



CITY OF MISSOURI CITY
PLANNING AND ZONING COMMISSION AGENDA

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **December 12, 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 November 14, 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 Broadstone Sienna
- (2) Consider approval of a preliminary plat for Sienna Parkway Swim School
- (3) Consider approval of a final plat for Sienna Plantation Section 24
- (4) Consider approval of a final plat for Sienna Plantation Section 40A
- (5) Consider approval of a final plat for Beltway Crossing West

(6) Consider approval of a final plat for Pike Champions Subdivision

(7) Consider approval of a final plat for Olympia Estates Sec. 11

B. PUBLIC HEARING AND CONSIDERATION OF NEWPOINT ESTATES SECTION 3 PARTIAL REPLAT NO. 1

(1) Consider approval of Newpoint Estates Section 3 Partial Replat No. 1

7. ZONING MAP AMENDMENTS

None

8. ZONING TEXT AMENDMENTS

None

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

None

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 December 12, 2018, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on December 7, 2018.



Egima Brown
Planning Technician



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 12, 2018

AGENDA ITEM SUBJECT: Preliminary Plat of Broadstone Sienna

AGENDA ITEM NUMBER: 6.A.(1)

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

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

PERMIT NUMBER: 1800093

PROPERTY ID: 0086-00-000-5000-907 / 0086-00-000-4900-907

LOCATION: South of Fort Bend Parkway, West of Sienna Parkway

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is governed by the provisions of the 9th 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

None.
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.
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 provided does not project 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: Broadstone Sienna Preliminary Plat		
2.	Name of conceptual plan that encompasses this plat (if applicable): N/A		
3.	Type of use (Circle one or more): <u>Multifamily Residential</u> Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):		
4.	Landowner's name (If company or corporation, list chief officer): Mark Bramlett - CRP/AR 15th Street		
	Mailing Address: 800 Gessner, Suite 100, Houston, Texas 77024		
	Phone No.:(713) 599 - 0280		
	Email: mbramlett@allresco.com		
5.	Applicant's name (Engineer, Planner, Architect, Etc.): Joel Vitela / Terra Associates, Inc.		
	Mailing Address: 1445 North Loop West, Suite 450, Houston, Texas 77008		
	Phone No.:(713) 993 - 0333		
	Email: jjv@terraassoc.com		
6.	Is plat located inside the City limits or City's ETJ? (Circle One):		CITY LIMITS <u>ETJ</u>
7.	Is plat located inside the City's ETJ? (Circle One):		<u>YES</u> NO
8.	Total acreage: 14.349		
9.	Estimated # of Sections: _____	Blocks: <u>1</u>	Reserves: <u>1</u>
10.	Estimated # of residential lots/dwelling units: 330 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: <u>0.305</u>
	Utility Easements: <u>1.119</u>	Public Parkland: _____	
	Other (explain): <u>Bldgs, sidewalks, parking, green space:12.925 (acres): 14.349</u>		
12.	Residential lot dimensions:	Average: _____	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 <u>Private</u> 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: Sienna Plantation MUD 12		

STATE OF TEXAS
COUNTY OF FORT BEND

We, CRP/AR 15th Street Flats Owner, L.P., a Delaware limited partnership, acting by and through CRP/AR 15th Street Flats GP, L.L.C., a Delaware limited liability company, its general partner, acting by and through CRP/AR 15th Street Flats Venture, L.L.C., a Delaware limited liability company, its sole member, acting by and through Broadstone 15th Street Flats Alliance, L.L.C., a Delaware limited liability company, its administrative member, represented herein by, Cyrus Bahrami, its member, and Brian Austin, its member, owner (or owners) hereinafter referred to as owners (whether one or more) of the 14,349 acre tract described in the above foregoing plat of Broadstone Sienna, 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 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 easement or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a place 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 depict thereon, whereby the aerial easements total twenty one feet, six inches (21'0") 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. & A.E.) as indicated and depicted hereon, whereby the aerial easements total thirty feet (30'0") in width.

Further, owners do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the CRP/AR 15th Street Flats Owner, L.P., a Delaware limited partnership, its general partner, acting by and through CRP/AR 15th Street Flats GP, L.L.C., a Delaware limited liability company, its sole member, acting by and through Broadstone 15th Street Flats Alliance, L.L.C., a Delaware limited liability company, its administrative member, has caused these presents to be signed by Cyrus Bahrami, its member, thereto authorized, attested by its member, Brian Austin, this day of _____, 2018.

CRP/AR 15th Street Flats Owner, L.P., a Delaware limited partnership

BY: CRP/AR 15th Street Flats GP, L.L.C., a Delaware limited liability company, its general partner

BY: CRP/AR 15th Street Flats Venture, L.L.C., a Delaware limited liability company, its sole member

BY: Broadstone 15th Street Flats Alliance, L.L.C., a Delaware limited liability company, its administrative member

ATTEST: Brian Austin member
Cyrus Bahrami member

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) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said copartitioner.

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

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

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, Kevin Polasek, a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County and the City of Missouri City, to the best of my knowledge.

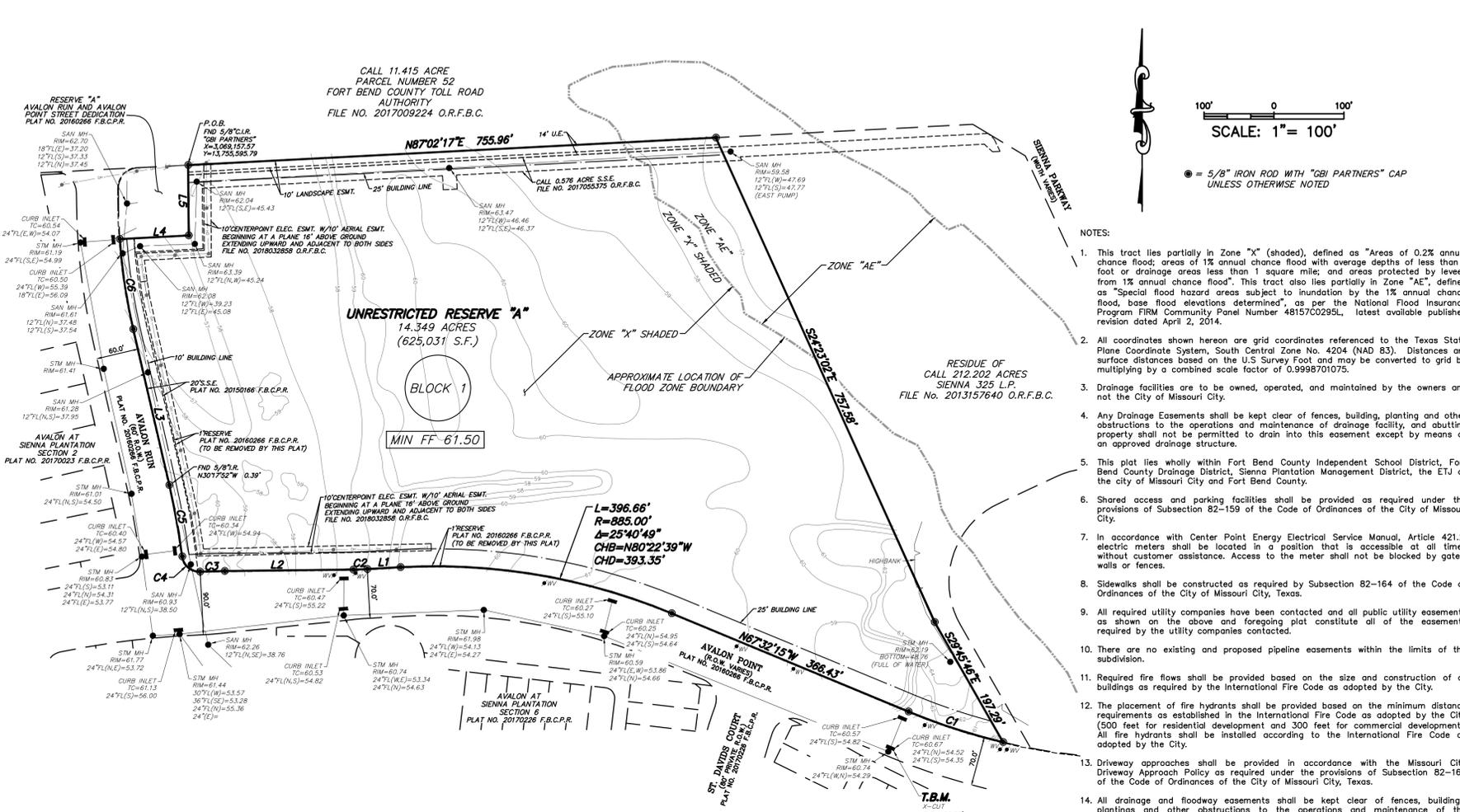
Kevin Polasek, P.E.
Registered Professional Engineer
Texas Registration No. 36632

I, Kyle A. Kacal, 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.

Kyle A. Kacal
Registered Professional Land Surveyor
Texas Registration No. 6652

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision in accordance 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



BENCHMARK
City of Missouri City Survey Marker No. PCM-003
Brass disc in concrete located near the southwestern intersection of Sienna Parkway and Trammel-Fresno Road, ±26' west of a gate inlet and ±5' south of a concrete sidewalk.
Elevation = 66.07' (NAVD88, 2001 Adj.)

