: <u>4.123</u> Residential Lots: <u>16.414</u> Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): Pipeline (acres): <u>.710</u>		
12. Residential lot dimensions: Average: 45x110 Smallest: 45x110		
13. Lot area: Non cul-de-sac: 4,950 Cul-de-sac: 4,950		
14. Front width (At property line): Non cul-de-sac: 45' Cul-de-sac: 45'		
15. Front width (At building line): Non cul-de-sac: 45' Cul-de-sac: 43.5'		
16. Depth: Non cul-de-sac: 110' Cul-de-sac: 108.50'		
17. Block Length: <u>3.474'</u> Average: 870' Longest: <u>1,218'</u> Shortest: <u>82'</u>		
18. Type of Streets (Circle One): <div style="border: 1px solid black; padding: 2px; display: inline-block; margin: 5px;">Public</div> Private Combination Public/Private		
19. Type of Water System (Circle One): <div style="border: 1px solid black; padding: 2px; display: inline-block; margin: 5px;">Public</div> Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): <div style="border: 1px solid black; padding: 2px; display: inline-block; margin: 5px;">Public</div> Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District: Fort Bend County MUD #26		



VICINITY MAP
SCALE: 1"= 2000'

KEY MAP NO. 610B&F

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; TERRA PRIMA NO. 2, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHN D. SANTASIERO, PRESIDENT, BEING AN OFFICER OF RPDC, INC., A TEXAS CORPORATION, GENERAL PARTNER OF TERRA PRIMA NO. 2, LTD., A TEXAS LIMITED PARTNERSHIP; AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, ACTING BY AND THROUGH DEMONICA JOHNSON, PRESIDENT BEING AN OFFICER OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS; OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 21.247 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MUSTANG TRAILS SECTION 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE 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 COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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

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

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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 HEREIN STATED, AND AS THE ACT AND DEED OF SAID 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 HEREIN 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

IN TESTIMONY WHEREOF, TERRA PRIMA NO. 2, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RPDC, 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: RPDC, 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 RPDC, INC., A TEXAS CORPORATION, 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 HEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEMONICA JOHNSON, ITS PRESIDENT, THEREUNTO AUTHORIZED ATTESTED BY IT'S SECRETARY, CHARLES BENTON, THIS _____ DAY OF _____, 2018.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26,
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS

BY: _____
DEMONICA JOHNSON, PRESIDENT

ATTEST: _____
CHARLES BENTON, SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEMONICA JOHNSON, PRESIDENT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, 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 HEREIN 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 HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES BENTON, SECRETARY OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN 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, CHRISTOPHER B. WELLS, 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.

CHRISTOPHER B. WELLS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6615

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 MUSTANG TRAILS 3 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.

SONYA BROWN-MARSHALL, CHAIR

TIMOTHY R. HANEY, VICE CHAIR

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

MUSTANG TRAILS SECTION 3

A SUBDIVISION OF 21.247 ACRES OF LAND SITUATED IN THE DAVID BRIGHT LEAGUE, ABSTRACT 13, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF RESERVE "D", MUSTANG TRAILS SECTION 1B, A SUBDIVISION RECORDED IN PLAT NO. _____, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 115 LOTS AND 1 RESERVE IN 5 BLOCKS

115 LOTS 1 RESERVE (0.710 ACRE) 5 BLOCKS
OCTOBER 25, 2018 JOB NO. 1680-5520P.401

OWNERS:

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

TERRA PRIMA NO. 2, LTD.

A TEXAS LIMITED PARTNERSHIP
JOHN D. SANTASIERO, PRESIDENT
1027 YALE STREET, HOUSTON, TEXAS 77008

**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
(281) 499-5539

ENGINEER:

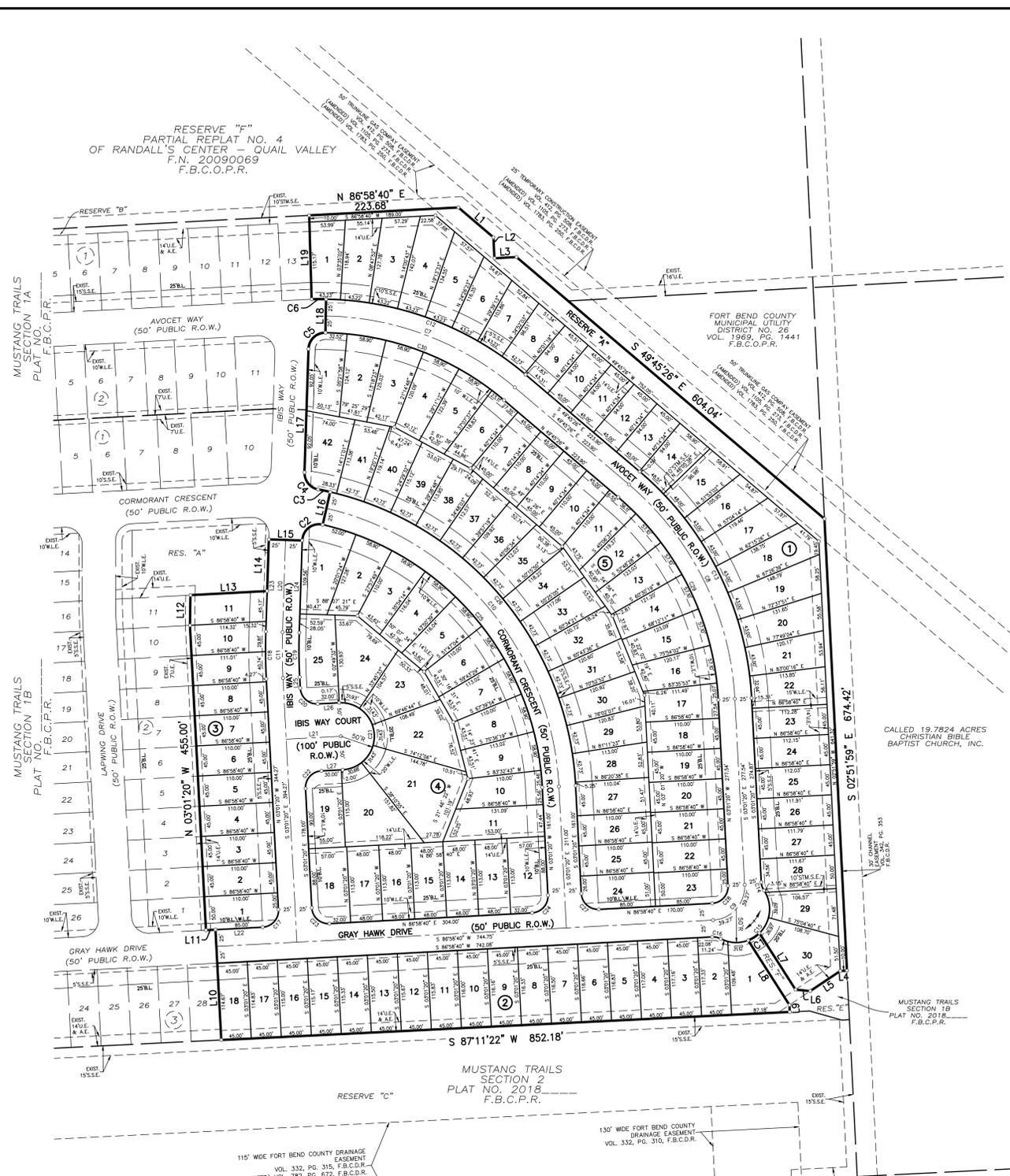
SURVEYOR:

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

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

LJA Surveying, Inc.
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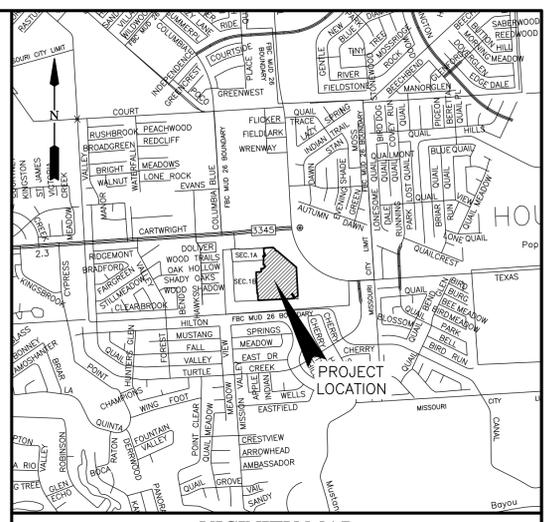


- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.M.E. INDICATES FORCE MAIN EASEMENT
 - F.B.C.P.R. INDICATES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

NOTES:

1. 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. PCM-009
ELEV.=69.54 2001 ADJUSTMENT
2. 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 0.999872536.
3. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. _____, DATED _____, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 26, FORT BEND SUBSIDIANCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, AND THE CITY LIMITS OF THE CITY OF MISSOURI CITY.
6. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
7. BUILDINGS 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.
8. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
9. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL. IN ADDITION TO THE MINIMUM, NO FLOOR SLAB SHALL BE LESS THAN 18 INCHES ABOVE NATURAL GROUND.
11. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
12. THE HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE RESERVES, OPEN SPACES AND DRAINAGE RESERVES.
13. SIDEWALK SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
14. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
15. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.

16. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
17. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
18. 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 BEING 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.
19. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
20. 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.
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 (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.
22. 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(D) OF THE CODE OF ORDINANCES 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 THE SUBDIVISION UNTIL SUCH TIME AS THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION (E) OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE CITY.
24. DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
25. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SET BACK.
26. 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.



VICINITY MAP
SCALE: 1"= 2000'
KEY MAP NO. 610B&F

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.710	30,930	RESTRICTED TO PIPELINE	
TOTAL	0.710	30,930		

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 49°38'57" E	68.80'	
L2	S 02°52'41" E	31.23'	
L3	N 86°47'19" E	33.02'	
L4	S 87°08'01" W	10.00'	
L5	S 56°18'14" W	54.04'	
L6	N 84°36'33" W	22.20'	
L7	N 32°38'10" W	100.15'	
L8	S 32°38'10" E	114.52'	
L9	S 02°48'38" E	10.37'	
L10	N 03°01'20" W	164.67'	
L11	S 86°58'40" W	14.25'	
L12	N 00°55'14" E	45.11'	
L13	N 86°58'40" E	115.08'	
L14	N 01°52'39" E	77.12'	
L15	S 88°07'21" E	50.00'	
L16	N 13°00'48" E	50.00'	
L17	N 01°52'39" E	184.10'	
L18	N 00°58'56" E	50.00'	
L19	N 01°37'48" W	125.18'	
L20	S 01°52'39" W	137.61'	
L21	N 86°58'40" E	82.00'	
L22	N 86°58'40" E	70.75'	
L23	N 01°52'39" E	137.61'	
L24	S 01°52'39" W	137.61'	
L25	S 03°01'20" E	16.27'	
L26	N 86°58'40" E	32.00'	
L27	S 86°58'40" W	32.00'	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	23°04'26"	20.14'	20.00'	S 57°21'50" W
C2	25.00'	101°08'09"	44.13'	38.62'	N 52°26'44" E
C3	475.00'	2°14'51"	18.63'	18.63'	N 78°06'37" W
C4	25.00'	81°08'42"	35.39'	32.51'	N 38°40'42" W
C5	25.00'	89°06'17"	38.88'	35.08'	N 46°25'48" E
C6	475.00'	2°36'44"	21.66'	21.65'	S 89°40'34" W
C7	450.00'	39°15'38"	308.35'	302.35'	S 69°23'15" E
C8	450.00'	46°44'06"	367.06'	356.96'	S 26°23'23" E
C9	50.00'	90°00'00"	78.54'	70.71'	S 41°58'40" W
C10	450.00'	73°57'52"	580.91'	541.41'	S 40°00'16" E
C11	800.00'	4°53'59"	68.41'	68.39'	S 00°34'20" E
C12	475.00'	39°15'38"	325.48'	319.15'	S 69°23'15" E
C13	475.00'	46°44'06"	387.45'	376.80'	S 26°23'23" E
C14	25.00'	30°27'58"	13.29'	13.14'	S 18°15'19" E
C15	50.00'	150°55'56"	131.71'	96.80'	S 41°58'40" W
C16	25.00'	30°27'58"	13.29'	13.14'	N 77°47'21" W
C17	25.00'	90°00'00"	39.27'	35.36'	S 41°58'40" E
C18	825.00'	4°53'59"	70.55'	70.53'	N 00°34'20" W
C19	775.00'	4°53'59"	66.28'	66.26'	S 00°34'20" E
C20	25.00'	90°00'00"	39.27'	35.36'	S 48°01'20" E
C21	50.00'	180°00'00"	157.08'	100.00'	S 03°01'20" E
C22	25.00'	90°00'00"	39.27'	35.36'	S 41°58'40" W
C23	25.00'	90°00'00"	39.27'	35.36'	S 48°01'20" E
C24	25.00'	90°00'00"	39.27'	35.36'	N 41°58'40" E
C25	425.00'	73°57'52"	548.64'	511.33'	N 40°00'16" W
C26	475.00'	73°57'52"	613.19'	571.49'	S 40°00'16" E
C27	25.00'	90°00'00"	39.27'	35.36'	S 48°01'20" E
C28	25.00'	90°00'00"	39.27'	35.36'	N 41°58'40" E
C29	425.00'	46°44'06"	346.66'	337.13'	N 26°23'23" W
C30	425.00'	39°15'38"	291.22'	285.56'	N 69°23'15" W

MUSTANG TRAILS SECTION 3

A SUBDIVISION OF 21.247 ACRES OF LAND SITUATED IN THE DAVID BRIGHT LEAGUE, ABSTRACT 13, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF RESERVE "D", MUSTANG TRAILS SECTION 1B, A SUBDIVISION RECORDED IN PLAT NO. _____, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 115 LOTS AND 1 RESERVE IN 5 BLOCKS

115 LOTS 1 RESERVE (0.710 ACRE) 5 BLOCKS

OCTOBER 25, 2018 JOB NO. 1680-5520P.401

OWNERS:

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A TEXAS LIMITED PARTNERSHIP
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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
(281) 499-5539

ENGINEER: **LJA Engineering, Inc.**
1904 W. Grand Parkway North
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SURVEYOR: **LJA Surveying, Inc.**
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Fax 713.953.5206
T.B.P.L.S. Firm No. 10194382



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 14, 2018

AGENDA ITEM SUBJECT: Hagerson Road Street Dedication Phase Two

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**

PERMIT NUMBER: 1800079

PROPERTY ID: VARIOUS; MAIN PARCEL: 0054-00-000-4200-907

LOCATION: West of LJ Parkway

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial 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.

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 Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(b).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - b. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
 - c. Please provide minimum slab elevation as indicated in plat note #13.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide an updated .dwg file as the one provided was not referenced properly.**

B. STANDARD PLAT NOTES:

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT-LAND, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, AND FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15, ACTING BY AND THROUGH ITS PRESIDENT, FRANK YONISH, HEREINAFTER REFERRED TO AS THE OWNER OF THE 4.102 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE HAGERSON ROAD STREET DEDICATION PHASE TWO, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF HAGERSON ROAD STREET DEDICATION PHASE TWO, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

IN TESTIMONY, WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT.

THIS _____ DAY OF _____, 2018.

TAYLOR MORRISON OF TEXAS, INC. A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

IN TESTIMONY WHEREOF, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FRANK YONISH, ITS PRESIDENT, THIS ___ DAY OF _____, 2018.

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15,

BY: FRANK YONISH, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK YONISH, PRESIDENT OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID OF DISTRICT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS THE HAGERSON ROAD STREET DEDICATION PHASE TWO, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBERS) 2018041934, 2018041935 AND 2018041936, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF _____

APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID NATIONAL ASSOCIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

MARK D. ARMSTRONG, R.P.L.S.
TEXAS REGISTRATION NO. 53663

CHAD E. HABLINSKI
TEXAS LICENSE NO. 85466

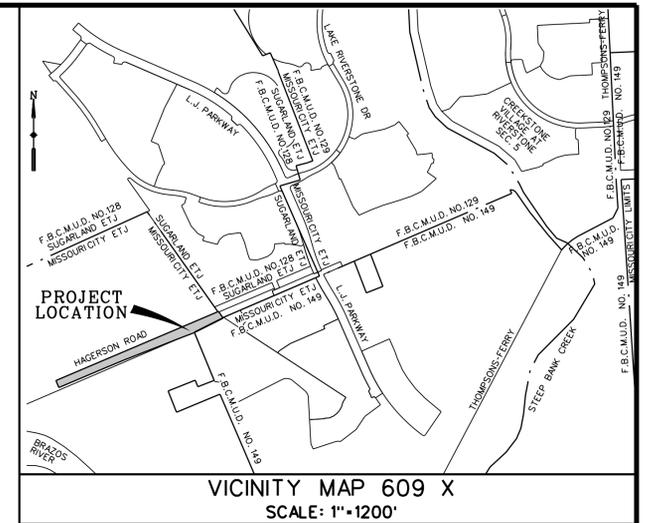
CITY PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HAGERSON ROAD STREET DEDICATION PHASE TWO, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT.

THIS ___ DAY OF _____, 2018.

BY: _____
SONYA BROWN MARSHALL, CHAIRMAN

BY: _____
TIMOTHY R. HANEY, VICE CHAIRMAN



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

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

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS
THIS ___ DAY OF _____, 2018.

RICHARD MORRISON
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

JAMES PATTERSON
COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND

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

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

LAURA RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

HAGERSON 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

DATE: OCTOBER, 2018

OWNERS:
FORT BEND COUNTY LEVEE
IMPROVEMENT DISTRICT NO. 15
FRANK YONISH, PRESIDENT
AND
OWNER / DEVELOPER:
TAYLOR MORRISON OF TEXAS INC.
ROBERT L. SKINNER, AUTHORIZED AGENT
5353 W. SAM HOUSTON PARKWAY, N. 51E - 190
HOUSTON, TEXAS 77041
PHONE: 281-598-3035

PREPARED BY:
Costello

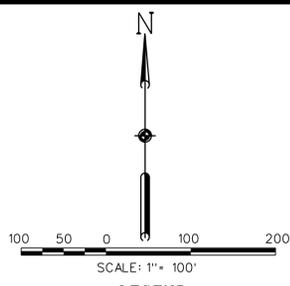


ENGINEER/SURVEYOR:
2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER - 53663

CHAD HABLINSKI
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NUMBER - 85466





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

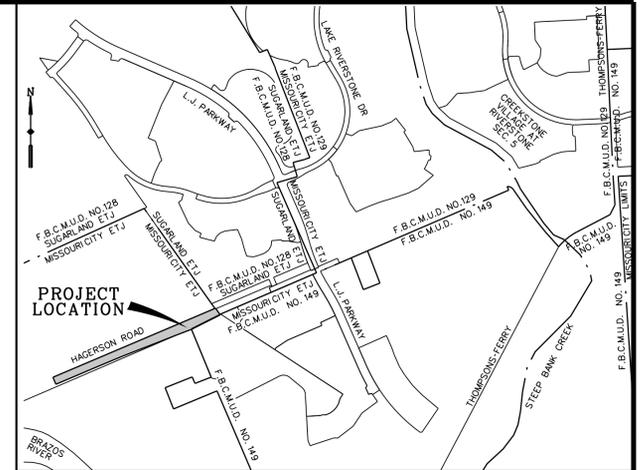
NOTES:

1. CONTROL BENCHMARK: U.S.C. & G.S. MONUMENT STAMPED "SUGARLAND 1942-1" ELEVATION 71.82, NGVD 1929, 1973 ADJUSTMENT.
CITY OF MISSOURI CITY SURVEY MARKER # PCM-008; BRASS DISK IN CONCRETE LOCATED APPROXIMATELY 215 FEET WEST OF THE CENTERLINE OF EAST CREEK CLUB, 18 FEET SOUTH OF THE CURB OF GLEN LAKES LANE, AND 21.5 FEET WEST OF THE WEST EDGE OF A DRIVE TO A LIFT STATION. ELEV. 66.09 NAVD '88, 2001 ADJ.
2. THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ. SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS.
3. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
4. THIS PROPERTY LIES WITHIN THE LIMITS OF SHADED ZONE "X" AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAP NUMBER 48157C0290L DATED APRIL 2, 2014.
5. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY, FORT BEND I.S.D., THE CITY OF MISSOURI CITY ETJ, FORT BEND COUNTY L.I.D. NO. 15.
6. 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 HOMEOWNER'S ASSOCIATION.
7. THERE ARE NO PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
8. SIDEWALKS AND TRAILS SHALL REFER TO SECTION 82-164 OF THE SUBDIVISION ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS.
 - (a) IN GENERAL, PAVEMENT MARKINGS, SEPARATORS, SIGNAGE, FENCING AND LANDSCAPING MAY ALSO BE REQUIRED WHERE NECESSARY TO PROMOTE CIRCULATION, SCREENING, BUFFERING AND SAFETY.
 - (b) SIDEWALKS, SIDEWALKS SHALL BE INSTALLED ALONG ALL STREETS IN EACH SUBDIVISION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.
 - (c) TRAILS, TRAILS MAY BE INSTALLED IN A VARIETY OF AREAS INCLUDING FEE STRIPS AS WELL AS ON ADJACENT LEVEES, WITHIN DRAINAGE EASEMENTS AND PIPELINE EASEMENTS, ALONG ROAD RIGHT-OF-WAY AND IN ANY OTHER LOCATION AND MANNER CONSISTENT WITH THE CITY PARK AND RECREATION MASTER PLAN AND CITY TRAIL PLAN.
9. THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES AT THIS TIME:
VERIZON, CENTERPOINT ENERGY, FORT BEND COUNTY C.A.D., TIME WARNER CABLE CO., FBC DRAINAGE DISTRICT, CENTERPOINT GAS, SIENERGY, L.P.
10. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
11. B.L. INDICATES BUILDING SETBACK LINE, S.T.M.S.E. INDICATES STORM SEWER EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, U.E. INDICATES UTILITY EASEMENT, A.E. INDICATES AERIAL EASEMENT, L.I.D. INDICATES LEVEE IMPROVEMENT DISTRICT, M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT AND D.E. INDICATES DRAINAGE EASEMENT.
12. ALL BEARINGS ARE REFERENCED TO THE CITY OF MISSOURI CITY G.P.S. MONUMENTATION PROGRAM, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), USING CITY SURVEY MARKER NO. 7096 AND 7076.
13. 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.
14. SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES.
15. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

15. ALL SIENERGY, 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 PONDING 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 180092CPL, ISSUED OCTOBER 22, 2018, 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 (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
22. SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON THE NORTH SIDE ONLY OF THE DEDICATED RIGHTS-OF-WAY 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 BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT ACREAGE 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 VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
24. FORT BEND COUNTY FLOODPLAIN REGULATIONS, ARTICLE 5, SEC. B REQUIRES ALL STRUCTURES TO BE ELEVATED A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE IMPACTING 100-YEAR WATER SURFACE ELEVATION.
25. BUILDING LINES, STREETS AND EASEMENTS RECORDED IN PLAT NO. 20130268, F.B.C.P.R.
26. BUILDING LINES, STREETS AND EASEMENTS RECORDED IN PLAT NO. 20120114, F.B.C.P.R.