T.B.M.
X-cut on first inlet east of the intersection of St. David's Court and Avalon Point, on the south side of Avalon Point (shown hereon).
Elevation = 60.67' (NAVD88, 2001 Adj.)

METES AND BOUNDS DESCRIPTION
14,349 ACRES (625,031 SQUARE FEET)
MOSES SHIPMAN LEAGUE, A-86
FORT BEND COUNTY, TEXAS

Being a tract containing 14,349 acres of land located in the Moses Shipman League, Abstract 86, in Fort Bend County, Texas; Said 14,349 acre tract being a portion of a call 212,202 acre tract recorded in the name of Sienna 325 L.P. in File Number 2013157640 of the Official Records of Fort Bend County (O.R.F.B.C.); Said 14,349 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS Observations):

BEGINNING at a 5/8 inch iron rod with "GBI Partners" cap found at the northeast corner of Reserve "A", Avalon Run and Avalon Point Street Dedication as recorded in Plat Number 20160266 of the Fort Bend County Plat Records (F.B.C.P.R.) and being on the south line of a call 11,415 acre tract, styled as Parcel Number 52, and recorded in the name of Fort Bend County Toll Road Authority in File No. 2017009224 of the O.R.F.B.C.;

THENCE, with said south line, North 87 degrees 02 minutes 17 seconds East, a distance of 755.96 feet to a 5/8 inch iron rod with "GBI Partners" cap set;

THENCE, through and across said 212,202 acre tract, the following two (2) courses:

- 1. South 24 degrees 23 minutes 02 seconds East, a distance of 757.58 feet to a 5/8 inch iron rod with "GBI Partners" cap set;
- 2. South 29 degrees 45 minutes 46 seconds East, a distance of 197.29 feet to a 5/8 inch iron rod with "GBI Partners" cap set on the north right-of-way (R.O.W.) line of Avalon Point (width varies) as dedicated in Plat Number 20160266 of the F.B.C.P.R. and being at the beginning of a non-tangent curve to the right;

THENCE, with said north R.O.W. line, the following eight (8) courses:

- 1. 142.20 feet along the arc of said curve, having a radius of 885.00 feet, a central angle of 09 degrees 12 minutes 22 seconds, and a chord which bears North 72 degrees 08 minutes 26 seconds West, a distance of 142.05 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of tangency;
- 2. North 67 degrees 32 minutes 15 seconds West, a distance of 366.43 feet to a 5/8 inch iron rod with "GBI Partners" cap set at point of curvature to the left;
- 3. 396.66 feet along the arc of said curve, having a radius of 885.00 feet, a central angle of 25 degrees 40 minutes 49 seconds, and a chord which bears North 80 degrees 22 minutes 39 seconds West, a distance of 393.35 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of tangency;
- 4. South 86 degrees 46 minutes 57 seconds West, a distance of 47.72 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of curvature to the right;

- 5. 20.10 feet along the arc of said curve, having a radius of 450.00 feet, a central angle of 02 degrees 33 minutes 31 seconds, and a chord which bears South 88 degrees 03 minutes 42 seconds West, a distance of 20.09 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of tangency;
- 6. South 89 degrees 20 minutes 28 seconds West, a distance of 183.92 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of curvature to the left;
- 7. 35.16 feet along the arc of said curve, having a radius of 1,345.00 feet, a central angle of 01 degrees 29 minutes 51 seconds, and a chord which bears North 08 degrees 35 minutes 32 seconds West, a distance of 35.15 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of reverse curvature;
- 8. 37.02 feet along the arc of said curve, having a radius of 25.00 feet, a central angle of 84 degrees 50 minutes 26 seconds, and a chord which bears North 49 degrees 44 minutes 10 seconds West, a distance of 33.73 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of reverse curvature at the northeast intersection of said Avalon Point and Avalon Run (60-foot width) as dedicated in Plat Number 20160266 of the F.B.C.P.R.;

THENCE, with the east R.O.W. line of said Avalon Run, the following three (3) courses:

- 1. 103.36 feet along the arc of said curve, having a radius of 1,030.00 feet, a central angle of 05 degrees 44 minutes 59 seconds, and a chord which bears North 10 degrees 11 minutes 27 seconds West, a distance of 103.32 feet to a point of tangency from which a 5/8 inch iron rod (disturbed) found bears North 30 degrees 17 minutes 52 seconds West, a distance of 0.39 feet;
- 2. North 13 degrees 03 minutes 56 seconds West, a distance of 227.87 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of curvature to the right;
- 3. 130.00 feet along the arc of said curve, having a radius of 820.00 feet, a central angle of 09 degrees 05 minutes 01 second, and a chord which bears North 08 degrees 31 minutes 26 seconds West, a distance of 129.86 feet to a 5/8 inch iron rod with "GBI Partners" cap set at the southwest corner of aforesaid Reserve "A";

THENCE, with the south line of said Reserve "A", North 87 degrees 02 minutes 24 seconds East, a distance of 98.59 feet to a 5/8 inch iron rod with "GBI Partners" cap found at the southeast corner of said Reserve "A";

THENCE, with the east line of said Reserve "A", North 00 degrees 30 minutes 50 seconds West, a distance of 100.25 feet to the POINT OF BEGINNING and containing 14,349 acres of land.

THENCE, with the south line of said Reserve "A", North 87 degrees 02 minutes 24 seconds East, a distance of 98.59 feet to a 5/8 inch iron rod with "GBI Partners" cap found at the southeast corner of said Reserve "A";

THENCE, with the east line of said Reserve "A", North 00 degrees 30 minutes 50 seconds West, a distance of 100.25 feet to the POINT OF BEGINNING and containing 14,349 acres of land.

- ABBREVIATIONS**
- B.L. Building Setback Line
 - C.I.R. Capped Iron Rod
 - ESMT. Easement
 - F.B.C.P.R. Fort Bend County Plat Records
 - FF Finished Floor
 - FND. Found
 - NO. Number
 - O.R.F.B.C. Official Records of Fort Bend County
 - R.O.W. Right-of-Way
 - SQ. FT. Square Feet
 - S.S.E. Sanitary Sewer Easement
 - U.E. Utility Easement
 - MH Manhole
 - SAN Sanitary
 - STM Storm
 - WV Water Valve

Line Table

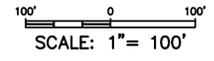
No.	Bearing	Length
L1	S86°46'57"W	47.72'
L2	S89°20'28"W	183.92'
L3	N1°03'56"W	227.87'
L4	N87°02'24"E	98.59'
L5	N00°30'50"W	100.25'

Curve Table

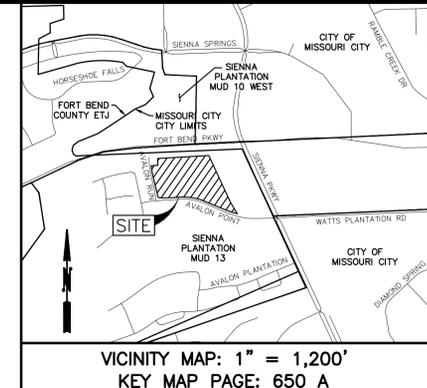
NO.	Length	Radius	Delta	Chord	Chord Length
C1	142.20'	885.00'	09°12'22"	N72°08'26"W	142.05'
C2	20.10'	450.00'	02°33'31"	S88°03'42"W	20.09'
C3	35.16'	1,345.00'	01°29'51"	S88°35'32"W	35.15'
C4	37.02'	25.00'	84°50'26"	N49°44'10"W	33.73'
C5	103.36'	1,030.00'	05°44'59"	N10°11'27"W	103.32'
C6	130.00'	820.00'	09°05'01"	N08°31'26"W	129.86'

Reserve Table

Reserve	Acres	Sq. Ft.	Type
A	14,349	625,031	Unrestricted



- NOTES:
- This tract lies partially in Zone "X" (shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood". This tract also lies partially in Zone "AE", defined as "Special flood hazard areas subject to inundation by the 1% annual chance flood, base flood elevations determined", as per the National Flood Insurance Program FIRM Community Panel Number 48157C029SL, latest available published revision dated April 2, 2014.
 - All coordinates shown hereon are grid coordinates referenced to the Texas State Plane Coordinate System, South Central Zone No. 4204 (NAD 83). Distances are surface distances based on the U.S. Survey Foot and may be converted to grid by multiplying by a combined scale factor of 0.9998701075.
 - Drainage facilities are to be owned, operated, and maintained by the owners and not the City of Missouri City.
 - Any Drainage Easements shall be kept clear of fences, building, planting and other obstructions to the operations and maintenance of drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.
 - This plat lies wholly within Fort Bend County Independent School District, Fort Bend County Drainage District, Sienna Plantation Management District, the ETJ of the city of Missouri City and Fort Bend County.
 - 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.
 - 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.
 - Sidewalks shall be constructed as required by Subsection 82-164 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.
 - There are no existing and proposed pipeline easements within the limits of the subdivision.
 - 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.
 - 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.
 - The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open spaces; and the property owner shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.0(c)(12) of the Administrative Platting Manual of the City of Missouri City (June 2014).
 - No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
 - All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.0(c)(11) of the Administrative Platting Manual of the City of Missouri City (June 2014). Minimum slab elevation 58.00.
 - The top of all floor slabs shall be a minimum of 61.50 feet above mean sea level (NAVD 88, 2001 adjustment). The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
 - This plat lies within Lighting Zone 2.
 - 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 the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with A.D.A. requirements.
 - 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.
 - The contours shown hereon are based on lidar files received from Fort Bend County.



I, Richard W. Stolleis, Fort Bend County Engineer, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as parent stream or on any other area or subdivision within 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., Commissioner, Precinct 1
Grady Prestage, Commissioner, Precinct 2

Robert E. Hebert, County Judge
James Patterson, Commissioner, Precinct 4

W.A. "Andy" Meyers, Commissioner, Precinct 3

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 _____ day of _____, 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

BROADSTONE SIENNA PRELIMINARY PLAT

A SUBDIVISION OF 14,349 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN LEAGUE SURVEY, ABSTRACT NO. 86 FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

OWNER:
CRP/AR 15TH STREET FLATS OWNER, L.P.
A DELAWARE LIMITED PARTNERSHIP
800 GESSNER, SUITE 100
HOUSTON, TX 77024
(713) 599-0280

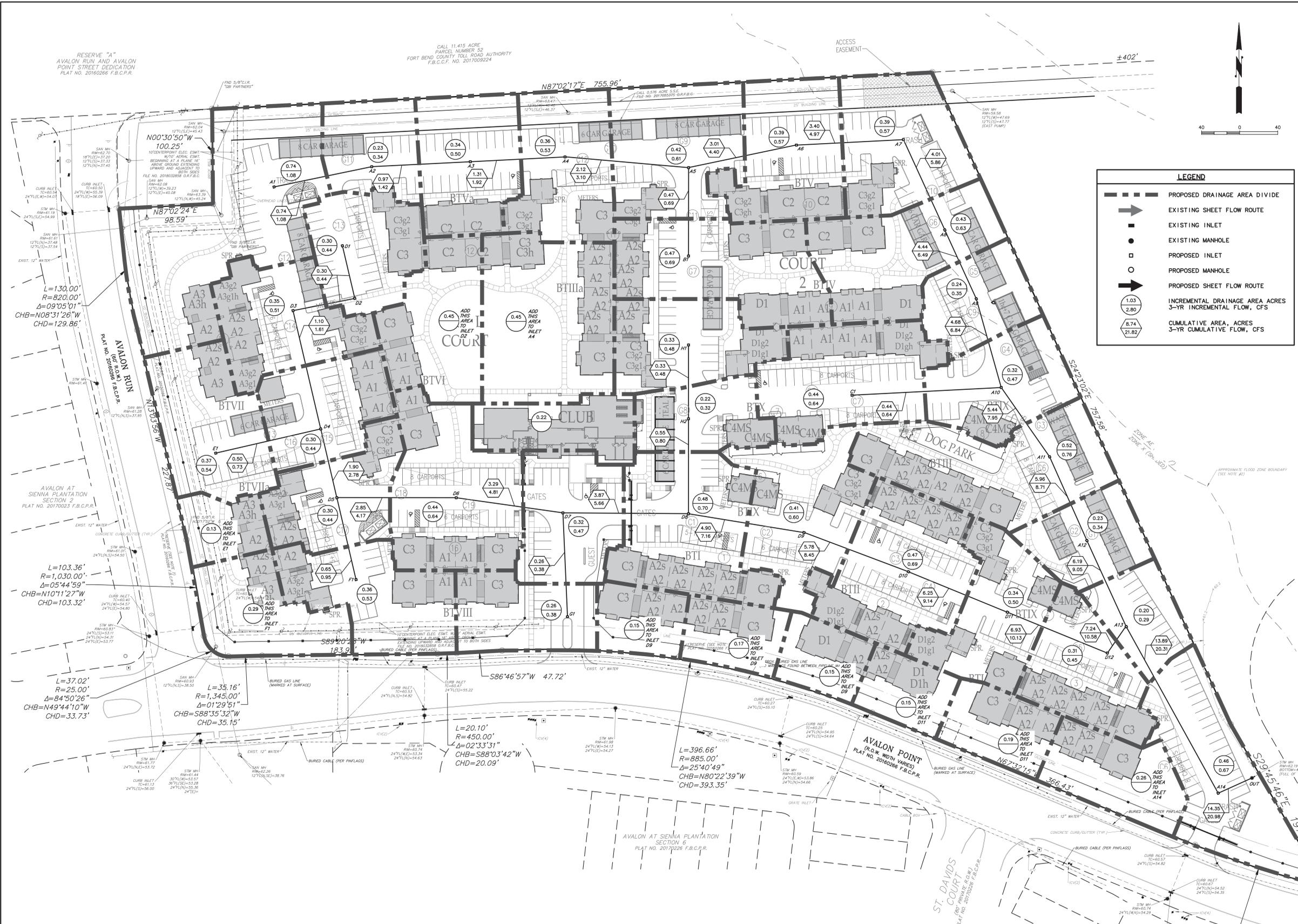
ENGINEER:
KEVIN POLASEK, P.E.
TERRA ASSOCIATES, INC.
1445 NORTH LOOP WEST, SUITE 450
HOUSTON, TEXAS 77008
(713) 993-0333

SURVEYOR:
KYLE A. KACAL, R.P.L.S.
GBI PARTNERS, L.P.
13340 S. GESSNER ROAD
MISSOURI CITY, TEXAS 77489
(281) 499-4539

PROJECT NO.: 0007-1809

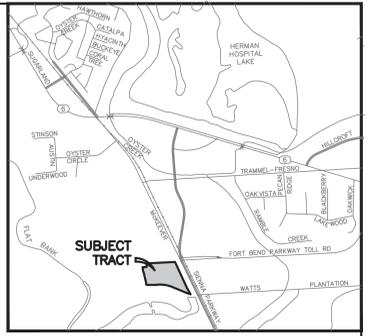
SCALE: 1" = 100'

DATE: NOVEMBER, 2018



LEGEND

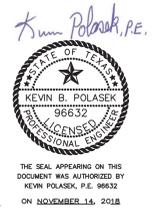
- PROPOSED DRAINAGE AREA DIVIDE
- EXISTING SHEET FLOW ROUTE
- EXISTING INLET
- EXISTING MANHOLE
- PROPOSED INLET
- PROPOSED MANHOLE
- PROPOSED SHEET FLOW ROUTE
- 1.03 INCREMENTAL DRAINAGE AREA ACRES 3-YR INCREMENTAL FLOW, CFS
- 2.80
- 8.74 CUMULATIVE AREA, ACRES 3-YR CUMULATIVE FLOW, CFS
- 21.82



FLOODPLAIN INFORMATION:
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0295L, MAP REVISED APRIL 2, 2014, THE SUBJECT TRACT LIES IN THE FOLLOWING FLOOD ZONES (FLOOD ZONE BOUNDARIES SHOWN HEREON ARE SCALED FROM SAID FIRM):
 ZONE AE - DEFINED BY FEMA AS OF 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
 ZONE X (SHADED) - DEFINED BY FEMA AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BENCHMARK NOTE:
 PROJECT BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER NO. PCM-003 BRASS DISC IN CONCRETE LOCATED NEAR THE SOUTHWESTERN INTERSECTION OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD, TEXAS; SAID 14.349 ACRE TRACT BEING A PORTION OF A CALL 212,202 ACRE TRACT RECORDED IN THE NAME OF SIENNA 325 L.P. IN FILE NUMBER 2013157640 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY (G.R.F.B.C.)

PROPOSED LEGAL DESCRIPTION
 BEING A TRACT CONTAINING 14.349 ACRES OF LAND LOCATED IN THE MOSES SHIPMAN LEAGUE, ABSTRACT 86, IN FORT BEND COUNTY, TEXAS; SAID 14.349 ACRE TRACT BEING A PORTION OF A CALL 212,202 ACRE TRACT RECORDED IN THE NAME OF SIENNA 325 L.P. IN FILE NUMBER 2013157640 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY (G.R.F.B.C.)



PRELIMINARY DRAINAGE PLAN

ISSUE FOR PRELIMINARY PLAT APPROVAL ONLY	11/14/18		
REV. NO.	DESCRIPTION	DATE	APP.
ALLIANCE RESIDENTIAL BROADSTONE SIENNA			
DRAINAGE AREA MAP			
TERRA ASSOCIATES, INC.			
1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 713-993-0333 CONSULTING ENGINEERS LANDSCAPE ARCHITECTS TBPE Registration No: F-003832			
DRAWN BY: RJB	SCALE: 1" = 40'	PROJECT No. 0007-1809	CONTRACT: 1
CHECKED BY: KBP	DATE: NOVEMBER 2018	SHEET C11 OF C16	



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 12, 2018

AGENDA ITEM SUBJECT: Preliminary Plat of Sienna Parkway Swim School

AGENDA ITEM NUMBER: 6.A.(2)

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

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

PERMIT NUMBER: 1800090

PROPERTY ID: 0086-00-000-4802-907

LOCATION: South of Trammel Fresno Road, west of Sienna Parkway

ZONING DISTRICT DESIGNATION: PD, Planned Development District #8
(Ordinance O-14-50.)