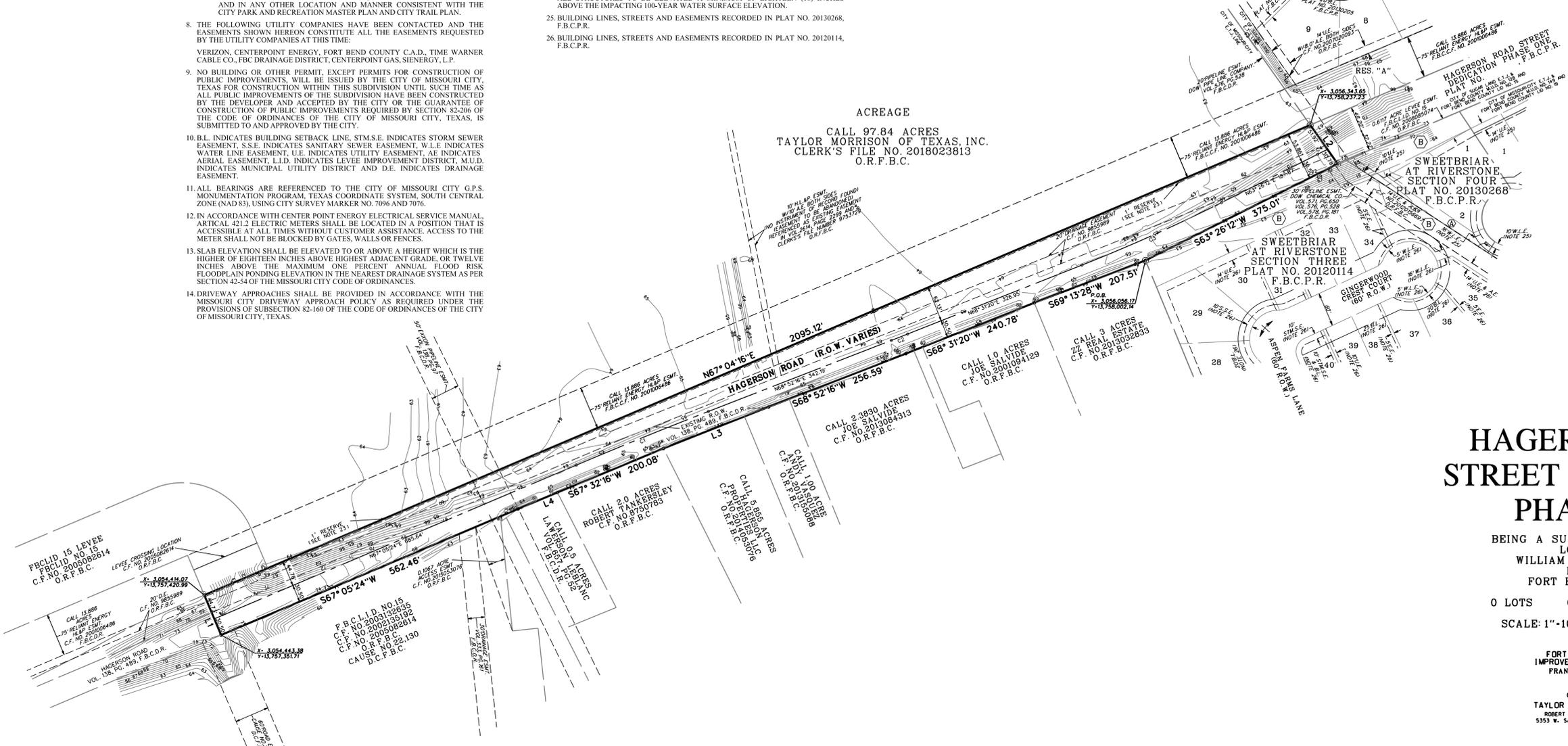
ACREAGE

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



EDGEWOOD AT RIVERSTONE
SECTION TWO
PLAT NO. 20130205, F.B.C.P.R.

VICINITY MAP 609 X
SCALE: 1"=1200'



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: OCTOBER, 2018

OWNERS:
FORT BEND COUNTY LEVEE
IMPROVEMENT DISTRICT NO. 15
FRANK YONISH, PRESIDENT
AND
OWNER / DEVELOPER:
TAYLOR MORRISON OF TEXAS, INC.
ROBERT L. SKINNER, AUTHORIZED AGENT
5353 W. SAM HOUSTON PARKWAY, STE. 190
HOUSTON, TEXAS 77041
PHONE: 281-598-3035

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N22° 55' 55" E	75.23
L2	S35° 25' 53" E	82.70
L3	S68° 32' 36" W	197.36
L4	S67° 24' 45" W	74.38

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	248.71	8000.00	1° 46' 53"	N67° 58' 50" E	248.70
C2	30.45	5000.00	0° 20' 56"	N68° 41' 48" E	30.45
C3	266.29	3000.00	5° 5' 9"	N65° 58' 46" E	266.20
C4	19.13	2000.00	0° 32' 53"	N63° 42' 38" E	19.13



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

JOB NO. 2017-140-019

DWG. NO.:
S1/NEW/RIVERSTONE/2017140-BYLAR TRACT/019

PREPARED BY:
Costello

ENGINEER/SURVEYOR:
2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPB FIRM REGISTRATION NO. 280
TBPB'S FIRM REGISTRATION NO. 100486

CHAD HABLINSKI
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NUMBER - 85466



PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: November 14, 2018

AGENDA ITEM SUBJECT: Final Plat of Oyster Creek Commerce Reserves D & E

AGENDA ITEM NUMBER: 6.A.(6)

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

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

PERMIT NUMBER: 1800088

PROPERTY ID: 0077-00-000-1120-907

LOCATION: HIGHWAY 6

ZONING DISTRICT DESIGNATION: LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

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

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - b. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 82-68(15).
 - c. Easements for cross access must be included on the plat.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a revised DWG as the one submitted did not project properly.**

B. STANDARD PLAT NOTES:

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

We, OCP R1, LLC, a Texas limited liability company, acting by and through Beau Evans and Patricia Hamilton, its Managers being officers of OCP R1, LLC, a Texas limited liability company, owner hereinafter referred to as owners (whether one or more) of the 2.151 acre tract described in the above foregoing plat of Oyster Creek Commerce Reserves D & E, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city.

We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

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

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

IN TESTIMONY WHEREOF, OCP R1, LLC, a Texas limited liability company, has caused these presents to be signed by Beau Evans, its Manager, thereunto authorized, attested by its Manager, Patricia Hamilton, and its common seal hereunto affixed this ____ day of _____ 2018.

By: Beau Evans, Manager

By: Patricia Hamilton, Manager

STATE OF TEXAS
COUNTY OF FORT BEND
BEFORE ME, the undersigned authority, on this day personally appeared Beau Evans, Manager & Patricia Hamilton, Manager of OCP R1, LLC, a Texas limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2018.

Notary Public in and for the State of Texas

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, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.

George Collison
Registered Professional Land Surveyor
Texas Registration No. 4461

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Oyster Creek Commerce Reserves D & E, 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, Clerk of the Commissioners' Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ 2018, at _____ o'clock ____M., and duly recorded on _____ 2018, at _____ o'clock ____M., and in Volume _____ page _____ of the Map Records of Fort Bend County for said county.

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

Laura Richard
County Clerk of Fort Bend County, Texas

By: Deputy

I, George Collison, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the owner owns or has legal interest in.

George Collison
Registered Professional Land Surveyor
Texas Registration No. 4461

METES AND BOUNDS DESCRIPTION
2.151 ACRES (93,685 SQUARE FEET)
ELIJAH ROARK LEAGUE, A-77
MISSOURI CITY, FORT BEND COUNTY, TEXAS

BEING A TRACT OF PARCEL CONTAINING 2.151 ACRES (93,685 SQUARE FEET) OF LAND SITUATED IN THE ELIJAH ROARK LEAGUE, A-77, MISSOURI CITY, FORT BEND COUNTY, TEXAS, AND BEING OUT OF AND A PORTION OF A CALLED 11.9603 ACRE TRACT OF LAND CONVEYED TO LIEVEN J. VAN REIT, TRUSTEE BY DEED RECORDED IN VOLUME (VOL.) 1195, PAGE (PG.) 786 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), SAME BEING OUT OF AND A PORTION OF A CALLED 1.2875 ACRE TRACT OF LAND CONVEYED TO LIEVEN J. VAN REIT, TRUSTEE BY DEED RECORDED IN VOL. 1360, PG. 684 F.B.C.D.R. AND OUT OF AND A PORTION OF A CALLED 0.0204 ACRE TRACT OF LAND CONVEYED TO LIEVEN J. VAN REIT, TRUSTEE BY DEED RECORDED IN VOL. 1523, PG. 341 F.B.C.D.R.; SAID 2.151 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON OYSTER CREEK AT LAKE OLYMPIA SECTION THREE, A SUBDIVISION PLAT OF RECORD AT SLIDE NUMBER (NO.) 10258 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.)).

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "TERRA SURVEYING" SET MARKING AN ANGLE POINT IN THE NORTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 6 (WIDTH VARIES) AS RECORDED ON TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MAP (STATE DIST NO. 12, FORT BEND COUNTY, STATE CONTROL NO. 192-01-061, SHEETS 9 & 10), SAME BEING AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID CALLED 11.9603 ACRE TRACT;

THENCE, NORTH 26°30'45" WEST, ALONG THE NORTHEAST R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 674.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "TERRA SURVEYING" SET MARKING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 26°30'45" WEST, CONTINUING ALONG THE NORTHEAST R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 200.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "TERRA SURVEYING" SET MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 63°29'15" EAST, DEPARTING THE NORTHEAST R.O.W. LINE OF SAID STATE HIGHWAY 6, OVER AND ACROSS SAID CALLED 11.9603 ACRE TRACT, THE AFORESAID CALLED 1.2875 ACRE TRACT AND THE AFORESAID CALLED 0.0204 ACRE TRACT, A DISTANCE OF 523.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "TERRA SURVEYING" SET IN THE CURVED WEST R.O.W. LINE OF PENINSULAS DRIVE (FORMERLY KNOWN AS CROW VALLEY) (WIDTH VARIES) AS RECORDED AT SLIDE NO. 995B F.B.C.P.R., SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTHERLY, AN ARC DISTANCE OF 222.33 FEET, ALONG THE WEST R.O.W. LINE CURVE TO THE LEFT, HAVING A RADIUS OF 527.09 FEET, A CENTRAL ANGLE OF 24°10'03" AND A CHORD WHICH BEARS SOUTH 01°30'28" EAST, 220.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "TERRA SURVEYING" SET MARKING THE END OF SAID CURVE AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 63°29'15" WEST, DEPARTING SAID WEST R.O.W. LINE, OVER AND ACROSS SAID CALLED 0.0204 ACRE TRACT, SAID CALLED 1.2875 ACRE TRACT AND SAID CALLED 11.9603 ACRE TRACT, A DISTANCE OF 430.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.151 ACRES (93,685 SQUARE FEET) OF LAND.

Line Table with columns: No., Bearing, Length. Rows: L1, L2, L3.

Curve Table with columns: NO., Length, Radius, Delta, Chord, Chord Length. Rows: C1, C2, C3.

Reserve Table with columns: Reserve, Acreage, Sq. Ft., Type. Rows: D, E.

OYSTER CREEK COMMERCE RESERVES D & E FINAL PLAT

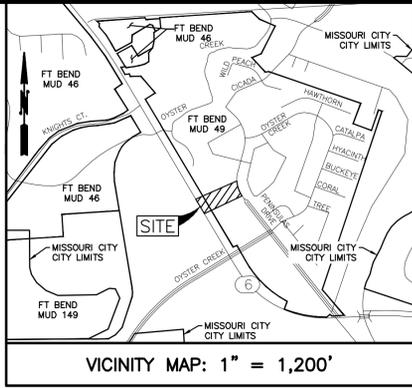
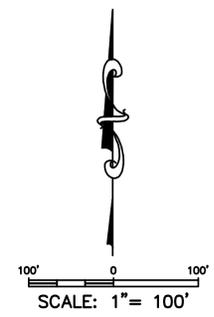
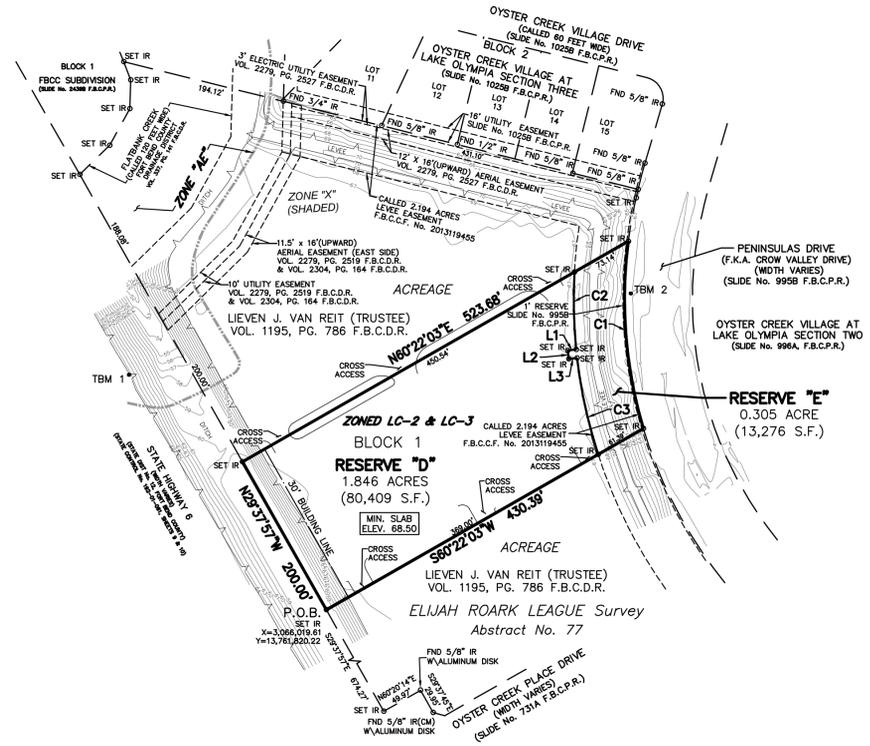
A SUBDIVISION OF 2.151 ACRES OF LAND SITUATED IN THE ELIJAH ROARK LEAGUE SURVEY, ABSTRACT NO. 77 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

2 RESERVES 1 BLOCK

OWNER: BEAU EVANS, MANAGER & PATRICIA HAMILTON, MANAGER OCP R1, LLC, A TEXAS LIMITED LIABILITY COMPANY 15010 LAKEFAIR DR RICHMOND, TEXAS 77406 (281) 944-9660

SURVEYOR: GEORGE COLLISON, R.P.L.S. TERRA ASSOCIATES, INC. 1445 NORTH WEST SUITE 450 HOUSTON, TEXAS 77008 (713) 993-0333

PROJECT NO.: 2310-1802 SCALE: 1"= 100' DATE: OCTOBER, 2018



- NOTES: 1. This tract lies in Zone "X" (shaded), designated as "Area protected from the 0.1% annual chance flood or greater by a levee system..." 2. All coordinates shown hereon are grid coordinates referenced to the Texas State Plane Coordinate System, South Central Zone No. 4204; NAD 83 (NA2011)...

BENCHMARK: Concrete Monument PCM-003, brass disc located in front of the fire station at the southwest corner of Sienna Parkway and Trammel-Fresno. Elevation=66.07 (2001 ADJ. as per the City of Missouri City, Texas)

T.B.M. 1 Square out in concrete on east side of State Highway 6 by south end of guard rail. Elevation=66.84

T.B.M. 2 Brass Disk on Curb Inlet on the west side of Peninsulas Drive near the southeast corner of the subject tract. Elevation=62.21



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 14, 2018

AGENDA ITEM SUBJECT: Final Plat of Fort Bend WC&ID No. 2 Water Plant No. 6

AGENDA ITEM NUMBER: 6.A.(7)

PROJECT PLANNER: **Mason A. Garcia**, Planner 1

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

PERMIT NUMBER: 1800084

PROPERTY ID: 0118-00-000-0110-907

LOCATION: East of the Stafford school complex and southwest of Parkway Trails residential subdivision.

ZONING DISTRICT DESIGNATION: SUP, Specific Use Permit #198 (Ordinance O-17-11) R-5, single family residential district

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 current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9).
 - b. Please update the county listed above the owner authorization. The subject site is located in Fort Bend County.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
 - b. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 82-68(15).
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An electronic plat shall be submitted in accordance with Section 2.D(2).
Please provide a DWG of the plat.

B. STANDARD PLAT NOTES:

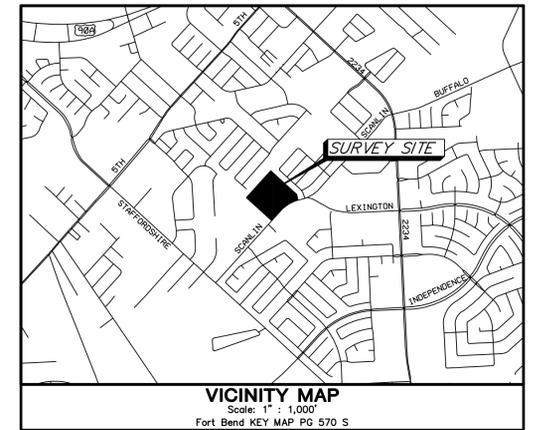
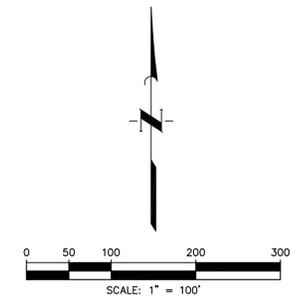
The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The following note shall be added to the plat as requested by Ft. Bend County: "All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas."
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. None.

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

LINE	BEARING	DISTANCE
L1	S12°31'51"E	129.48'
L2	S41°59'48"W	292.80'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	905.00'	32°33'10"	514.18'	S58°16'23"W	507.29'



- A** RESTRICTED RESERVE "A"
Restricted to Water Plant
Purposes Only
5.2819 AC
230,078 Sq Ft
- B** UNRESTRICTED RESERVE "B"
11.0846 AC
482,846 Sq Ft

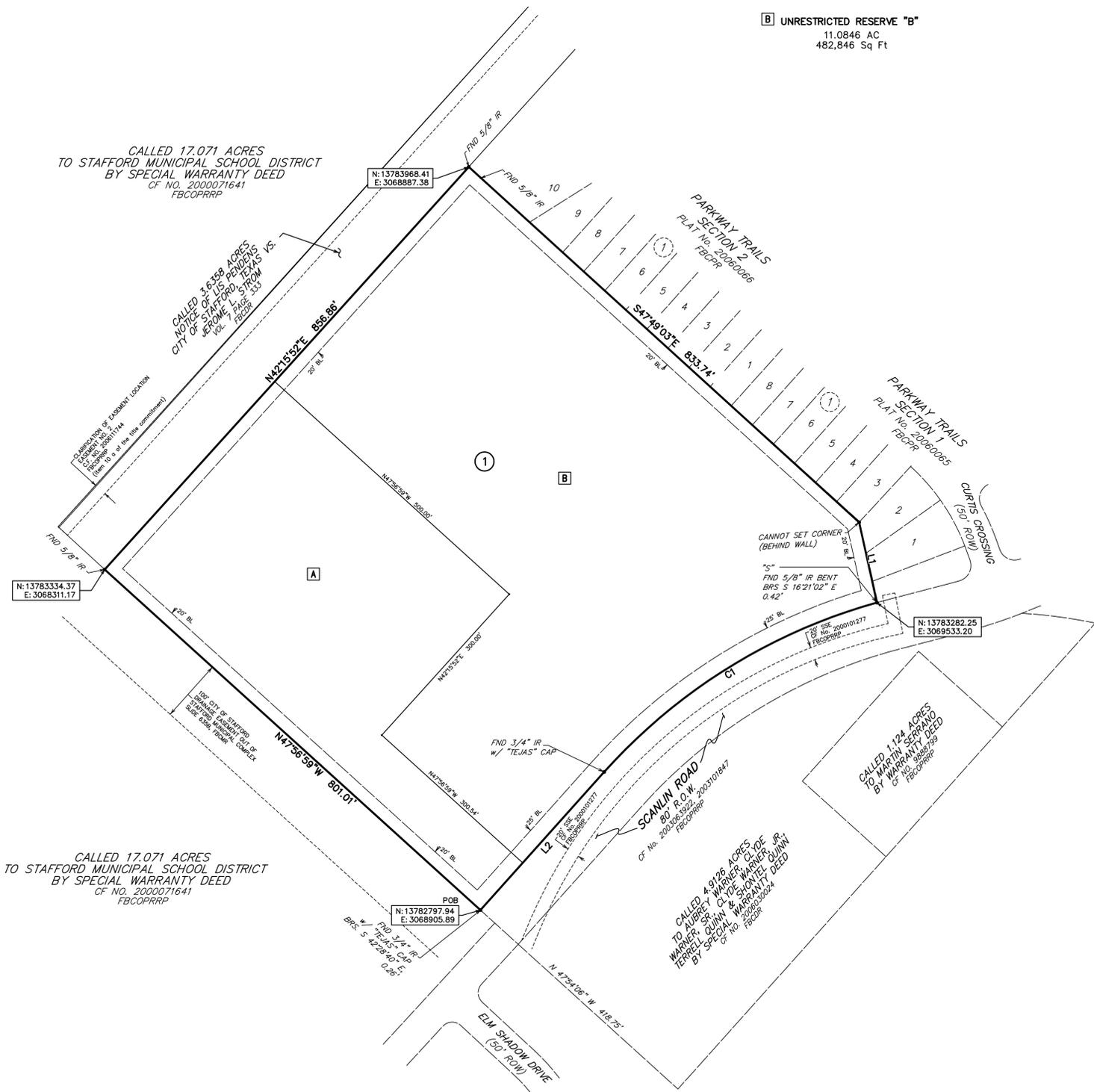
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	Water Plant	5.2819	Fort Bend County WCID No. 2
B	UNRESTRICTED	11.0846	Fort Bend County WCID No. 2

General Notes

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

- 2) Elevations shown hereon are based on Harris County Flood Plain Reference Mark No. 030145, located near the East corner of the subject tract and the Southwest R.O.W. line of Beltway 8, as shown hereon with a published elevation of 67.88 feet, NAVD 88, 2001 Adjustment.
- 3) Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 4) Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.

- 5) The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 ft. for residential development and 300 ft. for commercial development). All fire hydrants shall be installed according to the International Fire Code adopted by the City.
- 6) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the Fort Bend County WCID No. 2, or its successor as the owner of Unrestricted Reserves "A", shall be responsible for such maintenance of driveways, emergency access easements, emergency access easements, recreational areas and open spaces as required by Subsection 3.C.12 of the Code of Ordinances of the City of Missouri City, Texas.
- 7) 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.
- 8) All of the property subdivided in the above and foregoing plat is wholly within the incorporated boundaries of the City of Missouri City, Texas.
- 9) Slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42-54 of the Missouri City Code of Ordinances. The minimum slab elevation for Beltway Crossing East Development 1 is 72.00'.
- 10) No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Section 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- 11) 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.
- 12) 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
- 13) 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.
- 14) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732
- 15) Driveway Location - for the lot on the inside of a knuckle or 90 degree turn, driveway must be placed on the lot frontage along the inside approach lane prior to the right turn, to avoid sight obstruction safety hazards.
- 16) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
- 17) Restricted Reserve "A" is restricted to Water Plant purposes only. Restricted Reserve "A" is 5.2819 acres, 230,078 square feet. Unrestricted Reserve "B" is unrestricted. Unrestricted Reserve "B" is 11.0846 acres, 482,846 square feet.
- 18) The Drainage systems for this subdivision is designed in accordance with the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall event.
- 19) Buildings shall be setback a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater.
- 20) All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).
- 21) Control benchmark: Missouri City Survey Control Monument Marker No. PCM-002, Elev.=64.76' NAVD 88, 2001 Adjustment. TBM "A". Set square cut in concrete located near the east corner of the subject tract and the southwest R.O.W. line of Beltway 8, as shown hereon Elev.=64.32.
- 22) Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
- 23) There are no pipelines within the platted area.



FORT BEND COUNTY WC&ID No 2 WATER PLANT No 6

A SUBDIVISION OF 16.37 ACRES OF LAND

OUT OF THE
B.B. & C. RAILROAD COMPANY
SURVEY SECTION 9, A-118
FORT BEND COUNTY, TEXAS

0 LOTS 2 RESERVES 1 BLOCK
OCTOBER 2018

OWNER:
Fort Bend County WCID No. 2
2331 South Main Street
Stafford, Texas 77477
281-261-8082

SURVEYOR:
J|C JONES | CARTER

ENGINEER:
J|C JONES | CARTER

STATE OF TEXAS §
COUNTY OF HARRIS §

We, Fort Bend County WCID No. 2 acting by and through Linda Walker, Board President owner hereinafter referred to as Owners of the 16.37 acre tract, respectively described in the above and foregoing plat of FORT BEND COUNTY WC&ID No 2 WATER PLANT No 6 do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated. We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

Further Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an eleven feet six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21'6") in width. (This paragraph is applicable only to back-to-back easements within the same subdivision).

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

IN TESTIMONY WHEREOF, Fort Bend County WCID No. 2 has caused these presents to be signed by _____ its _____ hereunto authorized.

this _____ day of _____, 2018.

Fort Bend County
WC&ID No. 2

By: _____
Linda Walker
Board President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018

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

I, Steven Jares, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet except as shown hereon; and that the plat boundary corners have been tied to the nearest survey corner.

I further certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the (owner or subdivider) owns or has a legal interest in.

Steven Jares
Registered Professional Land Surveyor
No. 5317

I, John D. Barcellona, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

John D. Barcellona, P.E.
Professional Engineer
No. 97462

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of FORT BEND COUNTY WC&ID No 2 WATER PLANT No 6 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this _____,

day of _____, 2018.

By: _____
Sonya Brown-Marshall
Chair

By: _____
Timothy R. Haney
Vice Chair

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation

in my office on _____, 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

FORT BEND COUNTY WC&ID No 2 WATER PLANT No 6

A SUBDIVISION OF 16.37 ACRES OF LAND

OUT OF THE

B.B.B. & C. RAILROAD COMPANY

SURVEY SECTION 9, A-118

FORT BEND COUNTY, TEXAS

0 LOTS

2 RESERVES

1 BLOCK

OCTOBER 2018

OWNER:
Fort Bend County WCID No. 2
2331 South Main Street
Stafford, Texas 77477
281-261-8082

SURVEYOR:

J|C JONES | CARTER

ENGINEER:

J|C JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 00060504
6415 Reading Road - Roseburg, Texas 77471 - 281.342.2033

Texas Board of Professional Engineers Registration No. 6-433
6330 West Loop South, Suite 150 - Houston, TX 77051-7137.7337



PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: November 14, 2018

AGENDA ITEM SUBJECT: Final Plat of Jaffar Enterprises Missouri City

AGENDA ITEM NUMBER: 6.A.(8)

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: 1800086

PROPERTY ID: 0089-00-000-2550-907

LOCATION: West side of FM 1092, North of the 5th Street intersection

ZONING DISTRICT DESIGNATION: LC-3, local retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A.

RECOMMENDED ACTION:

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

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.
 - b. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f).
 - c. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(8)(c).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. All conditions placed on the approval of 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 is required to be provided stating that all Northeast Oyster Creek impact fees have been paid.
 - d. Please provide a letter from Quail Valley Utility District stating the utility connections will be permitted.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An electronic plat shall be submitted in accordance with Section 2.D(2).
DWG was not referenced properly.

B. STANDARD PLAT NOTES:

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Plat note #7 is incorrect as a pipeline easement is shown within the boundaries of the subdivision. Please revise as follows: "All existing and proposed pipelines or pipeline easements through the subdivision have been shown."

- b. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
- a. None.

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



APPLICATION FOR PLAT APPROVAL

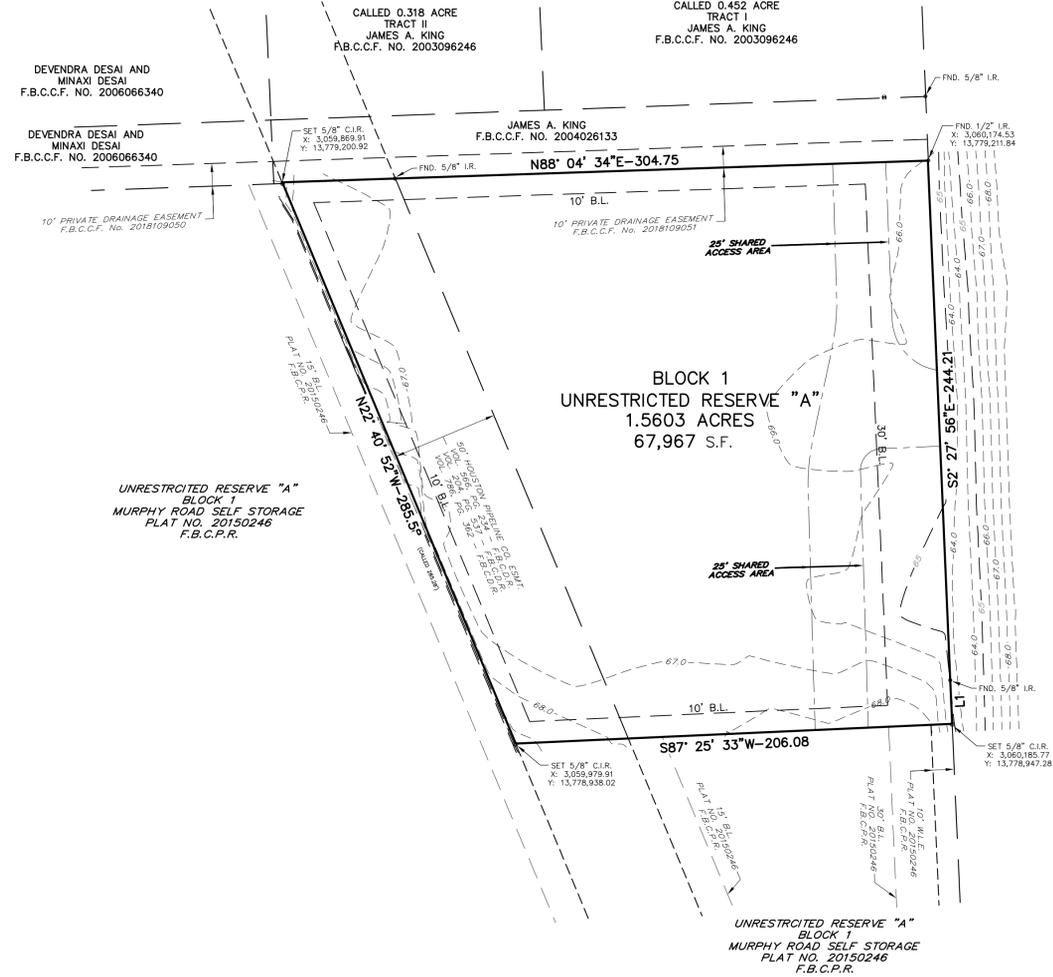
Check One: **AMENDING** **FINAL** **LARGE ACREAGE TRACT**

Date of Application:

1.	Name of plat: FIS Missouri City		
2.	Name of preliminary plat that encompasses this plat (if applicable): FIS Missouri City		
3.	Type of plat (Circle one or more): Multifamily Residential <u>Commercial</u> Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):		
4.	Landowner's name (If company or corporation, list chief officer): Zainab Jaffar Khan		
	Mailing Address: 14019 SW Freeway, Ste. #301-424, Sugar Land, TX 77478		
	Phone No.:(713) 320- 8786 Fax No.:() -		
	Email: zainabjkhan1@gmail.com		
5.	Applicant's name (Engineer, Planner, Architect, Etc.): David Randolph, PE		
	Mailing Address: 5909 W. Loop S., Suite 200 Bellaire, TX 77401		
	Phone No.:(713) 839- 8900 Fax No.:() -		
	Email: david@lentzengineering.net		
6.	Is plat located inside the City limits? (Circle One): <u>YES</u> NO		
7.	Is plat located inside the City's ETJ? (Circle One): YES <u>NO</u>		
8.	Total acreage: 1.5603		
9.	Number of sections: <u>N/A</u> Blocks: <u>1</u> Reserves: <u>1</u>		
10.	Number of residential lots/dwelling units:		
11.	Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>		
	Private Streets: _____	Public Streets: _____	Residential Lots: _____
	Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
	Utility Easements: _____	Public Parkland: _____	
	Other (explain): <u>Unrestricted Reserve (commercial)</u>		(acres): <u>1.5603</u>
12.	Average lot area: N/A		
13.	Typical lot area: N/A		
14.	Block Length: Average: <u>N/A</u> Longest: _____ Shortest: _____		
15.	Type of Streets (Circle One): <u>Public</u> Private Combination Public/Private		
16.	Type of Water System (Circle One): <u>Public</u> Individual Water Wells Other (attach explanation)		
17.	Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks Other (attach explanation)		
18.	Municipal Utility District: QUAIL VALLEY UTILITY DISTRICT		

TRACT "B"
QUAIL VALLEY CAR CARE CENTER
SLIDE NO. 625B
F.B.C.P.R.

TRACT "A"
QUAIL VALLEY CAR CARE CENTER
SLIDE NO. 625B
F.B.C.P.R.



F. M. 1092
(AKA MURPHY ROAD)
(140' R.O.W.)
(PLAT NO. 20150246 - F.B.C.P.R.)
PUBLIC & ASPHALT PAVED

STATE OF TEXAS
COUNTY OF FORT BEND

WE, JAFFAR ENTERPRISES, LLC, ACTING BY AND THROUGH ZAINAB JAFFAR KHAN, MANAGING PARTNER, AND SYED RAZA JAFFAR, GENERAL PARTNER, BEING OFFICERS OF JAFFAR ENTERPRISES, LLC, OWNER HEREAFTER REFERRED TO AS OWNERS OF THE 1.5603 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF JAFFAR ENTERPRISES MISSOURI CITY, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

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

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 GROWTHS NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

IN TESTIMONY WHEREOF, JAFFAR ENTERPRISES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ZAINAB JAFFAR KHAN, MANAGING PARTNER, THEREUNTO AUTHORIZED, ATTESTED BY SYED RAZA JAFFAR, GENERAL PARTNER, THIS _____ DAY OF _____, 2018.

JAFFAR ENTERPRISES, LLC

BY: ZAINAB JAFFAR KHAN, MANAGING PARTNER
ATTEST: SYED RAZA JAFFAR, GENERAL PARTNER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZAINAB JAFFAR KHAN, MANAGING PARTNER AND SYED RAZA JAFFAR, GENERAL PARTNER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND AS ACT AND DEED OF SAID CORPORATION.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, MICHAEL HALL, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER 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.

MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5765

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF MISSOURI, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF JAFFAR ENTERPRISES MISSOURI CITY IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HERE ON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2018.

BY: TIMOTHY R. HANEY, VICE CHAIR
BY: SONYA BROWN-MARSHALL, CHAIR

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2018, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2018, AT _____ O'CLOCK _____ M., AT 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.

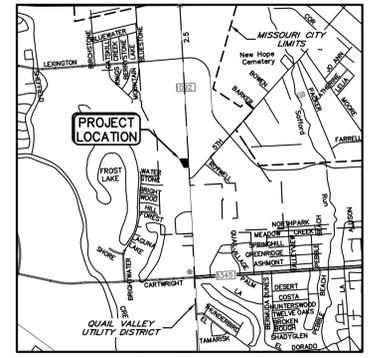
LAURA RICHARD
COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: DEPUTY

LINE TABLE		
LINE No.	LENGTH	DIRECTION
L1	20.51	S2' 32' 52"E

NOTES:

- BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER NO. PCM-001 BEING A 4" BRASS DISK SET IN CONCRETE, LOCATED AT THE NORTH WESTERN CORNER OF THE INTERSECTION OF TEXAS PARKWAY (FM 2234) AND MISSOURI CITY DRIVE. ELEVATION=72.96' (NAVD 1988, 2001 ADJUSTMENT)
- THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204) GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99987437237.
- ALL BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PROPERTY LIES WHOLLY WITHIN THE BOUNDARIES OF MISSOURI CITY, TEXAS, QUAIL VALLEY UTILITY DISTRICT, THE FORT BEND SUBSIDENCE DISTRICT AND FORT BEND DRAINAGE DISTRICT.
- THIS PLAT LIES ENTIRELY WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
- THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AS PER THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48157C0280L, MAP REVISED APRIL 2, 2014.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 69.50 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE NATURAL GROUND.
- ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE "FORT BEND COUNTY DRAINAGE CRITERIA MANUAL" WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- MAINTENANCE RESPONSIBILITY OF ANY DRAINAGE AND DETENTION AREAS, AND ANY RELATED DRAINAGE AND DETENTION EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER, I.E. HOME OWNER ASSOCIATION.
- SUBJECT TO SECTION 7 (GREEN SPACE REGULATIONS) OF THE FORT BEND COUNTY REGULATION OF SUBDIVISIONS.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE, FILE NO. FAHCS18002723, DATED OCTOBER 18, 2018.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES FOR THE CITY OF MISSOURI CITY.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES FOR THE CITY OF MISSOURI CITY.
- 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 FOR THE CITY OF MISSOURI CITY.
- 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.
- METER LOCATION: IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CALL 281-561-2999.
- GAS METER LOCATION: GAS METERS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CALL 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 FOR THE CITY OF MISSOURI CITY.
- 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 (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- NO DEVELOPMENT OR STRUCTURE IS PERMITTED WITHIN THE FLOODWAY.
- THE SURVEYED PROPERTY IS SUBJECT TO AN UNDEFINED STORM SEWER EASEMENT OF RECORD IN F.B.C.C.F. No. 2016127407.
- THE SURVEYED PROPERTY IS SUBJECT TO AN UNDEFINED ACCESS AND PARKING EASEMENT OF RECORD IN F.B.C.C.F. No. 2012069758.



VICINITY MAP
SCALE: 1" = 1/2 MI.

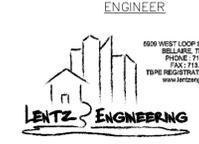
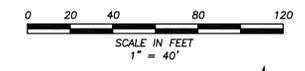
ABBREVIATIONS

- B.L. = BUILDING LINE
- ESMT. = EASEMENT
- F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- No. = NUMBER
- PG. = PAGE
- R.O.W. = RIGHT OF WAY
- S.F. = SQUARE FEET
- VOL. = VOLUME
- FND. = FOUND
- LR = IRON ROD
- C.I.R. = CAPPED IRON ROD
- I.P. = IRON PIPE
- W.L.E. = WATER LINE EASEMENT

JAFFAR ENTERPRISES MISSOURI CITY

A SUBDIVISION OF 1.5603 ACRES OF LAND
BEING OUT OF
CALLED 15.658 ACRES CONVEYED TO
FM 1092 LIMITED PARTNERSHIP, AS RECORDED IN
FORT BEND COUNTY CLERKS FILE No. 2005059812
AND OUT OF
CALLED 1.443 ACRE TRACT III CONVEYED TO
FM 1092 LIMITED PARTNERSHIP, AS RECORDED IN
FORT BEND COUNTY CLERKS FILE No. 2005112159
LOCATED IN THE
WILLIAM STAFFORD SURVEY
ABSTRACT NO. 89
CITY OF MISSOURI
FORT BEND COUNTY COUNTY, TEXAS
OWNERS: JAFFAR ENTERPRISES, LLC
14109 SW FREEWAY, STE. # 301
713-320-8786

OCTOBER, 2018
1 BLOCK 1 LOTS





**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 14, 2018
AGENDA ITEM SUBJECT: Replat of Reserve "C" Thunderbird North
AGENDA ITEM NUMBER: 6.B.
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: 1800091
PROPERTY ID: 5922-00-000-0030-907
LOCATION: Northwest of the intersection of Cherry Hills Drive and Texas Parkway
ZONING DISTRICT DESIGNATION: SUP, Specific Use Permit #204 (Ordinance O-18-19)
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None.

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The following aerial easements requested by CenterPoint Energy must be inserted in the owner's acknowledgement, following the language of Appendix A:

"Further, Owners have dedicated and by these presents do dedicate the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total thirty feet (30'0") in width."
 - b. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9). **The title report provided is dated February 15, 2015. Please provide a current title report.**
 - c. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f).
 - d. The total number of **blocks, AND reserves** shall be indicated in accordance with Section 2.D(3).
 - e. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please ensure that the scale meets the minimum requirements as stated above.**
 - f. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(b).
 - g. 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. 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. An electronic plat shall be submitted in accordance with Section 2.D(2).
Please provide a DWG of the plat.

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. Please provide a minimum slab elevation as indicated in plat note #12.