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. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11). **Please label all areas within 200 feet of the subject plat.**
 - b. Building lines shall be labeled in accordance with Section 2.D(17).
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 Fort Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
 - c. The benchmark is to be a primary benchmark from the City of Missouri City's benchmark system in accordance with Chapter 2.12.A, Public Infrastructure Design Manual.
 - d. Please provide offsite storm sewer calculations to verify existing storm system has capacity.
 - e. Cross access to neighboring lots must be provided. Cross access must be adjacent to or as close to the street frontage as possible. Easements for cross access must be included on the plat.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An electronic plat shall be submitted in accordance with Section 2.D(2). The .dwg 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
 - a. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
 - b. In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
 - c. Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas. **Please add the associated ordinance and section number to plat note #11.**
 - d. 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.
 - e. 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.
 - f. 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.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. 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.
 - b. All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
 - c. The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space.
 - d. No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer

and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.

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

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



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

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat: <u>Sienna Parkway Swim School</u>		
2. Name of conceptual plan that encompasses this plat (if applicable): <u>n/a</u>		
3. Type of use (Circle one or more): Multifamily Residential <input type="checkbox"/> <u>Commercial</u> <input type="checkbox"/> Industrial <input type="checkbox"/> Planned Development <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Specific Use Permit <input type="checkbox"/> Other (Explain): _____		
4. Landowner's name (If company or corporation, list chief officer): <u>Sienna/Johnson North, L.P.</u>		
Mailing Address: <u>10100 East Freeway, Suite 203, Houston, TX 77029</u>		
Phone No.: <u>(713) 451-0000</u>		
Email: <u>L.Turner@KallyKaluzn.com</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>Texas Engineering and Mapping Company</u>		
Mailing Address: <u>12118 Century Drive, Stafford, TX 77477</u>		
Phone No.: <u>(281) 491-2525</u>		
Email: <u>rmoeckel@team-civil.com</u>		
6. Is plat located inside the City limits or City's ETJ? (Circle One): <u>CITY LIMITS</u> <input type="checkbox"/> ETJ <input type="checkbox"/>		
7. Is plat located inside the City's ETJ? (Circle One): YES <input type="checkbox"/> <u>NO</u> <input checked="" type="checkbox"/>		
8. Total acreage: <u>1.618 acres</u>		
9. Estimated # of Sections: <u>n/a</u> Blocks: <u>1</u> Reserves: <u>1</u>		
10. Estimated # of residential lots/dwelling units: <u>n/a</u>		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:		
Private Streets: _____	Public Streets: _____	Residential Lots: _____
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): <u>Reserve Acreage - 1.618</u> (acres): _____		
12. Residential lot dimensions: Average: _____ Smallest: _____		
13. Lot area: Non cul-de-sac: _____ Cul-de-sac: _____		
14. Front width (At property line): Non cul-de-sac: _____ Cul-de-sac: _____		
15. Front width (At building line): Non cul-de-sac: _____ Cul-de-sac: _____		
16. Depth: Non cul-de-sac: _____ Cul-de-sac: _____		
17. Block Length: _____ Average: _____ Longest: _____ Shortest: _____		
18. Type of Streets (Circle One): Public <input type="checkbox"/> Private <input type="checkbox"/> Combination Public/Private <input type="checkbox"/>		
19. Type of Water System (Circle One): <u>Public</u> <input checked="" type="checkbox"/> Individual Water Wells <input type="checkbox"/> Other (attach explanation) <input type="checkbox"/>		
20. Type of Sanitary System (Circle One): <u>Public</u> <input checked="" type="checkbox"/> Individual Septic Tanks <input type="checkbox"/> Other (attach explanation) <input type="checkbox"/>		
21. Municipal Utility District: <u>Sienna Plantation Management District</u>		

n/a

STATE OF TEXAS :
COUNTY OF FORT BEND :

We, Sienna/Johnson North, L.P., a Texas limited liability partnership, acting by and through Member, hereinafter referred to as Owners of the 1.618 acres shown hereon and described in the above and foregoing map of SIENNA PARKWAY SWIM SCHOOL, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or 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 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 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 shall be restricted to prevent the drainage of any septic tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20' 0") feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any time for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby 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 amendments.

IN TESTIMONY WHEREOF, Sienna/Johnson North, L.P., a Texas limited liability partnership, has caused these presents to be signed by _____ Member, thereunto authorized, this ____ day of _____, 201__.

Sienna/Johnson North, L.P.
a Texas limited liability partnership,

BY: _____ Member _____ Print Name

STATE OF TEXAS :
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared _____, Member of Sienna/Johnson North, L.P., a Texas limited liability partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said limited company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 201__.

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

I, Gregory A. Schmidt, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

Gregory A. Schmidt, P.E.
Texas Registration No. 67293



I, Brian Nesvadba, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above is true and correct as an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of not less than three (3) feet unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

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



NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE GPS OBSERVATIONS.
- 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 65.5 FEET ABOVE MEAN SEA LEVEL, OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. THE TOP OF SLAB ELEVATIONS SHALL BE NO LESS THAN 12" ABOVE EXTREME EVENT PONDING AND SHEET FLOW ELEVATIONS AS CALCULATED IN FUTURE SITE DESIGN.
- 3.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE FORT BEND INDEPENDENT SCHOOL DISTRICT, SIENNA PLANTATION MANAGEMENT DISTRICT, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, THE CITY OF MISSOURI CITY, AND FORT BEND COUNTY, TEXAS.
- 4.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 5.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 6.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 7.) THIS PLAT LIES IN LIGHTING ZONE 3 (LZ3).
- 8.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. ???
- 9.) NO PIPELINE OR PIPELINE EASEMENTS WERE FOUND TO BE ON THIS TRACT. THERE WAS ALSO NO ABOVE GROUND EVIDENCE FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
- 10.) ● - INDICATES A SET 5/8" IR W/ CAP STAMPED "TEAM 281-491-2525", UNLESS OTHERWISE NOTED.
- 11.) 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 THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this final plat and subdivision of SIENNA PARKWAY SWIM SCHOOL, 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 _____, 201__.

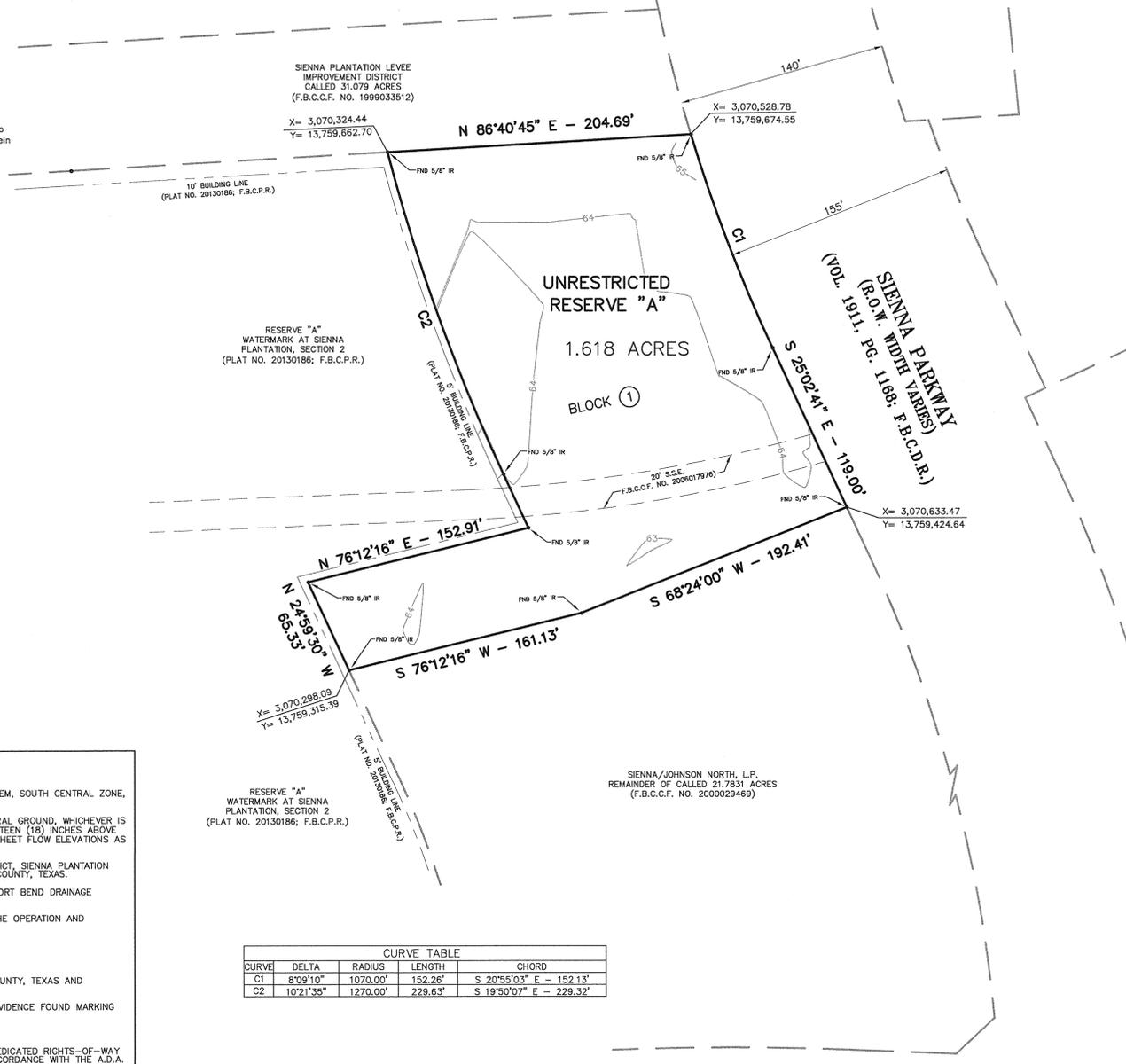
By: _____
SONYA BROWN-MARSHALL, CHAIRMAN

By: _____
TIMOTHY R. HANEY, VICE CHAIRMAN

I, Greg Schmidt, 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 known contiguous land which the owner owns or has a legal interest in.