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



APPLICATION FOR PLAT APPROVAL

Check One: CONCEPTUAL PLAN PRELIMINARY
 REVISED CONCEPTUAL PLAN REVISED PRELIMINARY

Date of Application:

1. Name of plat:	Replat of Reserve "C" Thunderbird North		
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): HOA and Cell tower reserve		
4. Landowner's name (If company or corporation, list chief officer):	Thunderbird North Community Association		
Mailing Address:	PO Box 10 Missouri City, TX 77459		
Phone No.:(713) 977 - 6644			
Email:	ops@mngihouston.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.):	David White Tetra Surveys		
Mailing Address:	2109 Lexington Houston, TX 77098		
Phone No.:(713) 462 - 6100			
Email:	dwhite@tsabx.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:	2.8932		
9. Estimated # of Sections:	Blocks:	Reserves: <u>2</u>	
10. Estimated # of residential lots/dwelling units:	0		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:			
Private Streets:	Public Streets:	Residential Lots:	
Lakes/Ponds (non-recreational):	Irrigation/Drainage Canals:	Recreational Uses: <u>2.8358</u>	
Utility Easements: <u>.0585</u>	Public Parkland:		
Other (explain): <u>Cell Tower Reserve</u>	(acres):	<u>.0574</u>	
12. Residential lot dimensions:	Average: <u>NA</u>	Smallest: <u>NA</u>	
13. Lot area:	Non cul-de-sac:	Cul-de-sac:	
14. Front width (At property line):	Non cul-de-sac:	Cul-de-sac:	
15. Front width (At building line):	Non cul-de-sac:	Cul-de-sac:	
16. Depth:	Non cul-de-sac:	Cul-de-sac:	
17. Block Length:	Average:	Longest:	Shortest:
18. Type of Streets (Circle One):	<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:			

City of Missouri City, TX

Received

OCT 26 2018

STATE OF TEXAS
COUNTY OF FORT BEND

We, Thunderbird North Community Association, Inc. acting by and through _____ President, owner hereafter referred to as owners of the 2.8932 Acre tract described in the above and foregoing plat of Replat of Reserve C Thunderbird North, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development comport with the present and future growth needs of the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 11 feet, six inches for ten feet perimeter ground easements or seven feet, six inches for 14 feet perimeter ground easements, or 5 feet, six inches for 16 feet perimeter ground easements, from a plane 16 feet above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches in width.

IN TESTIMONY WHEREOF, the Thunderbird North Community Association, Inc. has caused these presents to be signed by the President of Thunderbird North Community Association, Inc., _____ and it's common seal hereunto affixed this _____ day of _____, 2018.

Thunderbird North Community Association, Inc.

By: _____
President

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) are 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

My Commission expires: _____

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Replat of Reserve "C" Thunderbird North 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, Clerk of the Commissioners Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2018 at _____ o'clock and duly recorded on _____, 2018, at _____ o'clock and in Plot Number _____ of the map records of Fort Bend County for said County.

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

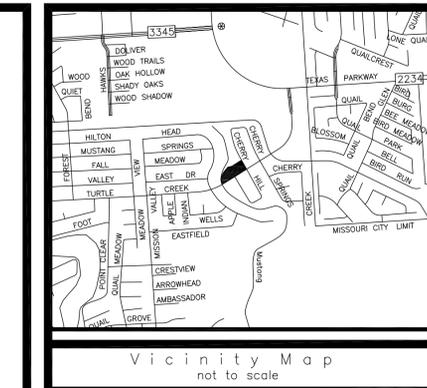
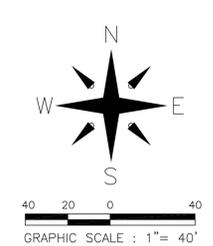
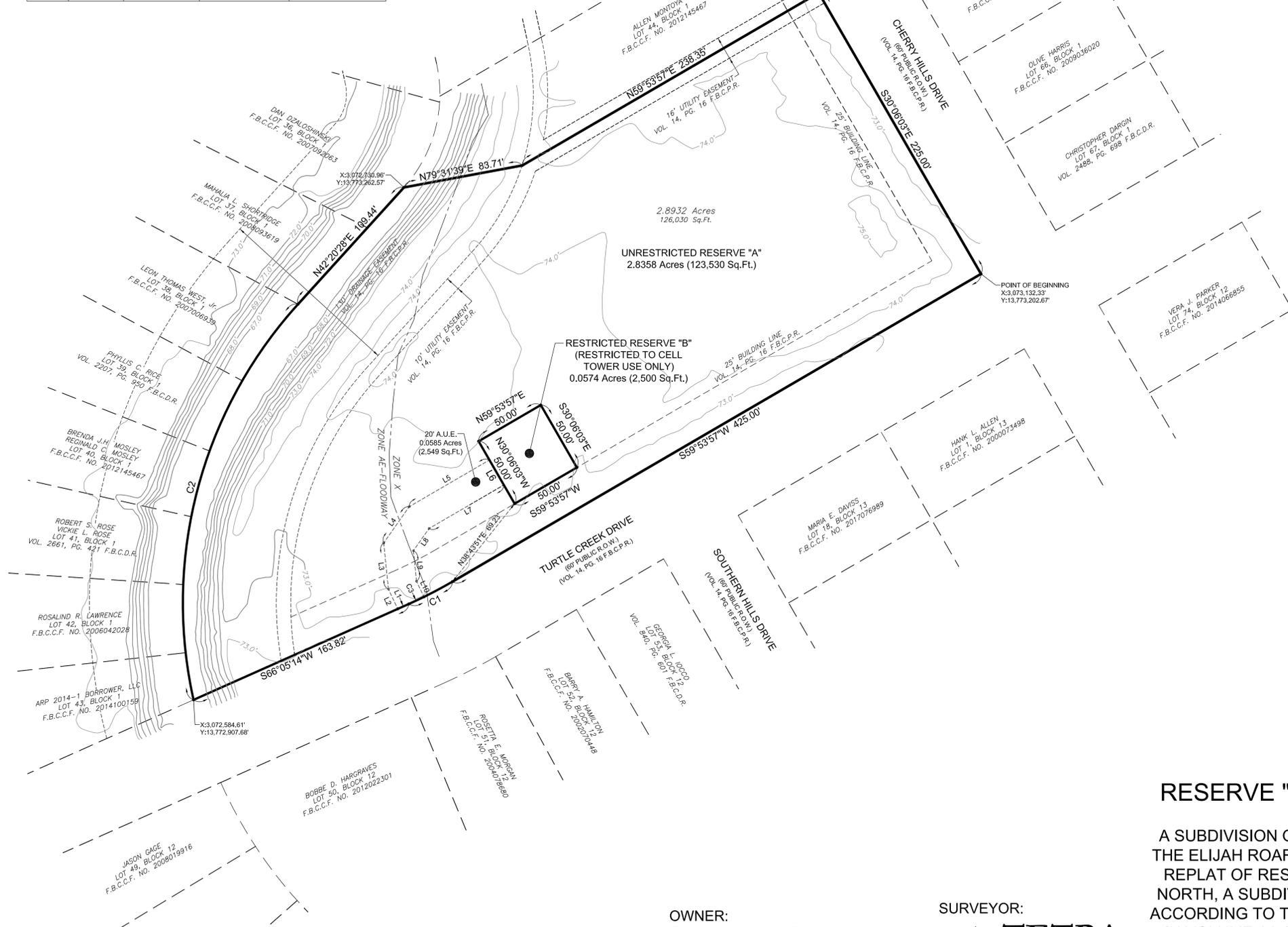
By: _____
Laura Richard, Clerk of the County
Fort Bend County, Texas

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66°05'14"W	8.43'
L2	N25°27'40"W	15.14'
L3	N05°51'57"W	32.18'
L4	N35°14'23"E	30.73'
L5	N59°53'57"E	64.51'
L6	S30°06'03"E	20.00'
L7	S59°53'57"W	60.14'
L8	S35°14'23"W	18.86'
L9	S05°51'57"E	21.23'
L10	S25°27'40"E	12.01'

LEGEND:

S.S.E. - SANITARY SEWER EASEMENT
W.L.E. - WATER LINE EASEMENT
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
A.E. - UNOBSTRUCTED AERIAL EASEMENT
B.L. - BUILDING LINE
F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	314.81'	34.00'	33.98'	S62°59'35"W
C2	307.02'	294.64'	283.46'	N14°50'57"E
C3	314.81'	11.57'	11.57'	N65°02'02"E



NOTES:

- According to flood insurance rate map 48157C0285L dated April 2, 2014, this tract hereby surveyed lies within Zone "X" and Zone "AE-Floodway". This statement is based on scaling the location of said survey on the above referenced map and is for flood insurance rates only and not intended to identify specific flooding conditions.
- BENCHMARK: Benchmark Number AW2035, L668 is a Brass Disk set in a headwall in the west right-of-way of Highway 521 and West Sycamore Road. ELEVATION = 72.30'
- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City, Texas.
- In accordance with Centerpoint Energy Electrical Services 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.
- 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.
- sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 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 82-1689(d) 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 constitutes all of the easements required by the utility companies contacted.
- There are no existing and proposed pipeline easements within the limits of the subdivision. - OR - All existing and proposed pipeline or pipeline easements through the subdivision have been shown.
- No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-205 of the Code of Ordinances of the City of Missouri City, Texas.
- All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).
- Required fire flows shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City.
- The placements of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
- Bearings and distances shown hereon are based on State Plane Coordinate System, South Central Zone, NAD83.
- All property corners will be set in accordance with the Missouri City Public Infrastructure Standards unless otherwise noted.
- The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and Thunderbird North Community Association, Inc. shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open space as required by Subsection 3.C.(12) of the Administrative Platting Manual of the City of Missouri City (June 2014).

REPLAT OF RESERVE "C" THUNDERBIRD NORTH

A SUBDIVISION OF 2.8932 ACRES OF LAND LOCATED IN THE ELIJAH ROARK LEAGUE, ABSTRACT NO. 77, BEING A REPLAT OF RESERVE "C", BLOCK 1 OF THUNDERBIRD NORTH, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 16 OF THE FORT BEND COUNTY PLAT RECORDS.

OWNER:
Thunderbird North Community
Association, Inc.
3106 Indian Wells Court
Missouri City, Texas 77459

SURVEYOR:
TETRA
SURVEYS
2109 Lexington Street
Houston, Texas 77098
(P) 713-462-5100 (F) 713-433-1003
E-Mail: Survey@TSATX.com
www.TSATX.com
License No. 10127500

DATE: OCTOBER, 2018 SCALE: 1"=40'



PAUL A. COYNE
Texas Registration No. 6374



City of Houston, City of Missouri City, Brazoria County, Esri, HE...

DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Fort Bend Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Fort Bend Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Fort Bend Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information said or implied.

STATE OF TEXAS
COUNTY OF FORT BEND

We, J. H. MacNaughton and B. R. Tempel, President and Secretary respectively of MacNaughton & Co., Trustee and we, J. H. MacNaughton and J. S. Norman, Jr., President and Secretary respectively of Co-Vestor, Inc., owners of the property subdivided in the above and foregoing map of Thunderbird North do hereby make subdivision of said property for and on behalf of said owners according to the lines, streets, lots, alleys, parks, building lines and easements therein shown, and designate said subdivision as Thunderbird North, in the David Bright League, A-13, Fort Bend County, Texas, and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades, and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

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

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

In testimony whereof, MacNaughton & Co., Trustee, has caused these presents to be signed by J. H. MacNaughton, its President, attested by its Secretary, B. R. Tempel, and its corporate seal hereunto affixed this 24th day of August, 1973.

By J. H. MacNaughton
J. H. MacNaughton, President
Attest: B. R. Tempel
B. R. Tempel, Secretary

In testimony whereof, Co-Vestor, Inc. has caused these presents to be signed by J. H. MacNaughton, its President, attested by its Secretary, J. S. Norman, Jr., and its corporate seal hereunto affixed this 24th day of August, 1973.

Co-Vestor, Inc.
By J. H. MacNaughton
J. H. MacNaughton, President
Attest: J. S. Norman, Jr.
J. S. Norman, Jr., Secretary

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared J. H. MacNaughton, President and B. R. Tempel, Secretary of MacNaughton & Co., Trustee known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein set out as the act and deed of said Corporation.

Given under my hand and seal of office this 24th day of August, 1973.

Donald P. Quinn
Notary Public in and for Harris County, Texas

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared J. H. MacNaughton, President and J. S. Norman, Jr., Secretary of Co-Vestor, Inc., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein set out as the act and deed of said Corporation.

Given under my hand and seal of office this 24th day of August, 1973.

Donald P. Quinn
Notary Public in and for Harris County, Texas

This is to certify that I, Nolan A. Pursler, a registered professional engineer of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lots, block corners, angle points and points of curve are properly marked with 3 feet by 5/8-inch iron rods, and this plat correctly represents that survey made under my supervision.



Nolan A. Pursler
Nolan A. Pursler, Registered Professional Engineer
Texas Registration No. 22089

CITY PLANNING COMMISSION
CITY OF MISSOURI CITY, TEXAS

This is to certify that the City Planning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Thunderbird North, as shown hereon.

In Testimony of, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Missouri City, Texas this 24th day of August, 1973.

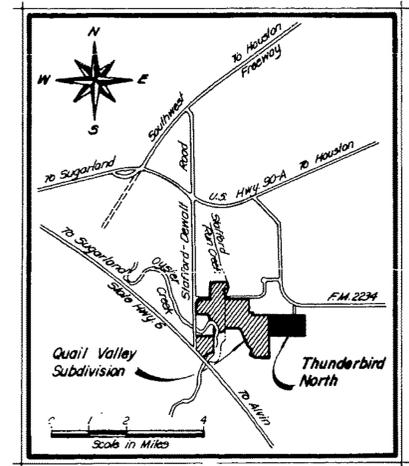
Bill Eubank
Planning Commission Chairman
Cinderella A. Madison
Planning Commission Secretary

STATE OF TEXAS
COUNTY OF FORT BEND

I, Ella Macek clerk of the County Court of Fort Bend County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on this 24th day of August, 1973 at 2:30 o'clock P.M. in Volume 14 Page 16 of Record of Deeds for said County.

Witness my hand and seal of office, at Richmond Texas, the day and date last above written.
Clerk, County Court Fort Bend County, Texas

By Ella Macek
County Clerk
Betty Engelhardt, Deputy



LOCATION MAP

237457
FILED FOR RECORD
at 2:30 P.M.
Ella Macek
County Clerk

PLAT OF
THUNDERBIRD NORTH

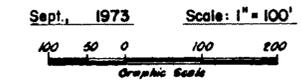
A Subdivision Of 188.054 Acres Of Land

OUT OF THE

DAVID BRIGHT LEAGUE, A-13

Fort Bend County, Texas

580 Lots 15 Blocks 3 Reserves



Owner:
MacNaughton & Co. Trustee
J. H. MacNaughton - President
and Co-Vestor Inc.
J. H. MacNaughton - President

Plat Prepared By:
Development Consultants
Consulting Engineers

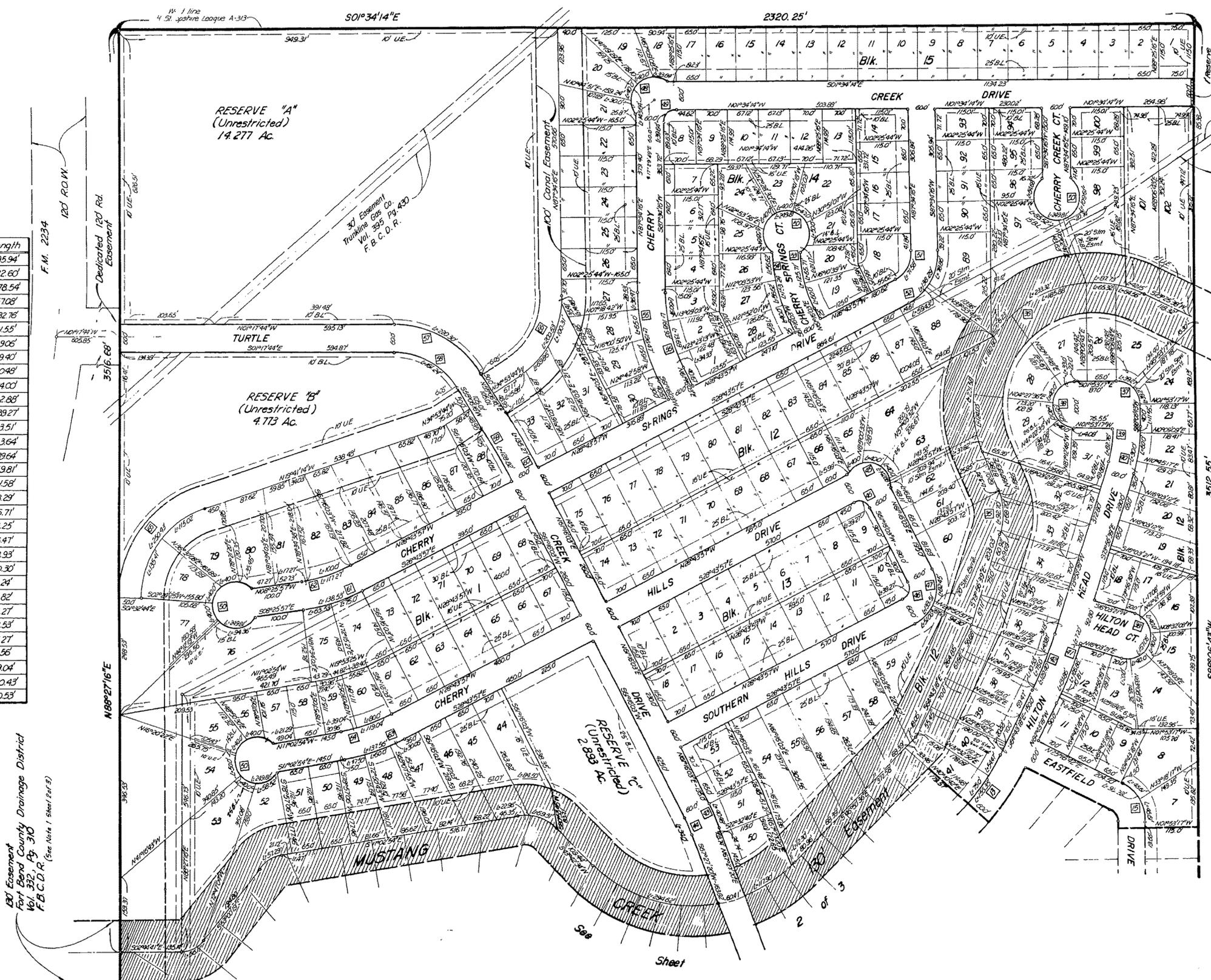
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ACREAGE

CURVE DATA

No.	Delta	Radius	Tangent	Length
35	39°45'53"	138.01'	50.00'	95.94'
36	137°12'01"	260.00'	663.47'	622.60'
37	90°00'00"	50.00'	50.00'	78.54'
38	180°00'00"	50.00'	50.00'	157.08'
39	17°56'38"	264.25'	41.72'	82.76'
40	17°56'38"	324.25'	51.19'	101.55'
41	09°13'21"	863.91'	69.68'	139.06'
42	09°13'21"	803.91'	64.84'	129.40'
43	06°11'17"	374.81'	20.26'	40.48'
44	06°11'17"	314.81'	17.02'	34.00'
45	163°43'42"	50.00'	349.75'	142.88'
46	90°00'00"	25.00'	25.00'	39.27'
47	89°55'41"	85.00'	85.00'	133.51'
48	164°35'47"	50.00'	363.72'	143.64'
49	90°51'21"	25.00'	25.38'	39.64'
50	286°15'36"	50.00'	50.00'	249.81'
51	63°41'47"	64.39'	40.00'	71.58'
52	63°41'47"	124.39'	77.27'	138.29'
53	26°18'13"	273.82'	63.98'	125.71'
54	26°18'13"	333.82'	78.00'	153.25'
55	26°18'13"	427.97'	100.00'	196.47'
56	26°18'13"	367.97'	65.98'	168.93'
57	56°24'00"	223.80'	120.00'	220.30'
58	56°24'00"	163.80'	87.83'	161.24'
59	06°08'47"	1197.55'	64.47'	128.82'
60	06°08'47"	1257.55'	67.70'	135.27'
61	20°18'00"	391.00'	70.00'	138.53'
62	20°18'00"	331.00'	59.26'	117.27'
63	17°41'03"	445.70'	69.33'	137.56'
64	17°41'03"	365.70'	60.00'	119.04'
65	71°51'00"	139.70'	144.69'	250.43'
66	57°32'00"	139.70'	109.63'	200.53'



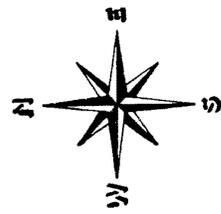
30' Easement
Dom. Chem. Co.
Vol. 227, Pg. 366
F.B.C.D.R.

180' Easement
Fort Bend County Drainage District
Vol. 332, Pg. 310
F.B.C.D.R.
(See Note 1, Sheet 2 of 3)

ACREAGE

ACREAGE

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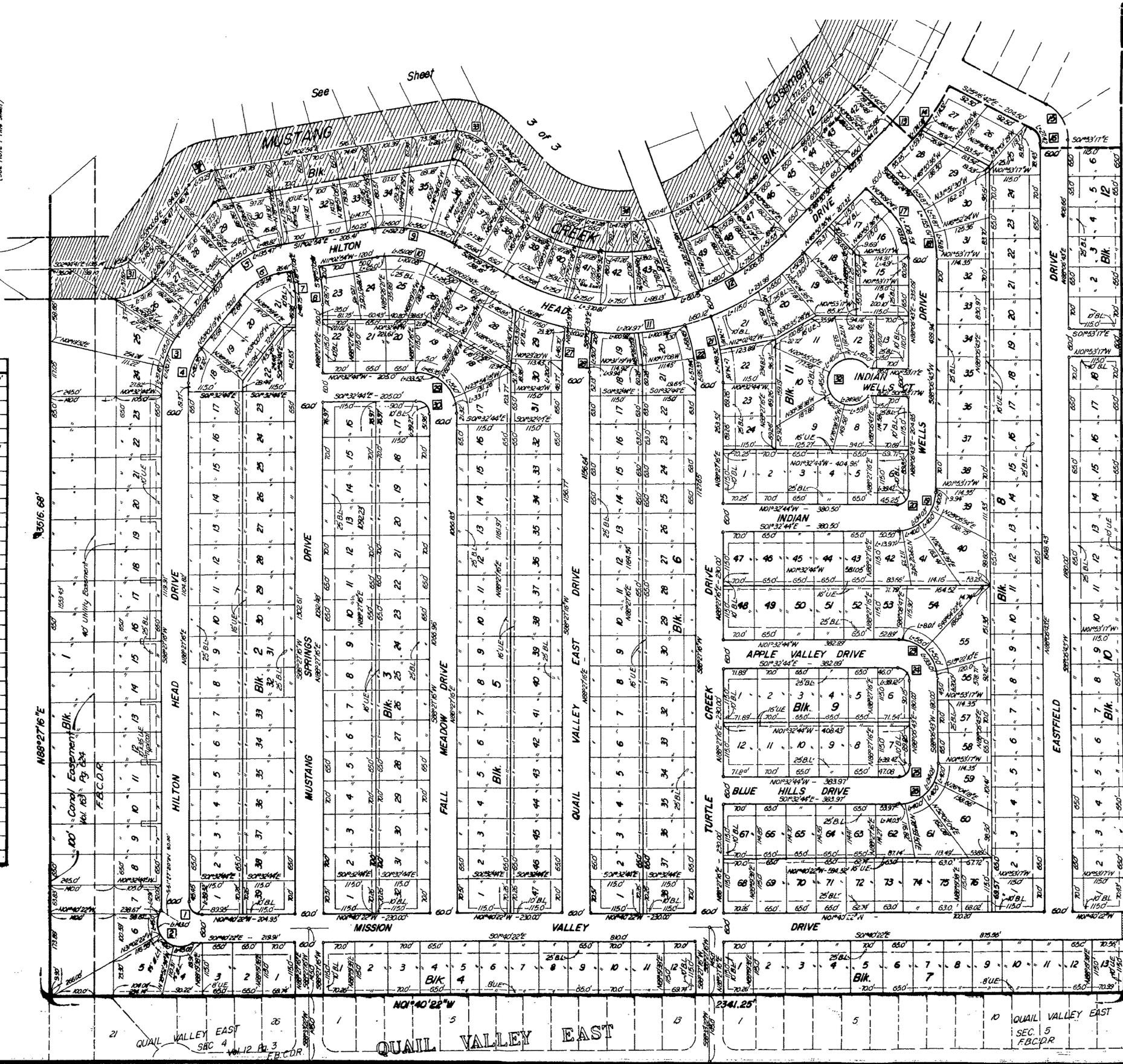


ACREAGE

CURVE DATA

No.	Delta	Radius	Tangent	Length
1.	90°07'25"	25.00'	25.05'	39.32'
2.	153°52'12"	50.00'	352.06'	483.00'
3.	38°32'25"	179.45'	62.74'	120.71'
4.	38°32'25"	119.45'	41.76'	80.35'
5.	41°57'25"	185.00'	70.94'	135.47'
6.	41°57'25"	125.00'	47.93'	91.54'
7.	09°30'10"	293.95'	24.43'	48.75'
8.	09°30'10"	353.95'	29.42'	58.70'
9.	39°42'18"	280.75'	100.00'	192.13'
10.	39°42'18"	220.75'	78.63'	151.08'
11.	75°00'00"	547.02'	419.74'	716.05'
12.	75°00'00"	487.02'	373.70'	637.51'
13.	17°52'42"	497.87'	78.31'	155.35'
14.	17°52'42"	557.87'	87.75'	174.08'
15.	62°50'01"	85.00'	51.92'	93.22'
16.	62°50'01"	25.00'	15.27'	27.42'
17.	44°57'19"	138.32'	57.23'	108.53'
18.	44°57'19"	198.32'	82.05'	155.61'
19.	90°20'33"	85.00'	85.51'	134.03'
20.	90°20'33"	25.00'	25.15'	39.42'
21.	20°59'56"	404.68'	75.00'	148.32'
22.	20°59'56"	344.68'	63.88'	126.33'
23.	89°39'27"	85.00'	84.49'	139.01'
24.	89°39'27"	25.00'	24.85'	39.12'
25.	90°20'33"	25.00'	25.15'	39.42'
26.	90°20'33"	85.00'	85.51'	134.03'
27.	08°27'11"	592.17'	33.38'	66.70'
28.	08°27'11"	532.17'	30.00'	59.94'
29.	90°00'00"	85.00'	85.00'	133.52'
30.	90°00'00"	25.00'	25.00'	39.27'
31.	50°15'38"	63.96'	30.00'	56.11'
32.	288°15'36"	50.00'		249.81'
33.	54°45'28"	36.55'	50.00'	92.27'
34.	90°33'10"	307.02'	309.99'	485.23'
34-A	41°57'25"	78.24'	30.00'	51.28'

180' Easement
Fort Bend County Drainage District
Vol. 382, Pg. 310
F.B.C.D.R.
(See Note 1 This Sheet)



ACREAGE

- NOTES:
1. This easement shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of the drainage facility, and suitable property shall be permitted to drain into this easement except by means of an approved drainage structure.
 2. All existing pipelines or pipeline easements through this subdivision have been shown.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 14, 2018

AGENDA ITEM SUBJECT: Replat of Reserve "A" Highway 6 / Murphy

AGENDA ITEM NUMBER: 6.C.

PROJECT PLANNER: Mason A. Garcia, Planner 1

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

PERMIT NUMBER: 1800081

PROPERTY ID: 3798-010-01-0010-907 / 3798-01-001-0011-907

LOCATION: Southwest of the intersection of Highway 6 and University Boulevard

ZONING DISTRICT DESIGNATION: LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

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

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9).
 - b. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f).
 - c. The following aerial easements requested by CenterPoint Energy must be inserted in the owner's acknowledgement, following the language of Appendix A:

"Further, Owners have dedicated and by these presents do dedicate the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total thirty feet (30'0") in width."
 - d. 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.
 - e. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please revise the plat to reflect the scale as stated.**
 - f. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).
 - g. Please update the street name Murphy Road. The segment of the roadway, to the east of the subject plat was renamed to University Boulevard.

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. The benchmark is to be a primary benchmark from the City's benchmark system in accordance with Public Infrastructure Design Manual, Chapter 2.12.A/
 - c. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 82-68(15).

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An electronic plat shall be submitted in accordance with Section 2.D(2).
The DWG was not referenced properly.

B. STANDARD PLAT NOTES:

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. 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.
 - b. Please correct the numbering sequence. There are two number 11 notes.
 - c. Please correct the spelling of "Fire" in in the second plat note #11.

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TARGET CORPORATION, A MINNESOTA CORPORATION ACTING BY AND THROUGH _____ PRESIDENT BEING OFFICER OF TARGET CORPORATION, OWNERS HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 13.8365 OF ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF REPLAT RESERVE "A", HIGHWAY 6/MURPHY 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN 11 FEET, SIX INCHES FOR TEN FEET PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES FOR 14 FEET PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES FOR 16 FEET PERIMETER GROUND EASEMENTS, FROM A PLANE 16 FEET ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 21 FEET, SIX INCHES IN WIDTH.

IN TESTIMONY WHEREOF, TARGET CORPORATION, A MINNESOTA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT

____ DAY OF _____ 2018.

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF MINNESOTA
COUNTY OF HENNINGEN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ AND _____ TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED (ADD FOR CORPORATIONS, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION"). GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF W6 MISSOURI CITY 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.

SONYA BROWN-MARSHALL, CHAIRMAN
TIMOTHY R. HANEY, VICE CHAIRMAN

I, GRACE Y. CERVIN, 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 ALONG WITH THE CORNERS AND ANGLES, POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE, WILL BE 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 (NAD 83), SOUTH CENTRAL ZONE.

GRACE Y. CERVIN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5564

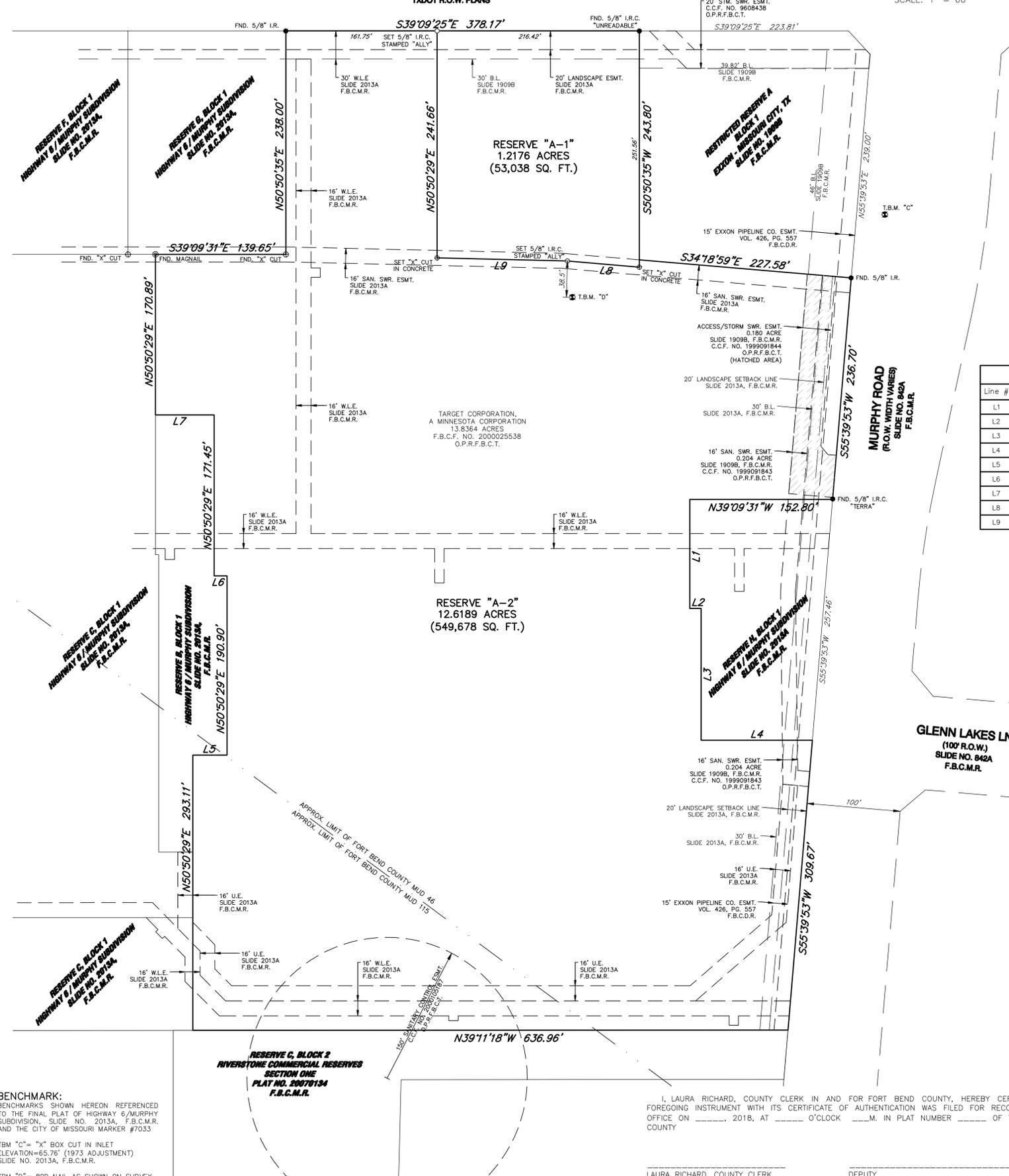
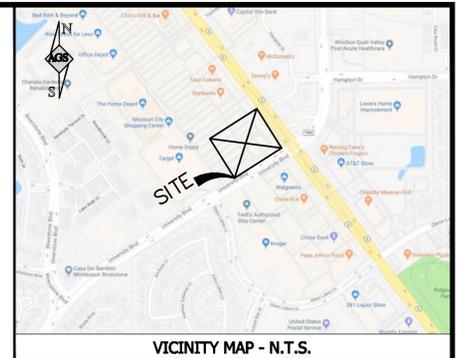
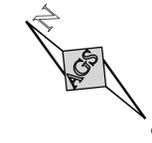
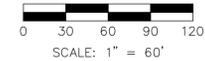


BENCHMARK:
BENCHMARKS SHOWN HEREON REFERENCED TO THE FINAL PLAT OF HIGHWAY 6/MURPHY SUBDIVISION, SLIDE NO. 2013A, F.B.C.M.R. AND THE CITY OF MISSOURI CITY #7033

TBM "C" = "X" BOX OUT IN INLET
ELEVATION=65.76' (1973 ADJUSTMENT)
SLIDE NO. 2013A, F.B.C.M.R.

TBM "D" = 80D NAIL AS SHOWN ON SURVEY
ELEVATION=66.50' (1973 ADJUSTMENT)

STATE HIGHWAY 6
(180' R.O.W.)
CONTROL NO. 0192, SECTION 01,
JOB NO. 067, SHEET NO. 4,
TxDOT R.O.W. PLANS



LEGEND

- B.L. BENCHMARK
- CM. CONTROLLING MONUMENT
- FND. FOUNDATION
- F.B.C.F. FORT BEND COUNTY CLERK FILE
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- F.B.C.M.R. FORT BEND COUNTY MAP RECORDS
- F.B.C.T. FORT BEND COUNTY TAX
- I.R.T. IRON ROD
- I.P. IRON PIPE
- O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- SAN. SWR. SANITARY SEWER
- STM. SWR. STORM SEWER
- U.E. UTILITY EASEMENT
- VOL. VOLUME
- W.L.E. WATER LINE EASEMENT

Line Table

Line #	Direction	Length
L1	S50°50'29"W	116.15'
L2	S39°09'31"E	12.06'
L3	S50°50'29"W	140.40'
L4	S39°09'31"E	119.09'
L5	S39°09'31"E	36.58'
L6	N39°09'31"W	13.73'
L7	N39°09'31"W	62.88'
L8	N34°15'56"W	77.23'
L9	N37°47'44"W	139.50'

1. BEARINGS BASIS ARE ON HIGHWAY 6/MURPHY SUBDIVISION AS RECORDED IN SLIDE NO. 2013A FORT BEND COUNTY MAP RECORDS.
2. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY, DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY _____ TITLE INSURANCE COMPANY.
3. BASED ON THE FLOOD INSURANCE RATE MAP NO. 48157C0280L, MAP REVISED DATE OF APRIL 2, 2014 INDICATES THAT TRACT LIES WITHIN AREA ZONE "X"-(SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
4. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
5. DRIVEWAY APPROACHES SHALL BE 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.
6. 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 THIS SECTION 3.c(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY.
7. 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.
8. AS PER HIGHWAY 6/MURPHY SUBDIVISION THE MINIMUM SLAB ELEVATION (TOP OF FINISHED FLOOR) SHALL BE A MINIMUM OF 67.5'. THE 100-YEAR BASE FLOOD ELEVATION IS 65.5' DETERMINED BY THE FLOOD INSURANCE RATE DATED JANUARY 3, 1997 (PANEL NO. 48157C-0255J).
9. ABOVE MEAN SEA LEVEL, THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
10. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C(11) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY.
11. REQUIRED FIRE FLOWS 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.
11. THE PLACEMENT OF FIRED HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
12. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES.
13. ALL EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION OF THE CITY OF MISSOURI CITY, TEXAS ARE SHOWN HEREON.
14. BUILDING LINES SHALL CONFORM TO THE CURRENT CITY OF MISSOURI CITY ZONING ORDINANCES.
15. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
16. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
17. 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.
18. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

REPLAT RESERVE "A"
HIGHWAY 6/MURPHY
A SUBDIVISION OF 13.8365 ACRES 602,716 SQUARE FEET) OF LAND
BEING A REPLAT OF
RESERVE "A", BLOCK 1
HIGHWAY 6/MURPHY SUBDIVISION
AS RECORDED IN SLIDE NO. 2013A,
OF THE FORT BEND COUNTY MAP RECORDS
SITUATED IN THE
WILLIAM STAFFORD 1-1/2 LEAGUE, ABSTRACT NO. 89
MISSOURI CITY, FORT BEND COUNTY, TEXAS
2 RESERVES 1 BLOCK

SURVEYOR: ALLY GENERAL SOLUTIONS, LLC
7070 WEST 43RD ST.
STE. 203
HOUSTON, TEXAS 77092
(281) 888-7682
TBPLS FIRM NO. 10194392

OWNER: TARGET CORPORATION
1010 NICOLET MALL
STE. 425
MINNEAPOLIS, MINNESOTA 55403
612-761-7562

ENGINEER: JACOBS
911 CENTRAL PARKWAY NORTH
STE. 425
SAN ANTONIO, TEXAS 78232
210-403-5520

OCTOBER, 2018 SHEET 1 OF 1 SCALE: 1"=60'

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 FORT BEND COUNTY

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

DEPUTY _____



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 14, 2018

AGENDA ITEM SUBJECT: Lexington Village – Planned Development District Amendment

AGENDA ITEM NUMBER: 7.A

PROJECT PLANNER: Jennifer Thomas Gomez, AICP, Planning Manager

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

PERMIT NUMBER: PD1800004

PROPERTY ID: 0064-00-000-3122-907 / 0064-00-000-3121-907 / 0064-00-000-3100-907 / 0064-00-000-3640-907

LOCATION: PD No. 81 is located north of the intersection of Fifth Street and FM 1092, southeast of the intersection of Lexington Boulevard/Independence Boulevard and FM 1092, and west of the FBISD Armstrong Elementary School. PD No. 81 includes undeveloped acreage and a Starbucks at 1321 FM 1092 and a Take 5 Oil Change at 1405 FM 1092.

RECOMMENDED ACTION:

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

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

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, December 3, 2018

Revised submittals due prior to Monday, November 19, 2018. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, must be submitted no later than 10:00 a.m. on November 19, 2018, which is prior to the deadline for submittals to the City Council for their December 3, 2018, meeting.

SUMMARY:

PD No. 81 was approved in 2012 to allow for uses permitted within the LC-3, retail district; townhouses and related accessory uses and office/warehouse uses related to commercial and retail developments. To date, two tracts within the PD have been developed, one for a Starbucks and the other for a Take 5 oil change business. The applicant has worked over the last several years, to consider various development plans for the proposed townhouses.

The applicant has brought this application seeking to amend the rules and regulations of the PD to expand the allowance for residential uses and provide for uniform development standards for both townhouses and multifamily residential products.

A revised conceptual plan has been provided, indicating a development to include approximately 173 patio homes including 2-car garages on an 18.16 acre tract of land; approximately 288 multifamily dwelling units on an 11.12 acre tract of land; and maintaining approximately 7.14 acres of land for commercial uses.

REQUIREMENTS FOR A PD DISTRICT AMENDMENT APPLICATION (SECTION 8.2)

A. Ownership documentation:

The applicant has submitted proof of notice to all other property owners within the PD district.

B. Legal Description:

The subject site can be described as being an approximate 31.983 acres of land, out of the residue of that certain tract of land called 94.384 acres conveyed to Sunlake Limited from Memorial Herman Hospital System by deed dated May 5, 2000, filed for record under Fort Bend County Clerk's File No. 2000044439, being situated in the William T. Neal Survey, A-64, Fort Bend County, Texas; and being a tract containing 6.5333 acres of land located in the William T. Neal Survey, A-64, Fort Bend County, Texas, being out of a called 14.34-acre tract described in deed recorded under Fort Bend County Clerk's file number 9608676. A portion of the above being all of the Sunlake Addition recorded as instrument number 20170098 in the Fort Bend County, Texas Official Public Records.

C. Site Plan:

A proposed site plan has been submitted which constitutes the required site plan.

D. Total acreage:

38.51 acres

E. Minimum design standards:

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

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

GENERAL SITE INFORMATION:

A. Existing Land Use and Zoning Designation: Starbucks at 1321 FM 1092;
Take 5 Oil Change at 1405 FM 1092; undeveloped property

B. Surrounding Land Uses and Zoning Designations:

North: PD, Planned Development District #39, Lexington Square residential district

South: LC-3, Retail District

East: SUP, Specific Use Permit #168, FBISD Armstrong Elementary School

West: LC-3, retail district, Walgreens; PD #12, Park Lake Condominiums; MF-1, Multifamily District, Quail Valley Apartment Homes

C. Zoning History:

03-07-1983: Subject site annexed by the City of Missouri City and zoned SD, Suburban District upon annexation (Ord.O-83-11).

11-20-1995: Subject site zoned LC-3, Retail District (Ord. O-95-45).

03-05-2012: Subject site zoned PD, Planned Development District #81 (Ordinance O-12-07)

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

A. Purpose. PD, Planned Development District No. 81 is proposed to include a mixed use development to include residential and commercial, retail uses. Improvements to the site should be designed to enhance the overall character and nature of the surrounding area.

B. Use regulations. Except as provided herein, no changes are proposed to PD No. 81.

PD No. 81 was approved in 2012 to allow for uses permitted within the LC-3, retail district; townhouses and related accessory uses and office/warehouse uses related to commercial and retail developments. To date, two tracts within the PD have been developed, one for a Starbucks and the other for a Take 5 oil change business. The applicant has worked over the last several years to consider various development plans for the proposed townhouses. The applicant has brought this application seeking to amend the rules and regulations of the PD to expand the allowance for residential uses and provide for uniform development standards for both townhouses and multifamily residential products.

A revised conceptual plan has been provided, indicating a development to include approximately 173 patio homes including 2-car garages on an 18.16 acre tract of land; approximately 288 multifamily dwelling units on an 11.12 acre tract of land; and maintaining approximately 7.14 acres of land for commercial uses.