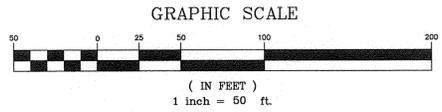
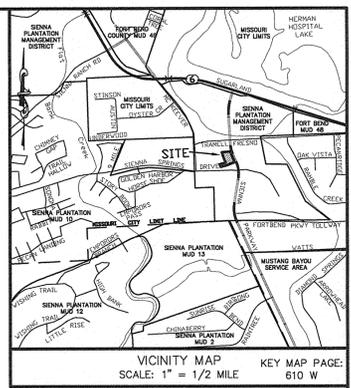
Greg Schmidt, R.P.L.S.

MOSES SHIPMAN LEAGUE ABSTRACT NO. 86



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	87°09'10"	1070.00'	152.26'
C2	10°21'35"	1270.00'	228.63'

- LEGEND
- B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - D.P.E. - DETENTION POND 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
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - L.E. - LANDSCAPE EASEMENT
 - R.O.W. - RIGHT OF WAY
 - S.S.E. - SANITARY STORM EASEMENT
 - SQ.FT. - SQUARE FEET
 - U.E. - UTILITY EASEMENT
 - W - WITH
 - W.L.E. - WATER LINE EASEMENT



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 _____ 201__ AT ____ O'CLOCK ____ M., IN PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

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

BY: _____ LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____ DEPUTY

PRELIMINARY PLAT OF SIENNA PARKWAY SWIM SCHOOL

A 1.618 ACRE TRACT OF LAND
IN THE MOSES SHIPMAN SURVEY,
ABSTRACT NO. 86,
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS
1 BLOCK 1 RESERVE 0 LOTS

~ OWNERS ~

SIENNA/JOHNSON NORTH, L.P.
a Texas limited liability partnership
10100 East Freeway, Suite 203
Houston, Texas 77029
PHONE: 713-451-0000

~ SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY

12718 Century Drive
Stafford, Texas 77477

PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com

1245-3

NOVEMBER 15, 2018

SIENNA SPRINGS BOULEVARD
(100' R.O.W.)
(PLAT NO. 20040026; F.B.C.P.R.)

DRAWING INFO: Z:\p09\1245-3\dwg\PLAT_1.dwg NOV 01, 2018 8:26 AM



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 12, 2018

AGENDA ITEM SUBJECT: Final Plat of Sienna Plantation Section 24

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: 1800098

PROPERTY ID: 0025-00-000-2188-907 / 0025-00-000-1971-907

LOCATION: North of Mount Logan, west of Waters Lake Blvd

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

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 must be approved or information provided as requested.
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 revised file as the .dwg 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
 - a. All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).

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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 25.613 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 24, 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 COMFORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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

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

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

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

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND THIRTY (30) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 24 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

THIS _____ DAY OF _____, 201____.

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, 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 _____, 201____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 24 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 _____, 201____.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

- 1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK. SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAVDB8 2001 ADJUSTMENT)
- 2. T.B.M. INDICATES TEMPORARY BENCHMARK FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS" ELEV. = 55.81 2001 ADJUSTMENT
- 3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999867651
- 4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- 5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 294934 DATED OCTOBER 24, 2018 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.
- 7. BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP), ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODS." NOTE: THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE." AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0435L, MAP REVISED APRIL 2, 2014. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- 8. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION.
- 9. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- 10. THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42 - ARTICLE III OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 57.80 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- 11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 12. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- 15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- 17. SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5'-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON ADJACENT RIGHTS-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- 18. SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 19. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 20. DRIVEWAY LOCATION - FOR THE LOTS ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- 21. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- 22. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- 23. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- 24. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 25. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- 26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- 27. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 28. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 29. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4. STREET LIGHTING AND OVERHEAD UTILITIES, THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- 30. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOMEOWNERS ASSOCIATION (HOA).
- 31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARD AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- 32. IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- 33. THE TEMPORARY DRAINAGE EASEMENT AND RIGHT-OF-WAY SHALL EXPIRE AND TERMINATE AT SUCH TIME AS OTHER DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN PERMANENT EASEMENTS OR RIGHT-OF-WAY IN SUCH MANNER AS TO PROVIDE AN ALTERNATE ROUTE OF DRAINAGE OF STORM WATER FLOWING FROM PORTIONS OF SIENNA PLANTATION. AT SUCH TIME AS SUCH ALTERNATE DRAINAGE ROUTE IS PROVIDED AND CONSTRUCTED, THE TEMPORARY EASEMENT AND RIGHT-OF-WAY SHALL AUTOMATICALLY CEASE, AND TERMINATE AS PER DEED RECORDED IN VOLUME 2077, PAGES 216-232, FORT BEND COUNTY DEED RECORDS. THE ABOVE REFERENCED EASEMENT WILL DISSOLVE ONCE THE PLAT IS RECORDED.

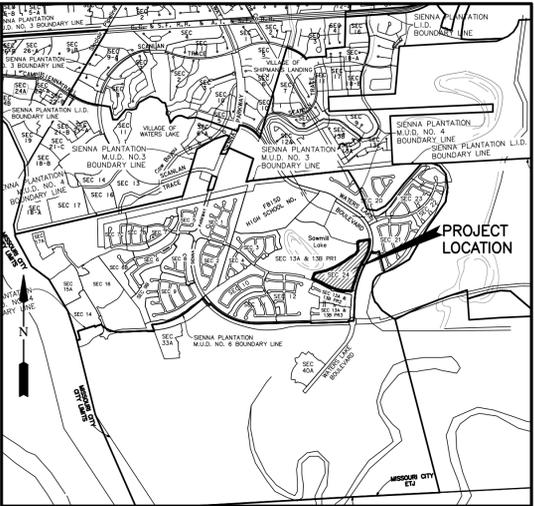
34. THIS PLAT IS SUBORDINATED BY: ATLYSSA PRATA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

35. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

36. THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259, F.B.C.O.R.

37. U.V.E. INDICATES UNOBSTRUCTED V.E. REQUIREMENTS. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.

38. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP NO. 650-R.V

I, RICHARD W. STOLLEIS, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMES 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 _____, 201____.

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

ROBERT E. HERBERT
COUNTY JUDGE

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

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 201____ 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 24

A SUBDIVISION OF 25.613 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25,
FORT BEND COUNTY, TEXAS.

50 LOTS 4 RESERVES (4.972 ACRES) 2 BLOCKS
NOVEMBER 15, 2018 JOB NO. 1414-1524P.309

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 250, 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

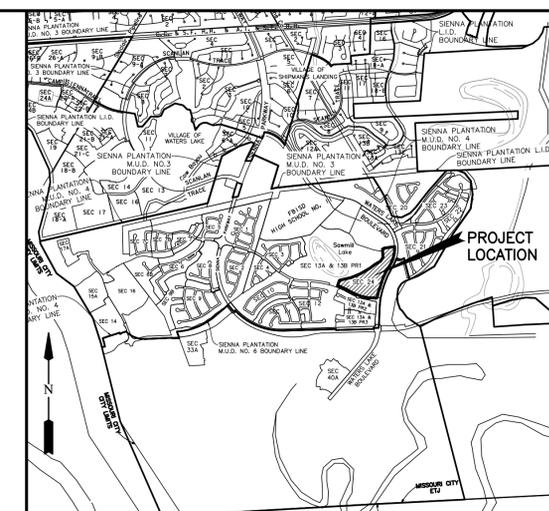
SURVEYOR

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13360 E. GIESSENER RD., MISSOURI CITY, TX 77069
PHONE: 281-469-6534 www.gbiurvey.com
TRPLS 1108 # 10130300