Future Land Use Map: The City's Future Land Use and Character map identifies the subject site as being an appropriate location for Suburban commercial and as being within the FM 1092 mixed character district. Suburban commercial is within the Suburban Character designation and is summarized as follows:

"This designation is for areas where both residential and commercial development forms result in a more green, open feel compared to more intensively developed areas where buildings, parking areas, and other improvements cover more of their sites. In Suburban Residential areas, there is more separation between homes (whether through larger minimum lot sizes or setbacks), and the intervening spaces are devoted more to trees and vegetation than paved surfaces...A certain percentage of other types of housing such as patio, village and twin homes could be allowed in a Suburban residential area subject to density limitations and other design criteria to preserve the character and ensure compatibility...

Many properties adjacent and nearby the subject site are identified as Commercial which is within the Auto-oriented character designation and summarized as follows:

"This designation typically covers most areas identified for commercial uses where accommodation of automobile access, circulation, and parking drives the placement of buildings and overall site design. In residential areas, an Auto Oriented character is evident where driveways and garages are the most prominent feature along neighborhood streets. In such areas, homes are relatively close together and individual lots have less extensive yard and landscape areas compared to the more open, green feel of a Suburban neighborhood.

This development form often provides for areas of more affordable housing within the community. A reduction in lot size may be allowed in exchange for a higher percentage of open space on the overall site (which could also satisfy drainage and parkland dedication requirements). Other moderate density housing types could be allowed provided there are buffering requirements and design standards to

ensure compatibility and quality outcomes.

Many attached housing developments (i.e., townhouses, apartments, and condominiums) also take on an Auto-Oriented character unless design standards and landscaping requirements are sufficient to move the overall site design toward a Suburban character (or such housing types can be encouraged within Urban character areas)."

The general intent for the FM 1092 mixed character district is "allow for future land uses to be more responsive to market realities" and to "expand allowable uses beyond retail orientation." Compatible future land use character designations include commercial and business park, allowing for flex space, north of Cartwright Road only and excluding heavy industrial uses.

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

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

5. Quality design and community appearance. Continue to build upon Missouri City's reputation for quality development.

Staff recommends: To approve the mix of uses to continue to include LC-3, retail uses which would allow for the development of commercial, retail and professional office uses including associated office/warehouse uses; to allow for patio home residential uses instead of townhouse residential uses; and to add the allowance for multifamily uses.

The Future Land Use and Character District map should be amended to reflect the subject site as Commercial, consistent with the adjacent and nearby properties within this area.

The proposed amendments are in conformance with the goals of the 2017 Comprehensive Plan. As the Market Opportunity Analysis for Commercial Corridors, contained within the Comprehensive Plan provides, household growth is a key driver for both retail and office development. By providing opportunities for denser residential growth, in appropriate areas, could help to provide more opportunities for the location of employment generating uses.

- C. Use district regulations.** Except as provided within this report and within PD No. 81, the following use district regulations should apply.

Staff's recommendation:

Apply R-4, patio-cluster district regulations to include garage regulations; trash disposal regulations; portable storage unit regulations; parking regulations; sign regulations and fence regulations.

Apply MF-2, multifamily residential district regulations to include garage regulations, trash disposal regulations; portable storage unit regulations;

landscaping regulations; parking regulations; sign regulations; fence regulations; and amenities.

D. Height and area regulations. Except as provided herein, no changes are proposed to PD No. 81.

PD No. 81 provides height and area regulations for the uses permitted within the district. These regulations include the LC-3 district standards for nonresidential and office/warehouse uses. Office/warehouse uses that would have been developed along FM 1092 would be limited in size to no more than 8,000 square feet and in height to no more than 2 stories or 35 feet. Office/warehouse uses developed along Independence Boulevard could be larger in area, no more than 25,000 square feet and generally could not exceed more than 3 stories or 45 feet in height.

The R-5, townhouse residential district standards were applied to townhouse developments provided that at least 85% of the townhouse units would be developed as units within a building consisting of four or more townhouse units.

As provided above, the applicant now seeks to provide for a mixed use development to include patio homes; multifamily dwelling units; and commercial uses.

Generally, the requirements for the R-4, patio cluster residential district and the MF-2, multifamily residential district uses could be applied to the revised conceptual plan. The proposed number of multifamily dwelling units, however, exceeds the maximum number (20) per gross platted acre.

The revised conceptual plan shows no commercial or nonresidential uses along the Independence Boulevard frontage. Such uses would be maintained along the FM 1092 frontage.

Staff recommends: Adopt the revised site plan and apply the amended uses. Apply the R-4, patio cluster residential district standards for patio-cluster uses in the areas shown on the conceptual site plan for patio homes; apply the MF-2, multifamily dwelling unit regulations to the multifamily uses shown on the conceptual site plan as apartments; continue to apply the LC-3, retail district regulations to the areas shown as commercial on the conceptual site plan and remove the allowance for larger, office-warehouse buildings along the Independence Boulevard frontage. Remove the townhouse residential requirements.

The maximum density regulations of the MF-2 district should apply to the development. This would reduce the number of units described however, the applicant should note that the a multifamily development, consistent with the city's development standards for such types of development will require additional infrastructure and amenities including a percentage of covered parking areas including garages and onsite greenspace either clustered in a courtyard or provided around the perimeter of the development. Such standards will impact the total number of units which can be provided on the subject site.

E. Architecture and building regulations. Except as provided herein, no changes are proposed to PD No. 81.

The applicant has submitted conceptual elevations to generally show what the proposed patio homes and multifamily buildings would look like.

The city does not have architectural design standards for patio home developments.

An architectural design review including a review of proposed materials and colors of the multifamily buildings would be required prior to any development.

For multifamily buildings, architectural design standards includes requirements for design and articulation. Buildings are required to consist of masonry facades with a minimum of 50 percent of the exterior consisting of brick, stone and/or stucco.

Multifamily developments are required to provide a minimum of 50 percent of required parking in the form of covered parking, with at least 25 percent of the required total number must be contained within garages.

Staff recommends: Apply architectural standards to be uniform and complementary between all nonresidential uses including the patio home development. The same materials and colors, consisting with the architectural standards, should be used for all nonresidential uses within the PD.

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



**DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division**

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

APPLICATION FOR:

Check One:

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

SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)

FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

Date of Application:

1. Project Name:	Lexington Village
2. Address/Location of Property:	SE Corner of FM 1092 & Lexington Blvd.
3. Applicant's Name:	Clinton F. Wong
Mailing Address:	1616 S. Voss, Ste. 618 Houston TX 77057
Phone No.:	(713) 978-5900
Email:	Eungar@skymarkdevelopment.com
4. Status of Applicant:	Owner Agent Attorney Trustee Corporation Relative
(If other than Owner, submit written authorization from Owner with application.)	
5. Property Owner:	Hannover Estates, Ltd. and Sunlake Ltd.
Mailing Address:	1616 S. Voss, Ste. 618 Houston TX 77057
Phone No.:	(713) 978-5900
Email:	Eungar@skymarkdevelopment.com
6. Existing Zoning District:	PD
7. Total Acreage:	38.54
8. Proposed Development and Reasons for Application:	Proposed Development is mixed use with retail, town homes and commercial. We are requesting to build un-attached town homes, apartments and retail/commercial along FM 1092.
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application):	Property being a 6.557 and 31.983 ac. tracts of land located in the William T. Neal Survey, Abstract No. 64, Tarrant County, TX.
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	0064 - 00 - 000 - 3100 - 907 0064 - 00 - 000 - 3640 - 907
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(If yes, submit with application.)	
12. Does this application include an Architectural Design Review: (Circle One):	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(If yes, see page 8, Exhibit C for materials required to be submitted.)	
FILING FEE: \$1,200.00	

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

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

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

Clinton F. Wong, President
Print Name of Applicant

Clinton F. Wong
Signature of Applicant

Clinton F. Wong, President
Print Name of Property Owner

Clinton F. Wong
Signature of Property Owner, Agent or Attorney

FIRST UNITED
METHODIST CHURCH

LEXINGTON SQUARE

CVS

Walgreens

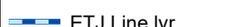
Starbucks

FBISD
Armstrong
Elementary

PARK
LAKE
CONDOMINIUMS

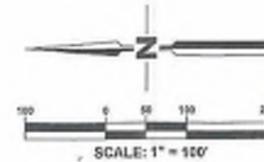
PD, Planned
Development
District #81

Legend

-  City Limits Line.lyr
-  ETJ Line.lyr
-  PD #81

1 inch = 800 feet





F.B.I.S.D.
ELEMENTARY
SCHOOL

INDEPENDENCE BLVD.

LEXINGTON
SQUARE
SUBDIVISION

WALGREENS

SARBUCKS

SOLD

COMMERCIAL

COMMERCIAL

F.M. 1092 (140' R.O.W.)

SHELL

CHURCH

LEXINGTON BLVD. (100' R.O.W.)

Kinder Morgan Texas Pipeline

City of Missouri City, TX
Received

Planning Division

	AREA	USE
	18.16 ACRES	173 PATIO HOMES (2-CAR GARAGE)
	11.12 ACRES	288 UNITS APARTMENTS (576 PARKINGS)
	7.14 ACRES	COMMERCIAL
TOTAL	36.86 ACRES	

GENERAL PLAN OF LEXINGTON VILLAGE

37.14 ACRES OF LAND
LOCATED IN MISSOURI CITY
IN FORT BEND COUNTY, TEXAS

SKYMARK DEVELOPMENT COMPANY, INC.
1616 VOSS, SUITE 618
HOUSTON, TEXAS 77057
(713) 978-5900

June 04, 2018

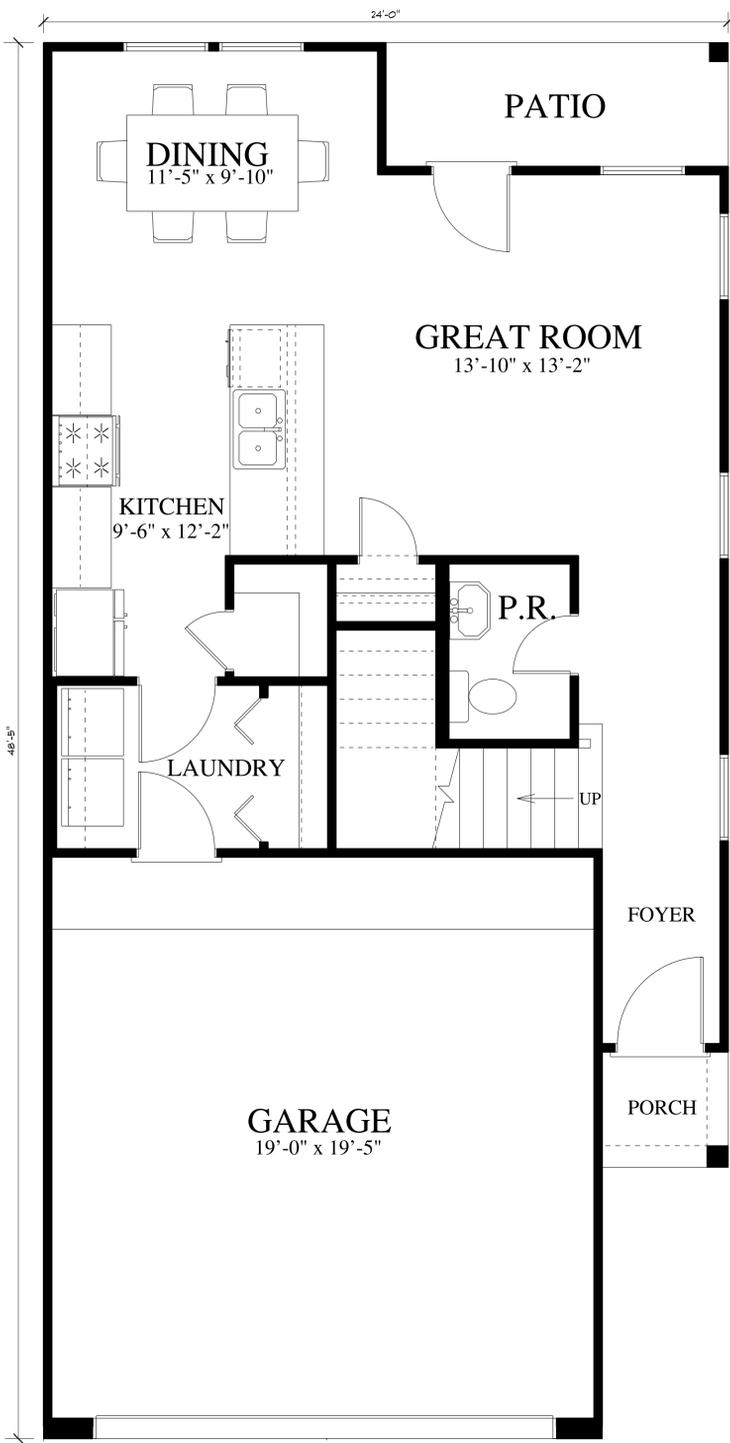


View From Courtyard / Street

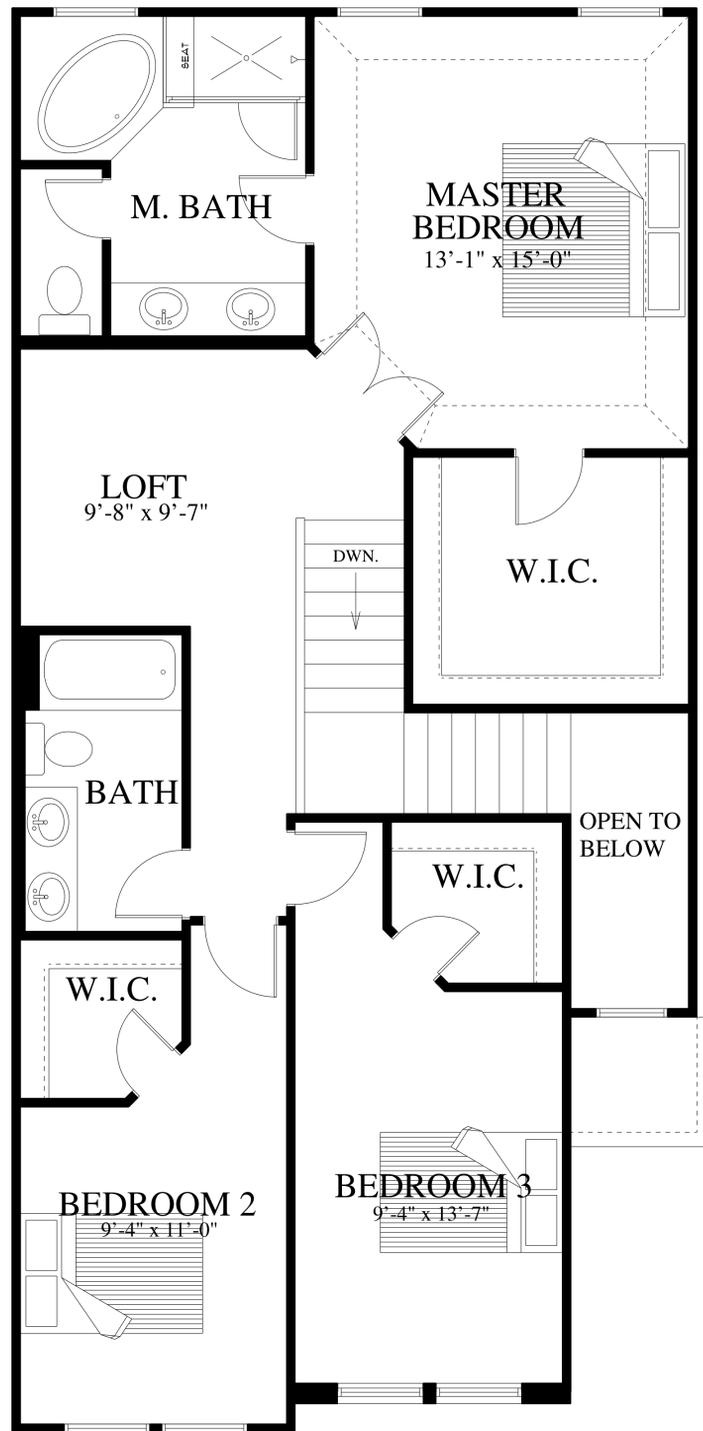


View from Parking Lot

Skymark Development Co., Inc.
1616 Voss Rd., Suite 618
Houston, Texas 77057



FIRST FLOORPLAN
659 S.F.



SECOND FLOORPLAN
1010 S.F.



FRONT ELEVATION A



FRONT ELEVATION B

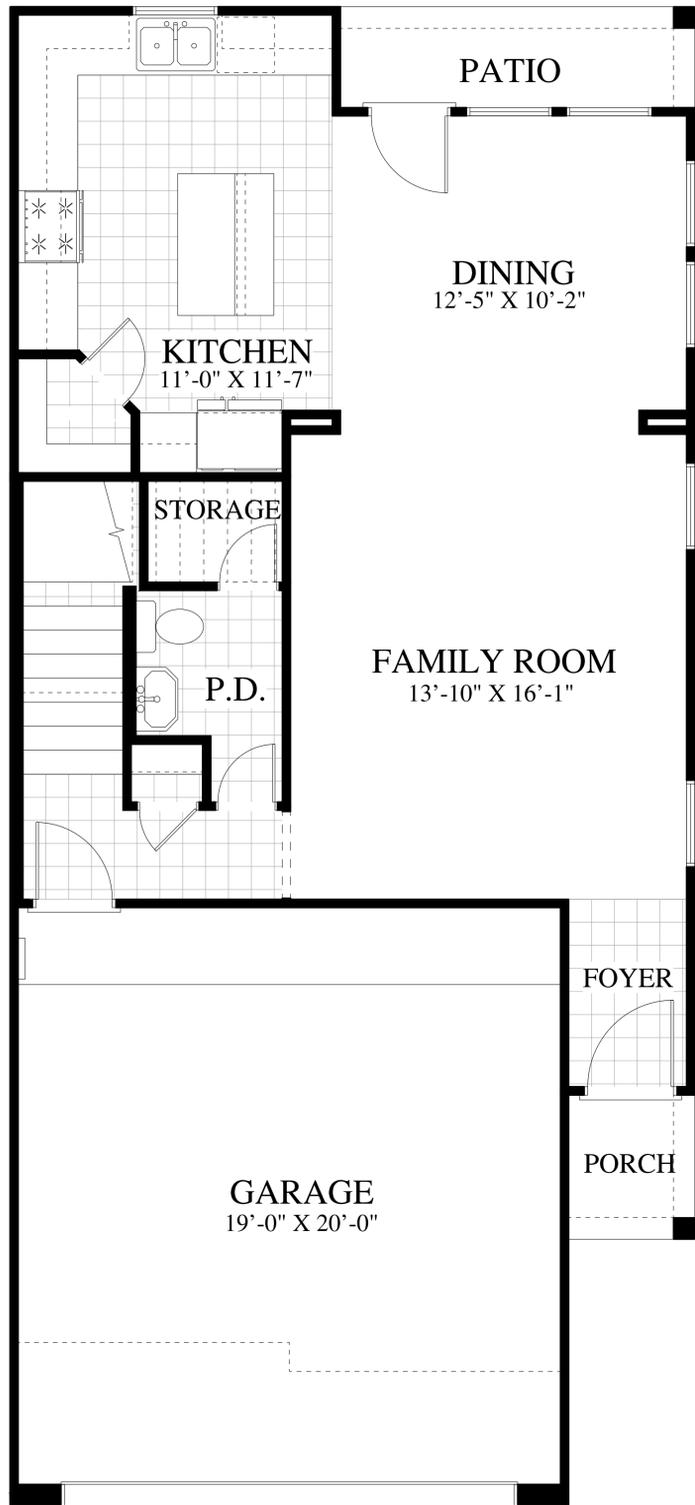
TOTAL 1671 S.F.
24'-0"W. X 48'-5"D.

PLAN 1671

SKYMARK DEVELOPMENT COMPANY, INC

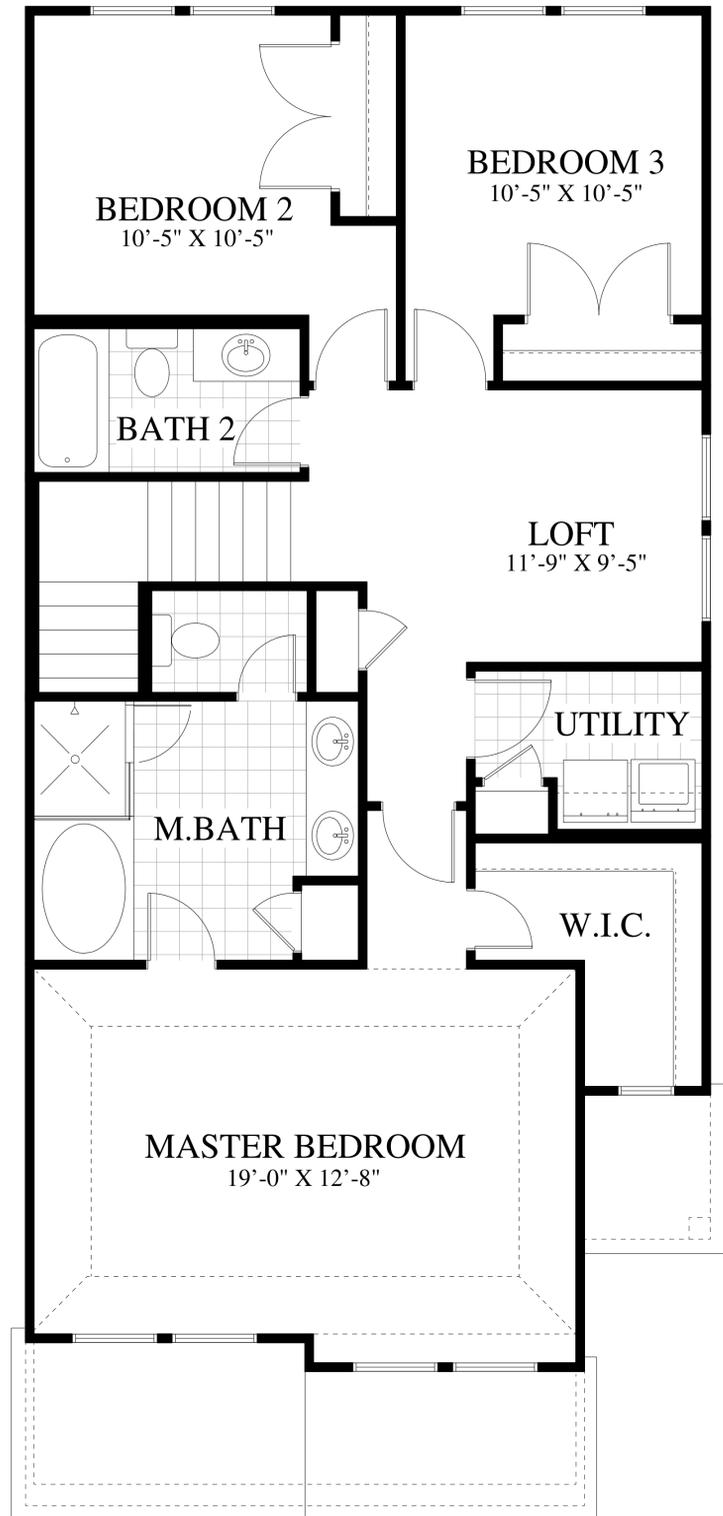
FLOOR PLANS ARE SUBJECT TO
CHANGES AND MODIFICATIONS WITHOUT NOTICE.
ALL SQUARE FOOTAGE AND DIMENSIONS ARE APPROXIMATE.

KANG ARCHITECTS
36557 ELIZABETH DR. LAKE VILLA IL. 60046
BRAD.KANGARCHITECTS@GMAIL.COM
847 . 975 . 2904



FIRST FLOOR PLAN

737 S.F.



SECOND FLOOR PLAN

1036 S.F.



FRONT ELEVATION A



FRONT ELEVATION B

TOTAL AREA 1773 S.F.
24'-0"W. X 52'-0"D.

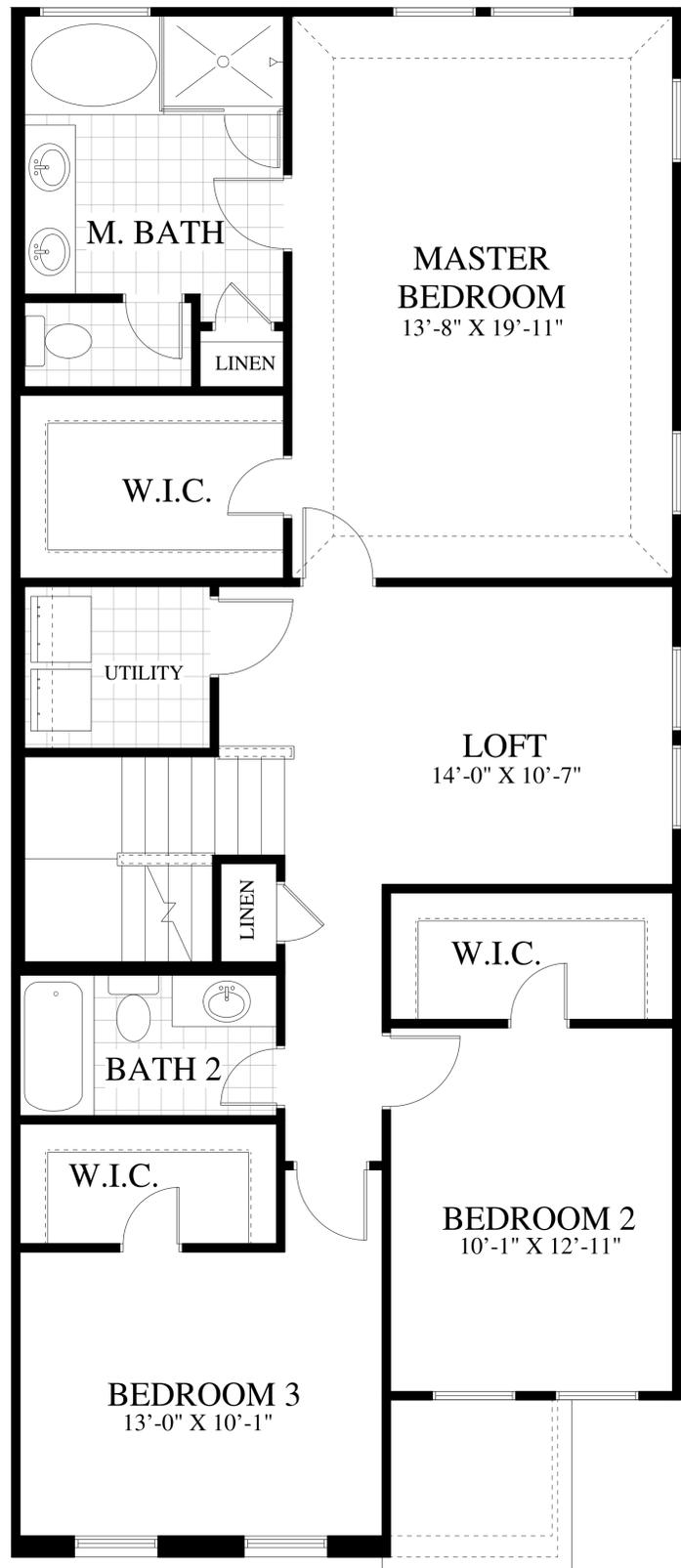
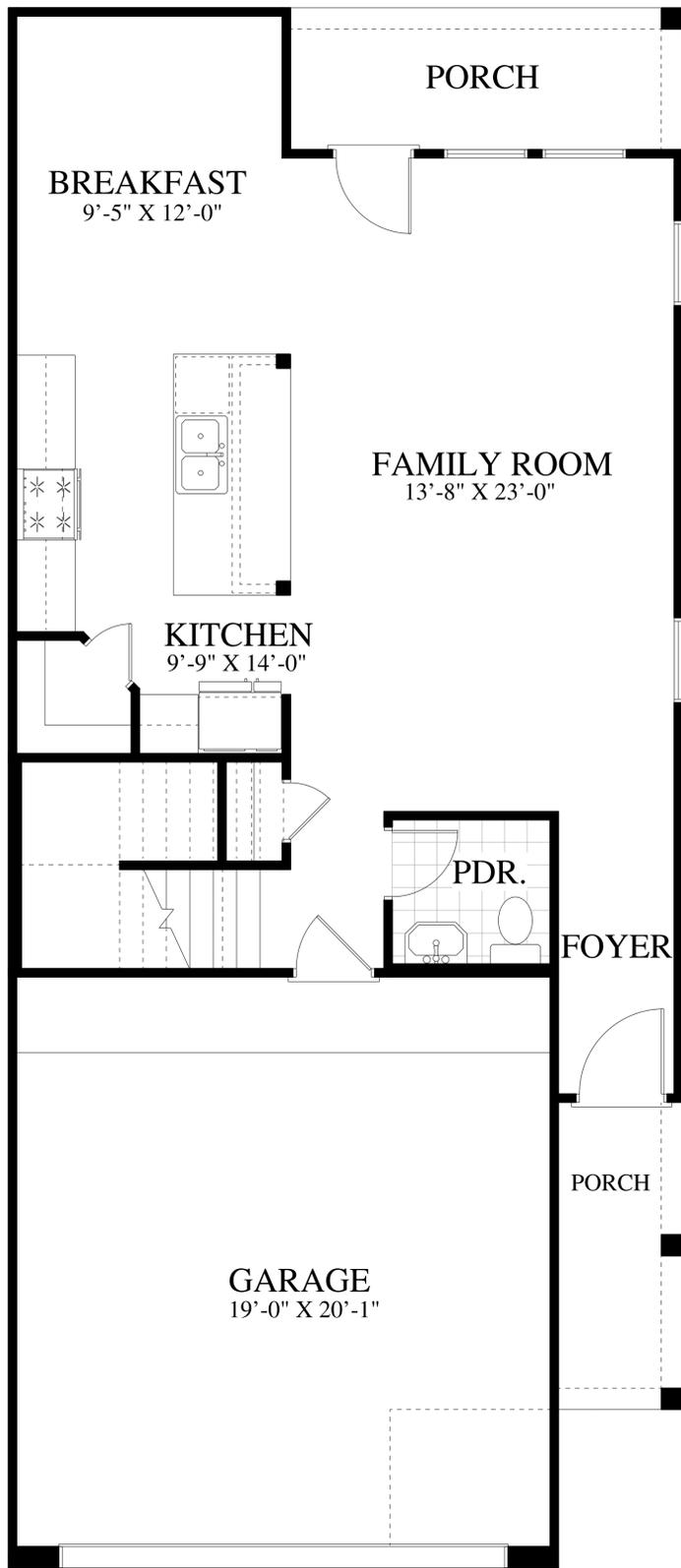
PLAN 1773

SKYMARK DEVELOPMENT COMPANY, INC

FLOOR PLANS ARE SUBJECT TO
CHANGES AND MODIFICATIONS WITHOUT NOTICE.
ALL SQUARE FOOTAGE AND DIMENSIONS ARE APPROXIMATE.

KANG ARCHITECTS, INC.
36557 ELIZABETH DR. LAKE VILLA IL. 60046
BRAD.KANGARCHITECTS@GMAIL.COM
847 . 975 . 2904

9-20-2018



FRONT ELEVATION A



FRONT ELEVATION B

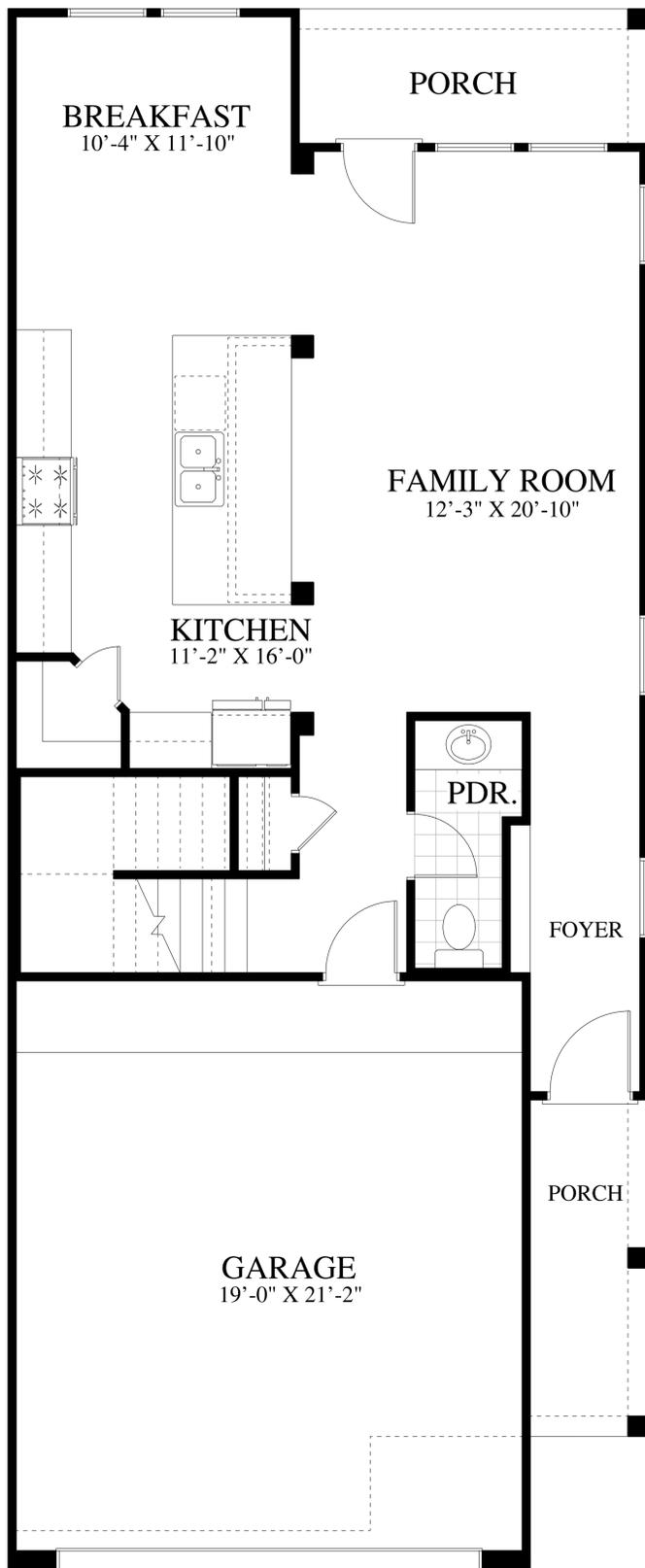
TOTAL AREA 1971 S.F.
24'-0"W. X 55'-0"D.

PLAN 1971

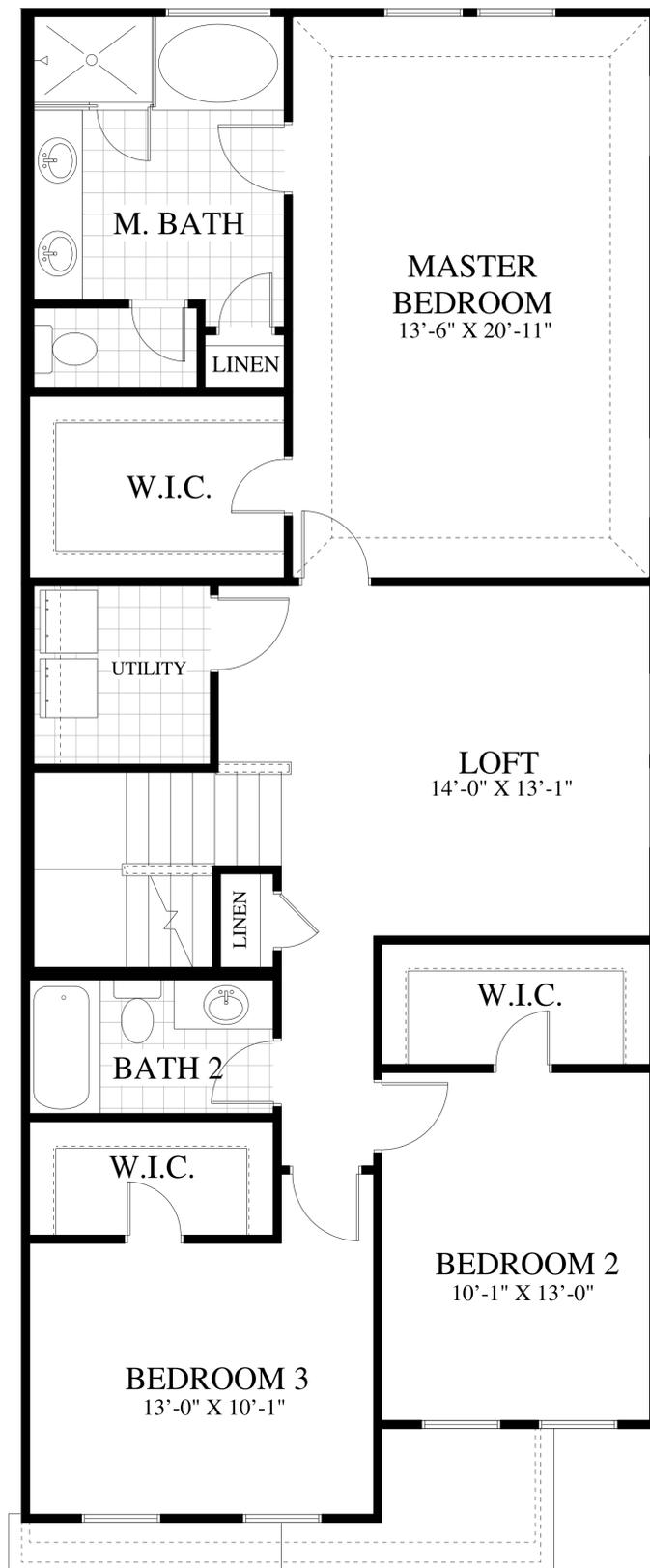
SKYMARK DEVELOPMENT COMPANY, INC

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847 . 975 . 2904



FIRST FLOOR PLAN
821 S.F.



SECOND FLOOR PLAN
1258 S.F.



FRONT ELEVATION A



FRONT ELEVATION B

TOTAL AREA 2079 S.F.
24'-0"W. X 58'-0"D.

PLAN 2079

SKYMARK DEVELOPMENT COMPANY, INC

FLOOR PLANS ARE SUBJECT TO
CHANGES AND MODIFICATIONS WITHOUT NOTICE.
ALL SQUARE FOOTAGE AND DIMENSIONS ARE APPROXIMATE.

KANG ARCHITECTS, INC.
36557 ELIZABETH DR. LAKE VILLA IL. 60046
BRAD.KANGARCHITECTS@GMAIL.COM
847 . 975 . 2904

ORDINANCE NO. O-12-07

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATE 38.51-ACRE TRACT OF LAND FROM LC-3 RETAIL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT NO. 81; DESCRIBING SAID 38.51-ACRE TRACT OF LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; REFERENCING A GENERAL SITE PLAN; PROVIDING FOR CERTAIN CONSTRUCTION ACCORDING TO SAID PLAN; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY AS ADOPTED BY ORDINANCE NO. O-81-1 ON JANUARY 19, 1981, AS AMENDED; REPEALING PARTS OF ORDINANCE NO. O-95-45, ADOPTED ON NOVEMBER 20, 1995; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * *

WHEREAS, Sunlake Limited is the owner of an approximate 31.98-acre tract of land and Hannover Estates, Ltd. is the owner of a 6.53-acre tract of land for a total of approximately 38.51 acres of land within the corporate limits of the City of Missouri City, Texas; and

WHEREAS, said 38.51-acres of land presently have a zoning classification of LC-3 retail district under Ordinance No. O-95-45, adopted on November 20, 1995; and

WHEREAS, the owners' agent, Clinton Wong of Amerifirst Corporation, general partner of Sunlake Limited, has made application to the City of Missouri City to change the zoning classification of said 38.51-acre tract of land from LC-3 retail district to PD Planned Development District No. 81; and

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

WHEREAS, the Planning and Zoning Commission of the City of Missouri City has issued its final report and the City Council of the City of Missouri City now deems it appropriate to grant such requested change in zoning classification; now therefore,

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

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

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request for zoning reclassification and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The zoning classification of said 38.51-acre tract of land is hereby changed from LC-3 retail district to PD Planned Development District No. 81. The 38.51-acre tract of land is more fully described in Exhibit "A," attached hereto and made a part hereof for all purposes.

Section 4. PD Planned Development District No. 81 shall be developed in accordance with the Missouri City Code and the City of Missouri City Zoning Ordinance and shall be developed generally in accordance with the general site plan, Exhibit "B," attached hereto and made a part hereof for all purposes, and is subject to the following regulations and restrictions:

- A. Purpose.** PD Planned Development District No. 81 may include LC-3 retail district uses, townhouse residential district uses, and office/warehouse uses related to uses allowed in LC-3 retail districts. Improvements to the site shall be designed to enhance the overall urban design and nature of the surrounding area.
- B. Use regulations.** In PD Planned Development District No. 81, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided by this Ordinance.

The following uses shall be permitted:

- 1. LC-3 retail district uses.
 - 2. Townhouses and related accessory uses.
 - 3. Office/warehouse uses related to uses allowed in an LC-3 retail district.
- C. Height and area regulations.** The height and area regulations for PD Planned Development District No. 81 shall be as follows:
- 1. LC-3 retail district uses and office/warehouse uses related to uses allowed in LC-3 retail districts: Except as set forth herein, the height and area regulations contained in Section 7.12, LC-3 retail district, of the City of Missouri City Zoning Ordinance shall apply.

a. A building designated for office/warehouse uses related to uses allowed in an LC-3 retail district located along F.M. Road 1092 shall not consist of more than 8,000 square feet of foundation area and shall not exceed two stories or 35 feet in height.

b. A building designated for office/warehouse uses related to uses allowed in an LC-3 retail district located along Independence Boulevard shall not consist of more than 25,000 square feet of foundation area. The warehouse area for such building shall not exceed three stories and 45 feet in height and an office area for such building shall not exceed two stories and 35 feet in height.

2. Townhouses: Except as set forth herein, the height and area regulations contained in Section 7.6, R-5 townhouse residential district, of the City of Missouri City Zoning Ordinance shall apply. A townhouse residential development shall be constructed on a site that consists of at least 6 acres. At least 85 percent (85%) of the townhouse units shall be developed as units of townhouse buildings consisting of four or more townhouse units. If such development is not technically feasible, as determined by the director of development services or his designee, the above-referenced percentage may be decreased, but only to the extent necessary to accommodate the development's limitations.

D. Architecture and building regulations. Except as set forth herein, all buildings and structures constructed in PD Planned Development District No. 81 shall be constructed in accordance with the Missouri City Code. All buildings and structures within such planned development shall meet the requirements of Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance.