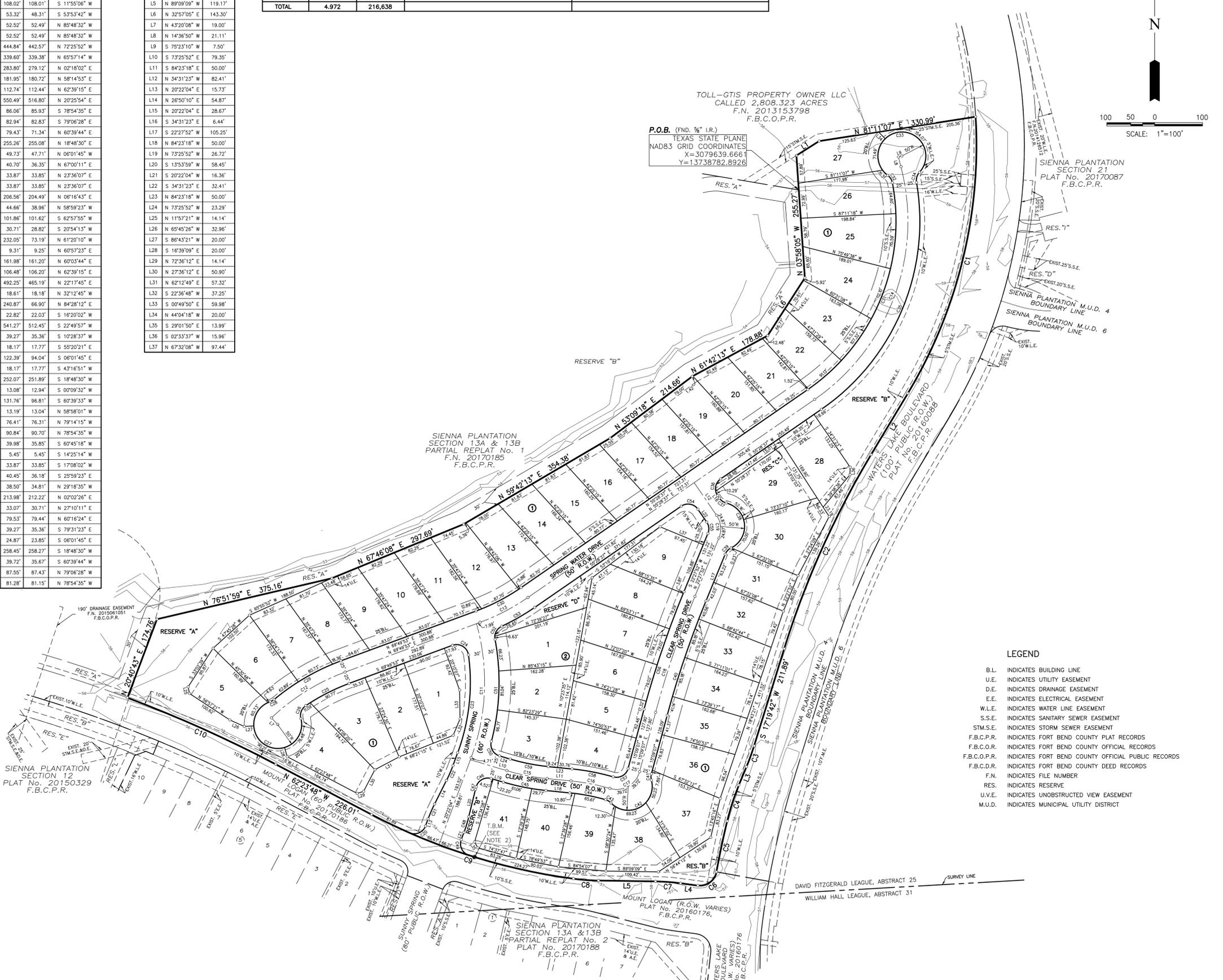
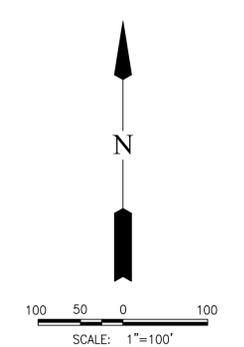
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1000.00'	34°29'03"	601.86'	592.82'	S 13°49'47" W
C2	1850.00'	13°44'36"	443.76'	442.69'	S 24°12'00" W
C3	500.00'	5°17'56"	46.24'	46.22'	S 19°58'40" W
C4	500.00'	9°02'45"	78.94'	78.86'	S 18°06'15" W
C5	1861.00'	3°19'33"	108.02'	108.01'	S 11°55'06" W
C6	35.00'	8°16'45"	53.32'	48.31'	S 53°53'42" W
C7	450.00'	6°41'13"	52.52'	52.49'	N 85°48'32" W
C8	450.00'	6°41'13"	52.52'	52.49'	N 85°48'32" W
C9	1270.00'	20°04'07"	444.84'	442.57'	N 72°25'52" W
C10	2735.00'	7°06'52"	339.60'	339.38'	N 65°57'14" W
C11	450.00'	36°08'06"	283.80'	279.12'	N 02°18'02" E
C12	450.00'	23°10'01"	181.95'	180.72'	N 58°14'53" E
C13	450.00'	14°21'16"	112.74'	112.44'	N 62°39'15" E
C14	450.00'	7°05'27"	550.49'	516.80'	N 20°25'54" E
C15	450.00'	10°57'26"	86.06'	85.93'	S 78°54'35" E
C16	450.00'	10°33'38"	82.94'	82.83'	S 79°06'28" E
C17	50.00'	91°01'14"	79.43'	71.34'	N 60°39'44" E
C18	2000.00'	7°18'45"	255.26'	255.08'	N 18°48'30" E
C19	50.00'	56°59'15"	49.73'	47.71'	N 06°01'45" W
C20	25.00'	93°16'13"	40.70'	36.35'	N 67°00'11" E
C21	300.00'	6°28'05"	33.87'	33.85'	N 23°36'07" E
C22	300.00'	6°28'05"	33.87'	33.85'	N 23°36'07" E
C23	420.00'	28°10'44"	206.56'	204.49'	N 06°16'43" E
C24	25.00'	102°21'28"	44.66'	38.96'	N 58°59'23" W
C25	425.00'	13°43'56"	101.86'	101.62'	S 62°57'55" W
C26	25.00'	70°23'28"	30.71'	28.82'	S 20°54'13" W
C27	50.00'	265°54'43"	232.05'	73.19'	N 61°20'10" W
C28	25.00'	21°19'37"	9.31'	9.25'	N 60°57'23" E
C29	475.00'	19°32'18"	161.98'	161.20'	N 60°03'44" E
C30	425.00'	14°21'16"	106.48'	106.20'	N 62°39'15" E
C31	425.00'	66°21'44"	492.25'	465.19'	N 22°17'45" E
C32	25.00'	42°39'18"	18.61'	18.18'	N 32°12'45" W
C33	50.00'	276°01'12"	240.87'	66.90'	N 84°28'12" E
C34	25.00'	52°17'30"	22.82'	22.03'	S 16°20'02" W
C35	475.00'	65°17'20"	541.27'	512.45'	S 22°49'57" W
C36	25.00'	90°00'00"	39.27'	35.36'	S 10°28'37" W
C37	25.00'	41°37'57"	18.17'	17.77'	S 55°20'21" E
C38	50.00'	140°15'10"	122.39'	94.04'	S 06°01'45" E
C39	25.00'	41°37'57"	18.17'	17.77'	S 43°16'51" W
C40	1975.00'	7°18'45"	252.07'	251.89'	S 18°48'30" W
C41	25.00'	29°59'10"	13.08'	12.94'	S 00°09'32" W
C42	50.00'	150°59'12"	131.76'	96.81'	S 60°39'33" W
C43	25.00'	30°14'20"	13.19'	13.04'	N 58°58'01" W
C44	425.00'	10°18'06"	76.41'	76.31'	N 79°14'15" W
C45	475.00'	10°57'26"	90.84'	90.70'	N 78°54'35" W
C46	25.00'	91°37'39"	39.98'	35.85'	S 60°45'18" W
C47	300.00'	1°02'30"	5.45'	5.45'	S 14°25'14" W
C48	300.00'	6°28'05"	33.87'	33.85'	S 17°08'02" W
C49	25.00'	92°42'55"	40.45'	36.18'	S 25°59'23" E
C50	25.00'	88°14'34"	38.50'	34.81'	N 29°18'35" W
C51	480.00'	25°32'33"	213.98'	212.22'	N 02°02'36" E
C52	25.00'	75°48'02"	33.07'	30.71'	N 27°10'11" E
C53	475.00'	9°35'34"	79.53'	79.44'	N 60°16'24" E
C54	25.00'	90°00'00"	39.27'	35.36'	S 79°31'23" E
C55	25.00'	56°59'15"	24.87'	23.85'	S 06°01'45" E
C56	2025.00'	7°18'45"	258.45'	258.27'	S 18°48'30" W
C57	25.00'	91°01'14"	39.72'	35.67'	S 60°39'44" W
C58	475.00'	10°33'38"	87.55'	87.43'	N 79°06'28" W
C59	425.00'	10°57'26"	81.28'	81.15'	N 78°54'35" W

LINE	BEARING	DISTANCE
L1	N 57°46'07" E	56.15'
L2	S 31°04'18" W	149.04'
L3	S 22°37'38" W	41.33'
L4	N 82°27'55" W	36.34'
L5	N 89°09'09" W	119.17'
L6	N 32°57'05" E	143.30'
L7	N 43°20'08" W	19.00'
L8	N 14°36'50" W	21.11'
L9	S 75°23'10" W	7.50'
L10	S 73°25'52" E	79.35'
L11	S 84°23'18" E	50.00'
L12	N 34°31'23" W	82.41'
L13	N 20°22'04" E	15.73'
L14	N 26°50'10" E	54.87'
L15	N 20°22'04" E	28.67'
L16	S 34°31'23" E	6.44'
L17	S 22°27'52" W	105.25'
L18	N 84°23'18" W	50.00'
L19	N 73°25'52" W	26.72'
L20	S 13°53'59" W	58.45'
L21	S 20°22'04" W	16.36'
L22	S 34°31'23" E	32.41'
L23	N 84°23'18" W	50.00'
L24	N 73°25'52" W	23.29'
L25	N 11°57'21" W	14.14'
L26	N 65°45'26" W	32.96'
L27	S 86°43'21" W	20.00'
L28	S 16°39'09" E	20.00'
L29	N 72°36'12" E	14.14'
L30	N 27°36'12" E	50.90'
L31	N 62°12'49" E	57.32'
L32	S 22°36'48" W	37.25'
L33	S 00°49'50" E	59.98'
L34	N 44°04'18" W	20.00'
L35	S 29°01'50" E	13.99'
L36	S 02°33'37" W	15.96'
L37	N 67°32'08" W	97.44'