1. A building designated for office/warehouse uses related to uses allowed in an LC-3 retail district may utilize any type of masonry material allowed by the City of Missouri City Zoning Ordinance as a primary material for the exterior walls of the warehouse area of such building provided that such walls are not visible by the public from F.M. Road 1092 or Independence Boulevard. The standards for buildings located in Architectural design zone 1 shall apply to all other exterior walls of buildings designated for office/warehouse uses related to uses allowed in an LC-3 retail district.

E. Trash disposal regulations. Except as set forth herein, the trash disposal regulations contained in Section 9.14, Trash disposal regulations, of the City of Missouri City Zoning Ordinance shall apply.

1. LC-3 retail district uses and office/warehouse uses related to uses allowed in LC-3 retail districts: The trash disposal regulations for nonresidential zones, specifically, LC-3 retail districts, shall apply.
 2. Townhouses: The trash disposal regulations for residential zones shall apply.
- F. Garage regulations.** The garage regulations contained in the City of Missouri City Zoning Ordinance shall apply. Specifically, the garage regulations contained in Section 7.6, R-5 townhouse residential district, of the City of Missouri City Zoning Ordinance shall apply to the townhouse development.
- G. Landscaping regulations.** Except as set forth herein, the landscaping, screening, and buffer yard regulations contained in Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply.
1. A masonry wall at least seven feet in height and one canopy tree per 30 linear feet of buffer yard may be used to satisfy Type A screening requirements.
- H. Parking regulations.** The parking regulations contained in Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance shall apply.
- I. Sign regulations.** Except as set forth herein, the sign regulations contained in Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance shall apply.
1. LC-3 retail district uses and office/warehouse uses related to uses allowed in LC-3 retail districts: The sign regulations for commercial districts shall apply.
 2. Townhouses: The sign regulations for residential districts shall apply.
- J. Fence regulations.** Except as set forth herein, the fence regulations contained in Section 14, Fence Regulations, of the City of Missouri City Zoning Ordinance shall apply.
1. LC-3 retail district uses and office/warehouse uses related to uses allowed in LC-3 retail districts: Except as set forth herein, the fence regulations for LC-3 retail districts shall apply. Fencing shall consist of masonry and shall be at a minimum height of eight feet (8'), but not less than one foot (1') taller than any placement, storage, sales or services that are required to be screened. The height of such fencing shall be uniform and shall consist of materials that match the primary materials used for buildings.

2. Townhouses: The fence regulations for R-5 townhouse residential districts shall apply.

K. Portable storage unit regulations. The portable storage unit regulations contained in the City of Missouri City Zoning Ordinance shall apply. Specifically, the portable storage unit regulations for R-5 townhouse residential districts contained in Section 9.15, Portable storage unit regulations in suburban and residential districts, of the City of Missouri City Zoning Ordinance shall apply to the townhouse development.

L. Sound. Except as set forth herein, sound emanating from uses located within PD Planned Development District No. 81 shall comply with the Missouri City Code.

1. Except for typical sounds emanating from a restaurant drive-through, the amplification of sound outside of buildings shall be prohibited.

M. Lighting. The lighting regulations contained in Section 7.12, LC-3 retail district, of the City of Missouri City Zoning Ordinance shall apply.

N. Outside placement, storage, sales and services regulations. Outside placement, storage, sales or services are allowed provided that such outside placement, storage, sales or services are screened from public view by a masonry fence at a minimum height of eight feet (8'), but not less than one foot (1') taller than any placement, storage, sales or services that are required to be screened. The height of such fencing shall be uniform and shall consist of materials that match the primary materials used for buildings.

O. Water and wastewater treatment and disposal system regulations. The use of a private water or wastewater treatment and disposal system is prohibited.

P. Development Schedule. Pursuant to Section 8, PD Planned Development District, of the City of Missouri City Zoning Ordinance, the property is required to be developed within five (5) years of the date the first planned development application was filed for this project if no progress has been made toward the completion of the project.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of said 38.51-acre tract of land as provided in Section 3 hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of this change.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the change in zoning classification of the 38.51-acre tract of land described in Section 3 hereof and the imposition of the findings, regulations, restrictions and conditions applicable to PD Planned Development District No. 81 contained herein.

Section 7. Repeal. Ordinance Number O-95-45, adopted by the City Council of the City of Missouri City on November 20, 1995, is hereby repealed only to the extent of conflict with this Ordinance. Any other ordinance or any other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 8. Penalty. Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 9. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 5th day of December, 2012.

PASSED, APPROVED and ADOPTED on second and final reading this 5th day of March, 2012.



Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:



Marja Gonzalez, City Secretary



Caroline Kelley, City Attorney

LEGAL DESCRIPTION
PROPOSED PD ZONING – LEXINGTON SQUARE
31.983 Acres

31.983 Acres of land, out of the residue of that certain tract of land called 94.384 acres conveyed to Sunlake Limited from Memorial Hermann Hospital System by deed dated May 5, 2000, filed for record under Fort Bend County Clerk's File No. 2000-044439, being situated in the William T. Neal Survey, Abstract No. 64, Fort Bend County, Texas; said 18.06 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe for the southwesterly corner of the said 94.384 acre tract at the intersection of the southerly line of said 94.384 acre tract with the east right-of-way line of FM 1092 (140 feet wide);

Thence South 70 degrees 11 minutes 40 seconds East, a distance of 243.49 feet along the southerly line of said 94.384 acre tract to a 1 inch iron rod for the southeast corner of said 94.384 acre tract;

Thence North 18 degrees 44 minutes 03 seconds East, a distance of 1485.75 feet along the easterly line of said 94.384 acre tract to a point within the western right-of-way of Independence Boulevard (100-foot right-of-way) recorded in Fort Bend County Clerk File No. 9671130 of Fort Bend County Official Public Records of Real Property;

Thence North 0 degrees 0 minutes 45 seconds East a distance of 645.38 feet, along the western right-of-way line of Independence Boulevard to a point;

Thence in a northwesterly direction, with the said southerly right-of-way line of Lexington Boulevard, an arc distance of 839.62 feet along a curve to the right, having a radius of 700.00 feet, a central angle of 68 degrees 43 minutes 26 seconds, and a chord bearing North 34 degrees 21 minutes 43 seconds West, as distance of 790.18 feet, to the point of tangency, said point being the northeast corner of 1.8027 acre tract conveyed to Lex 1092, L.P. from Sunlake Limited;

Thence South 02 degrees 38 minutes 03 seconds East, a distance of 278.79 feet along the eastern boundary of said 1.8027 acre tract to a 5/8 inch iron rod being the southeast corner of said 1.8027 acre tract,

Thence South 87 degrees 21 minutes 57 seconds West, a distance of 254.00 feet along the southern boundary of said 1.8027 acre tract to the point being the southwestern corner of said 1.8027 acre tract, also being in the eastern right-of-way line of FM 1092;

Thence South, a distance of 2324.48 feet along the eastern right-of-way line of FM 1092 to the Point of Beginning and containing 31.983 acres, more or less.

Above legal intended for description of zoning designation only and not intended for use of property sale or transfer.



[Handwritten Signature]
10/20/11

Wongard Services, Inc.
1616 Voss, Suite 618 Houston, Texas 77057
713.978.5900 TXPE No. F-11843

Exhibit "A"

BEING A TRACT CONTAINING 6.5333-ACRES (284,592 SQ.FT.) OF LAND LOCATED IN THE WILLIAM NEAL SURVEY, ABSTRACT-64, FORT BEND COUNTY, TEXAS, BEING OUT OF A CALLED 14.34-ACRE TRACT DESCRIBED IN DEED RECORDED UNDER FORT BEND COUNTY CLERKS FILE NUMBER 9608676, SAID 6.5333 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83, 2001 ADJ.):

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID 14.34-ACRE TRACT BEING THE NORTHWEST CORNER OF A CALLED 2.00-ACRE TRACT OF LAND DESCRIBED IN VOL. 2088, PG. 1324 OF THE FORT BEND COUNTY DEED RECORDS AND LYING IN THE SOUTHEASTERLY LINE OF A CALLED 94.384-ACRE TRACT RECORDED UNDER CLERKS FILE NO. 2000044439 OF THE FORT BEND COUNTY DEED RECORDS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 15°57'20" EAST, ALONG THE WESTERLY LINE OF SAID 14.34-ACRE TRACT AND THE SOUTHEASTERLY LINE OF THE SAID 94.384-ACRE TRACT, A DISTANCE OF 1188.57 FEET TO A 5/8-INCH IRON ROD WITH A&B CAP SET IN THE WEST RIGHT-OF-WAY LINE OF INDEPENDENCE BLVD. (100' WIDE) FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 02°38'37" EAST, ALONG THE WEST LINE OF SAID INDEPENDENCE BLDV., A DISTANCE OF 597.72 TO A 5/8-INCH IRON ROD WITH A&B CAP SET CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDEPENDENCE BLDV., BEING A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°52'18" AN ARC LENGTH OF 344.23 FEET, A RADIUS OF 600.00 FEET AND A CHORD WHICH BEARS SOUTH 18°55'51" EAST, 339.67 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 28°25'26" WEST, ALONG THE EASTERLY LINE OF THE REMAINDER OF SAID 14.34-ACRE TRACT, A DISTANCE OF 448.20 TO A 5/8 INCH IRON ROD WITH A&B CAP SET AT THE CORNER OF A CALLED 1.0-ACRE TRACT RECORDED IN VOL. 624, PG. 292 OF THE FORT BEND DEED RECORDS AND THE SOUTHEAST CORNER OF SAID 14.34-ACRE TRACT FOR INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 47°01'11" EAST, WITH THE SOUTHWEST LINE OF SAID 1.0-ACRE TRACT AND THE NORTHEAST LINE CALLED 0.36 ACRE TRACT DESCRIBED IN VOL 491, PG. 329 OF THE FORT BEND DEED RECORDS, A DISTANCE OF 192.77 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF FIFTH STREET (WIDTH VARIES) FOR THE SOUTHEAST CORNER OF SAID 1.0-ACRE TRACT AND CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

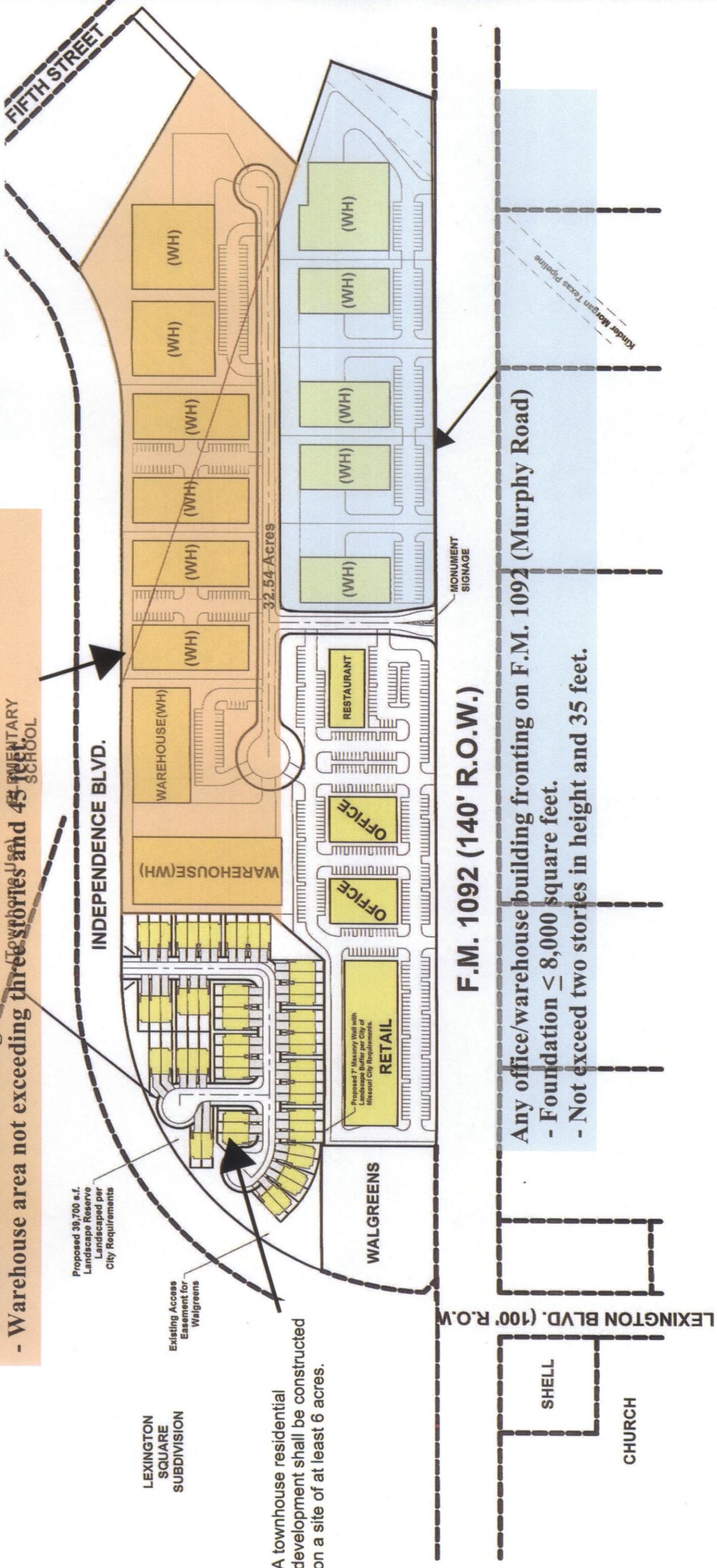
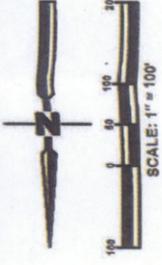
THENCE, SOUTH 42°40'14" EAST, ALONG THE NORTHWEST LINE OF SAID FIFTH STREET AND ACROSS SAID 0.36-ACRE TRACT, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND IN THE NORTHEASTERLY LINE OF SAID 2.0-ACRE TRACT FOR SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; TO A 5/8 INCH IRON ROD WITH CAP FOUND

THENCE, NORTH 47°01'11" WEST, WITH THE SOUTHWEST LINE OF SAID 0.36-

ACRE TRACT AND THE NORTHEAST LINE OF SAID 2.0-ACRE TRACT, NORTH
LAKE HOUSTON PARKWAY AND ALONG THE SOUTHERLY LINE OF SAID 210.9385
ACRE TRACT, A DISTANCE OF 498.48 FEET TO THE POINT OF BEGINNING
CONTAINING 6.5333-ACRES (284,592 SQ.FT.) OF LAND.

- Any office/warehouse building along Independence Boulevard
- Foundation \leq 25,000 square feet.
 - An office area not exceeding two stories and 35 feet F.B.I.S.D.
 - Warehouse area not exceeding three stories and 45 feet ELEMENTARY SCHOOL

Exhibit B
General Site Plan



- Any office/warehouse building fronting on F.M. 1092 (Murphy Road)
- Foundation \leq 8,000 square feet.
 - Not exceed two stories in height and 35 feet.

GENERAL PLAN OF
LEXINGTON VILLAGE

SKYMARK DEVELOPMENT COMPANY, INC.
1616 VOSS, SUITE 618
HOUSTON, TEXAS 77057
(713) 978-5900

38.51 ACRES OF LAND
LOCATED IN MISSOURI CITY
IN FORT BEND COUNTY, TEXAS

December 9, 2011



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

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

DATE OF NOTICE: NOVEMBER 2, 2018

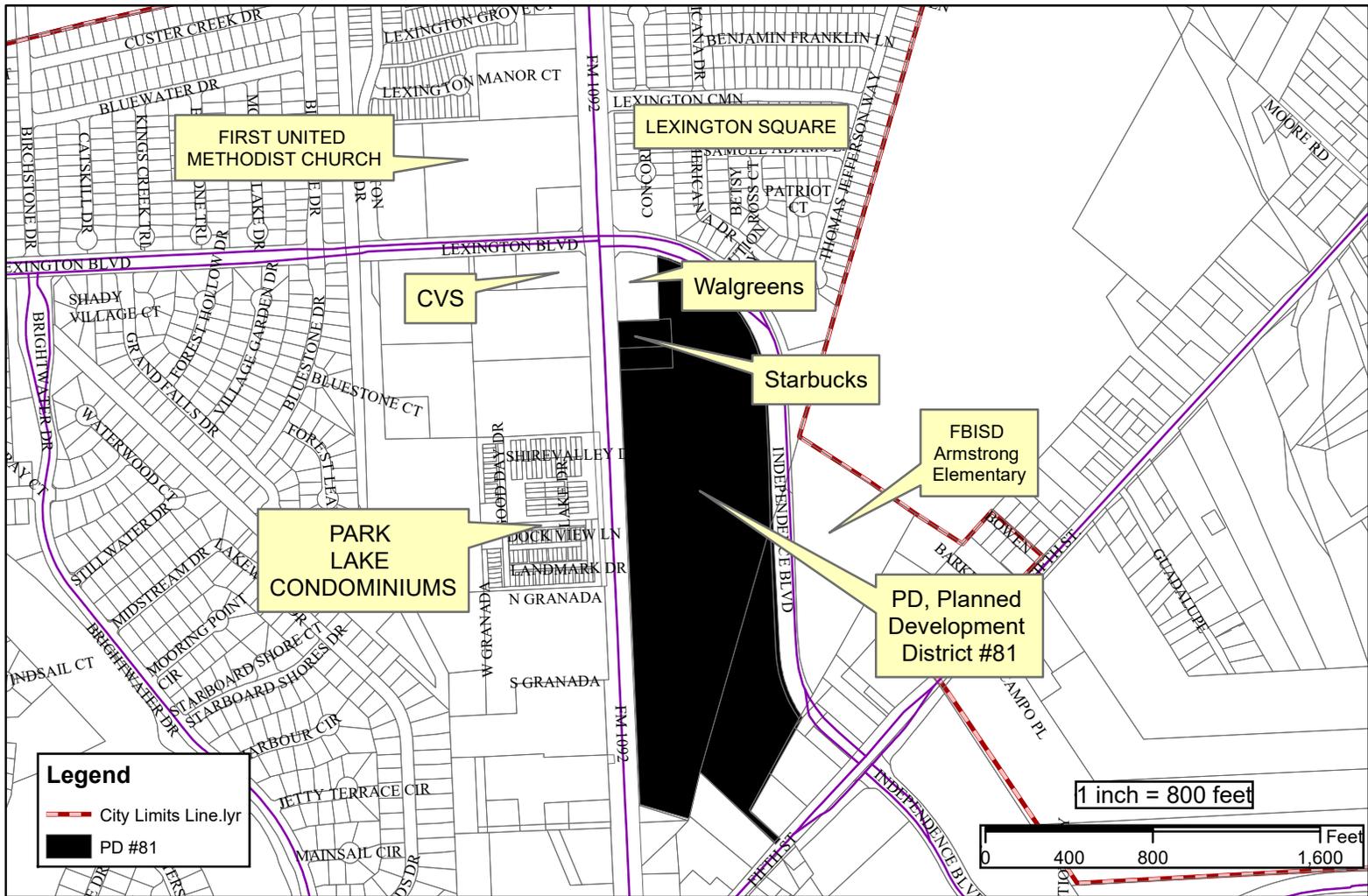
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, November 14, 2018, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Clinton Wong, President, Hannover Estates, Ltd and Sunlake Ltd to amend the regulations and restrictions of PD, Planned Development District No. 81 to allow for a mixed use development to include commercial, retail, townhomes and multifamily residential developments, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: PD No. 81 is located north of the intersection of Fifth Street and FM 1092, southeast of the intersection of Lexington Boulevard/Independence Boulevard and FM 1092, and west of the FBISD Armstrong Elementary School. PD No. 81 includes undeveloped acreage and a Starbucks at 1321 FM 1092 and a Take 5 Oil Change at 1405 FM 1092.

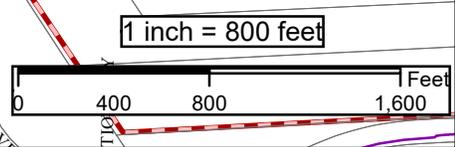
SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 31.983 acres of land, out of the residue of that certain tract of land called 94.384 acres conveyed to Sunlake Limited from Memorial Herman Hospital System by deed dated May 5, 2000, filed for record under Fort Bend County Clerk's File No. 2000044439, being situated in the William T. Neal Survey, A-64, Fort Bend County, Texas; and being a tract containing 6.5333 acres of land located in the William T. Neal Survey, A-64, Fort Bend County, Texas, being out of a called 14.34-acre tract described in deed recorded under Fort Bend County Clerk's file number 9608676. A portion of the above being all of the Sunlake Addition recorded as instrument number 20170098 in the Fort Bend County, Texas Official Public Records.

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



Legend

- City Limits Line.lyr
- PD #81





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

November 2, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, November 14, 2018
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Clinton Wong, President, Hannover Estates, Ltd and Sunlake Ltd to amend the regulations and restrictions of PD, Planned Development District No. 81 to allow for a mixed use development to include commercial, retail, townhomes and multifamily residential developments, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

____ I/We protest this proposed rezoning because

____ I/We support this proposed rezoning because

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number

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

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

Print Name

Signature



**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
STAFF REPORT**

AGENDA DATE: November 14, 2018

AGENDA ITEM SUBJECT: Impact Fee Six Month Update

AGENDA ITEM NUMBER: 9.A.1

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

BACKGROUND:

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

The City has adopted three impact fees by ordinance or resolution; (1) Lake Olympia Parkway Extension (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, Mustang Bayou and the North East Oyster Creek Sub-watershed.

RECOMMENDED ACTION: Staff recommends that the Capital Improvement Advisory Committee approve that no changes be made to the land use assumptions, capital improvements plan, or the impact fees for the Lake Olympia Parkway Extension or Mustang Bayou

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

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