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.764	76,857	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
B	2.788	121,467	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
C	0.056	2,457	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
D	0.364	15,857	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
TOTAL	4.972	216,638		



VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP NO. 650-R,V



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - RES. INDICATES RESERVE
 - U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT
 - M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT

SIENNA PLANTATION SECTION 24

A SUBDIVISION OF 25.613 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

50 LOTS 4 RESERVES (4.972 ACRES) 2 BLOCKS
NOVEMBER 15, 2018 JOB NO. 1414-1524P.309

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 250, 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

SURVEYOR
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13841 S. GESSNER RD., MISSOURI CITY, TX 77489
PHONE: 281-659-8334 www.gbisurvey.com
TSPS FORM # 10133300



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 12, 2018
AGENDA ITEM SUBJECT: Final Plat of Sienna Plantation Section 40A
AGENDA ITEM NUMBER: 6.A.(4)
PROJECT PLANNER: Thomas K. White Jr., Planner II
APPROVAL:  **Otis T. Spriggs, AICP, Director, Development Services**
 **Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director**

PERMIT NUMBER: 1800099
PROPERTY ID: 0031-00-000-3051-907
LOCATION: South of Sienna Parkway, east of Waters Lake Blvd.

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. All conditions placed on the approval of the Concept Plan and Preliminary Plat must be approved or information provided as requested.
 - b. 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. **The total number of reserves listed in the title block does not match the total shown on the plat. Please revise.**
 - 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. 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 Chapter 5.02, Public Infrastructure Design Manual. The minimum fire flow and minimum system pressure is required. Provide fire flow model.
 - c. Utility models for sanitary are required per Chapter 6.02, Public Infrastructure Design Manual.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.
 - b. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a revised .dwg 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

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

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



APPLICATION FOR PLAT APPROVAL

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

Date of Application: November 14, 2018

1.	Name of plat:	Sienna Plantation Section 40A		
2.	Name of preliminary plat that encompasses this plat (if applicable):	Sienna Plantation		
3.	Type of plat (Circle one or more):	Multifamily Residential	Commercial	Industrial
		<input checked="" type="checkbox"/> 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	Fax No.:()	-
	Email:			
5.	Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. - Marie Escue		
	Mailing Address:	1904 W. Grand Parkway North, Suite 100 - Katy, Texas 77449		
	Phone No.:(713)	380 - 4443	Fax No.:()	-
	Email:	mescue@lja.com		
6.	Is plat located inside the City limits? (Circle One):	YES	<input checked="" type="checkbox"/> NO	
7.	Is plat located inside the City's ETJ? (Circle One):	<input checked="" type="checkbox"/> YES	NO	
8.	Total acreage:	15.479 Ac		
9.	Number of sections:	<u>1</u>	Blocks:	<u>3</u>
			Reserves:	<u>6</u>
10.	Number of residential lots/dwelling units:	48		
11.	Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>			
	Private Streets:	<u>0</u>	Public Streets:	<u>3.522</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):	<u>Land Scape/Open Space</u>	(acres):	<u>1.787</u>
12.	Average lot area:	60' x 140'		
13.	Typical lot area:	8,974		
14.	Block Length:	Average: <u>604'</u>	Longest: <u>1061'</u>	Shortest: <u>192'</u>
15.	Type of Streets (Circle One):	<input checked="" type="checkbox"/> Public	Private	Combination Public/Private
16.	Type of Water System (Circle One):	<input checked="" type="checkbox"/> Public	Individual Water Wells	Other (attach explanation)
17.	Type of Sanitary System (Circle One):	<input checked="" type="checkbox"/> Public	Individual Septic Tanks	Other (attach explanation)
18.	Municipal Utility District:	Sienna Plantation Municipal Utility District No. 4		

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 15.479 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 40A, 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 COMFORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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

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

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

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

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND THIRTY (30) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 40A WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

THIS _____ DAY OF _____, 201____.

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.

OVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 201____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 40A 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 _____, 201____.

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.
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 "GBI PARTNERS"
ELEV. = 55.81 2001 ADJUSTMENT
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999867651
- 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. 1690427CPL DATED FEBRUARY 14, 2017 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBDIVISION 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.
- BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP), ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." "NOTE 1" READS AS FOLLOWS: "THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE." AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0435L, MAP REVISED APRIL 2, 2014. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS".
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42 ARTICLE III OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 57.80 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE 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.
- 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.
- SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE BUILT 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.
- DRIVEWAY LOCATION - FOR THE LOTS ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- 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.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOMEOWNERS ASSOCIATION (HOA).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ONE-FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT TRACT SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.

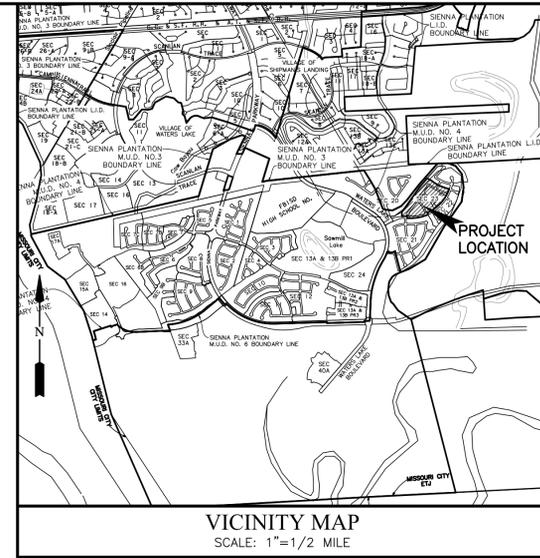
34. THE TEMPORARY DRAINAGE EASEMENT AND RIGHT-OF-WAY SHALL EXPIRE AND TERMINATE AT SUCH TIME AS OTHER DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN PERMANENT EASEMENTS OR RIGHT-OF-WAY IN SUCH MANNER AS TO PROVIDE AN ALTERNATE ROUTE OF DRAINAGE OF STORM WATER FLOWING FROM PORTIONS OF SIENNA PLANTATION. AT SUCH TIME AS SUCH ALTERNATE DRAINAGE ROUTE IS PROVIDED AND CONSTRUCTED, THE TEMPORARY EASEMENT AND RIGHT-OF-WAY SHALL AUTOMATICALLY CEASE, AND TERMINATE AS PER DEED RECORDED IN VOLUME 2077, PAGES 216-232, FORT BEND COUNTY DEED RECORDS. THE ABOVE REFERENCED EASEMENT WILL DISSOLVE ONCE THE PLAT IS RECORDED.

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

36. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

37. THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259, F.B.C.O.R.

38. U.I.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.I.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.



KEY MAP NO. 650-R,V

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 _____, 201____.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT
COUNTY JUDGE

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

JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 201____ 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 40A

A SUBDIVISION OF 15.479 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25,
FORT BEND COUNTY, TEXAS.

48 LOTS 6 RESERVES (1,787 ACRES) 4 BLOCKS
NOVEMBER 16 2018 JOB NO. 1416-1540AP

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064
PH. (281) 894-8655

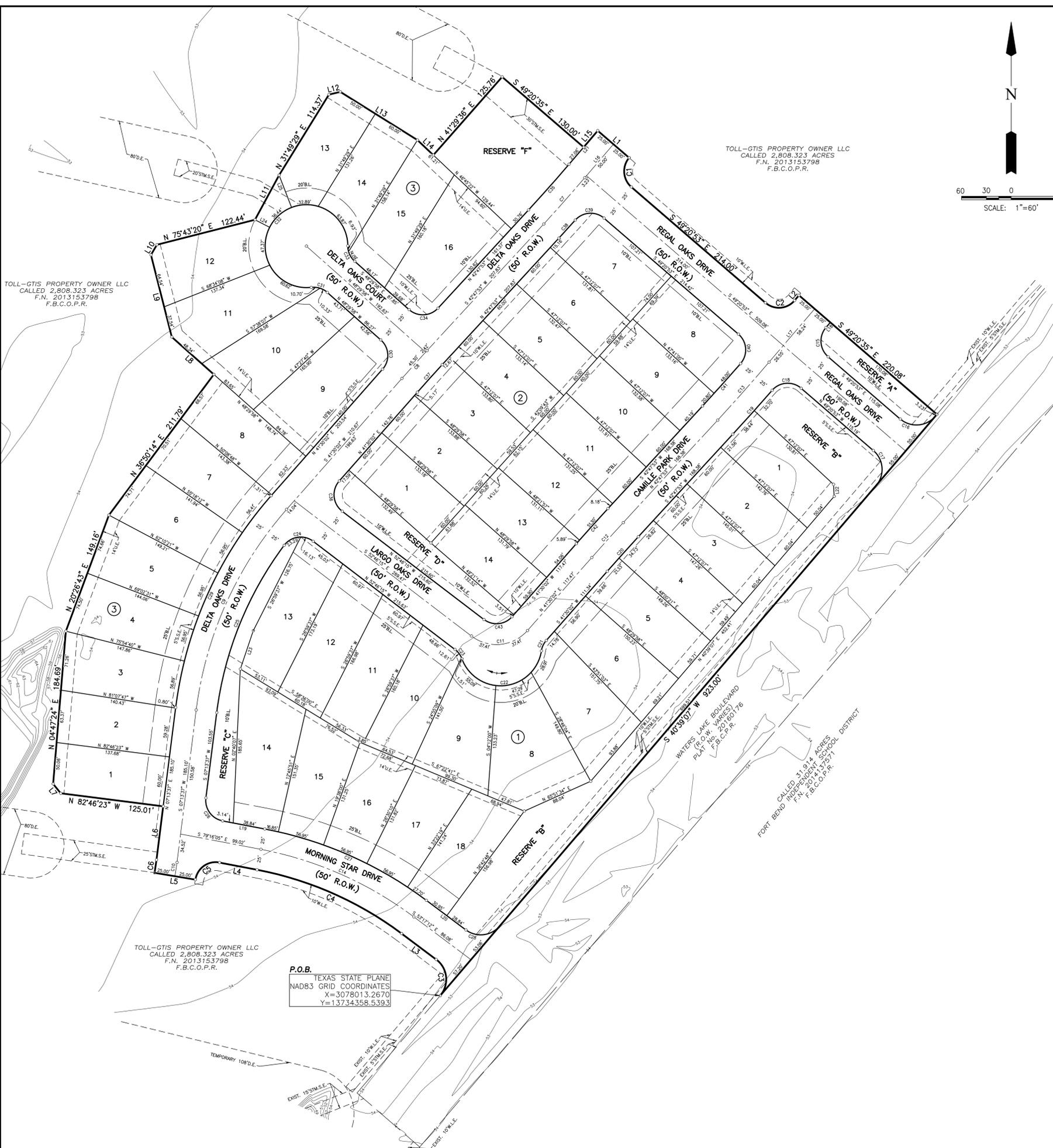
ENGINEER:

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
15340 E. CESSNER RD., MISSOURI CITY, TX 77489
PHONE: 281-853-1100 www.gbsurvey.com
TFPLS EXEM # 10130000

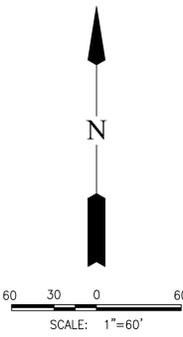


TOLL-GTIS PROPERTY OWNER LLC
CALLED 2,808.323 ACRES
F.N. 2013153798
F.B.C.O.P.R.

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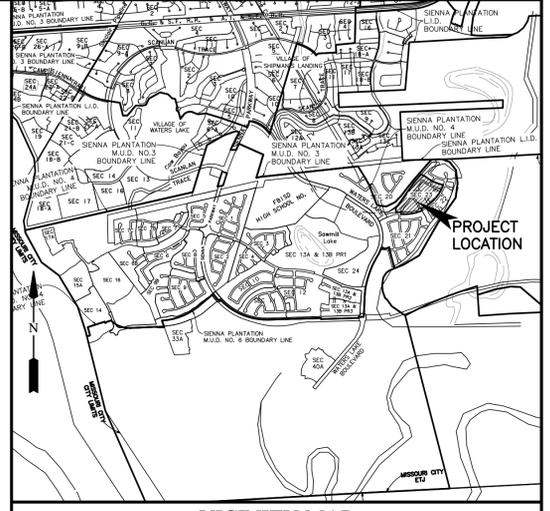
P.O.B.
TEXAS STATE PLANE
NAD83 GRID COORDINATES
X=3078013.2670
Y=13734358.5393



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	90°00'18"	39.27'	35.36'	S 04°20'44" E
C2	25.00'	89°59'42"	39.27'	35.35'	N 85°39'16" E
C3	30.00'	93°56'19"	49.19'	43.86'	N 06°19'03" W
C4	425.00'	25°58'53"	192.72'	191.07'	N 66°16'39" W
C5	25.00'	91°22'15"	39.87'	35.78'	S 59°02'47" W
C6	425.00'	2°08'03"	15.83'	15.83'	N 08°17'39" E
C7	2000.00'	2°08'28"	74.74'	74.74'	S 41°43'39" W
C8	2000.00'	1°17'52"	45.30'	45.30'	S 42°08'57" W
C9	450.00'	34°16'24"	269.18'	265.19'	S 24°21'49" W
C10	450.00'	2°08'03"	16.76'	16.76'	S 08°17'39" W
C11	50.00'	85°43'43"	74.81'	68.03'	S 84°21'53" W
C12	2500.00'	1°17'52"	56.62'	56.62'	N 42°08'57" E
C13	2500.00'	2°08'28"	93.43'	93.42'	N 41°43'39" E
C14	450.00'	25°58'53"	204.06'	202.31'	S 66°16'39" W
C15	25.00'	90°00'18"	39.27'	35.36'	S 04°20'44" E
C16	30.00'	90°00'00"	47.12'	42.43'	N 85°39'07" E
C17	30.00'	90°00'00"	47.12'	42.43'	N 04°20'53" W
C18	25.00'	89°28'05"	39.04'	35.19'	S 85°55'04" W
C19	2525.00'	1°36'51"	71.14'	71.14'	S 41°59'28" W
C20	2475.00'	1°17'52"	56.06'	56.06'	S 42°08'57" W
C21	25.00'	32°21'41"	14.12'	13.93'	S 25°19'11" W
C22	50.00'	150°27'05"	131.29'	96.69'	S 84°21'53" W
C23	25.00'	32°21'41"	14.12'	13.93'	N 36°35'25" W
C24	25.00'	90°21'20"	39.43'	35.46'	S 82°03'04" W
C25	425.00'	29°38'47"	219.91'	217.46'	S 22°03'01" W
C26	25.00'	86°29'43"	37.74'	34.26'	S 36°01'14" E
C27	475.00'	25°58'53"	215.39'	213.55'	S 66°16'39" E
C28	30.00'	86°03'41"	45.06'	40.94'	N 83°40'57" E
C29	475.00'	34°16'24"	284.14'	279.92'	N 24°21'49" E
C30	25.00'	90°00'00"	39.27'	35.36'	N 03°29'58" W
C31	25.00'	48°11'23"	21.03'	20.41'	N 72°35'40" W
C32	50.00'	276°22'46"	241.19'	66.67'	N 41°30'02" E
C33	25.00'	48°11'23"	21.03'	20.41'	S 24°24'17" E
C34	25.00'	88°42'08"	38.70'	34.95'	N 87°08'57" E
C35	1975.00'	2°08'28"	73.81'	73.80'	N 41°43'39" E
C36	25.00'	94°16'17"	41.13'	36.65'	N 09°38'07" W
C37	1975.00'	1°17'52"	44.73'	44.73'	N 42°08'57" E
C38	2025.00'	0°50'02"	29.48'	29.48'	N 42°22'52" E
C39	25.00'	88°41'16"	38.70'	34.95'	N 86°18'29" E
C40	25.00'	90°33'13"	39.51'	35.53'	S 04°04'16" E
C41	2475.00'	1°35'33"	68.79'	68.79'	S 42°00'07" W
C42	2525.00'	1°17'52"	57.19'	57.19'	S 42°08'57" W
C43	25.00'	85°43'43"	37.41'	34.01'	S 84°21'53" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 49°20'35" E	50.00'
L2	N 40°39'25" E	8.25'
L3	N 53°17'12" W	52.22'
L4	N 79°16'05" W	46.21'
L5	N 80°38'20" W	50.00'
L6	N 07°13'37" W	65.01'
L7	N 39°19'31" W	14.52'
L8	N 48°29'58" W	68.04'
L9	N 14°16'40" W	102.08'
L10	N 30°43'20" E	14.14'
L11	N 28°34'59" E	61.07'
L12	N 78°50'33" E	14.14'
L13	S 58°08'23" E	110.00'
L14	S 46°45'22" E	26.37'
L15	N 40°39'25" E	26.17'
L16	S 40°39'25" W	53.23'
L17	N 40°39'25" E	84.79'
L18	S 40°39'25" W	8.24'
L19	S 79°16'05" E	51.99'
L20	S 53°17'12" E	59.80'
L21	N 40°39'25" E	53.23'
L22	N 03°16'30" W	14.40'
L23	S 18°39'05" W	48.60'
L24	N 62°56'22" W	20.00'
L25	N 21°10'53" W	41.66'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.815	79,055	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
B	0.107	4,663	RESTRICTED TO OPEN SPACE/DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4
C	0.573	24,947	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
TOTAL	2.495	108,665		



VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP NO. 650-R,V

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL 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
 - U.V.E. INDICATES UNOBSTRUCTED VIABILITY EASEMENT

SIENNA PLANTATION SECTION 40A

A SUBDIVISION OF 15.479 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

48 LOTS 6 RESERVES (1.787 ACRES) 4 BLOCKS
NOVEMBER 16, 2018 JOB NO. 1416-1540AP

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

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
15305 S. GESSNER RD. SUITE 1000 HOUSTON, TX 77049
PHONE: 281-493-4533 www.gbipartners.com
TXSPE REG # 10100000



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 12, 2018

AGENDA ITEM SUBJECT: Final Plat of Beltway Crossing West

AGENDA ITEM NUMBER: 6.A.(5)

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: 1800097

PROPERTY ID: 0116-00-000-8800-907/0116-00-000-8700-907

LOCATION: North of a FedEx Ground distribution center, south of Cravens Road

ZONING DISTRICT DESIGNATION: I, Industrial

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:

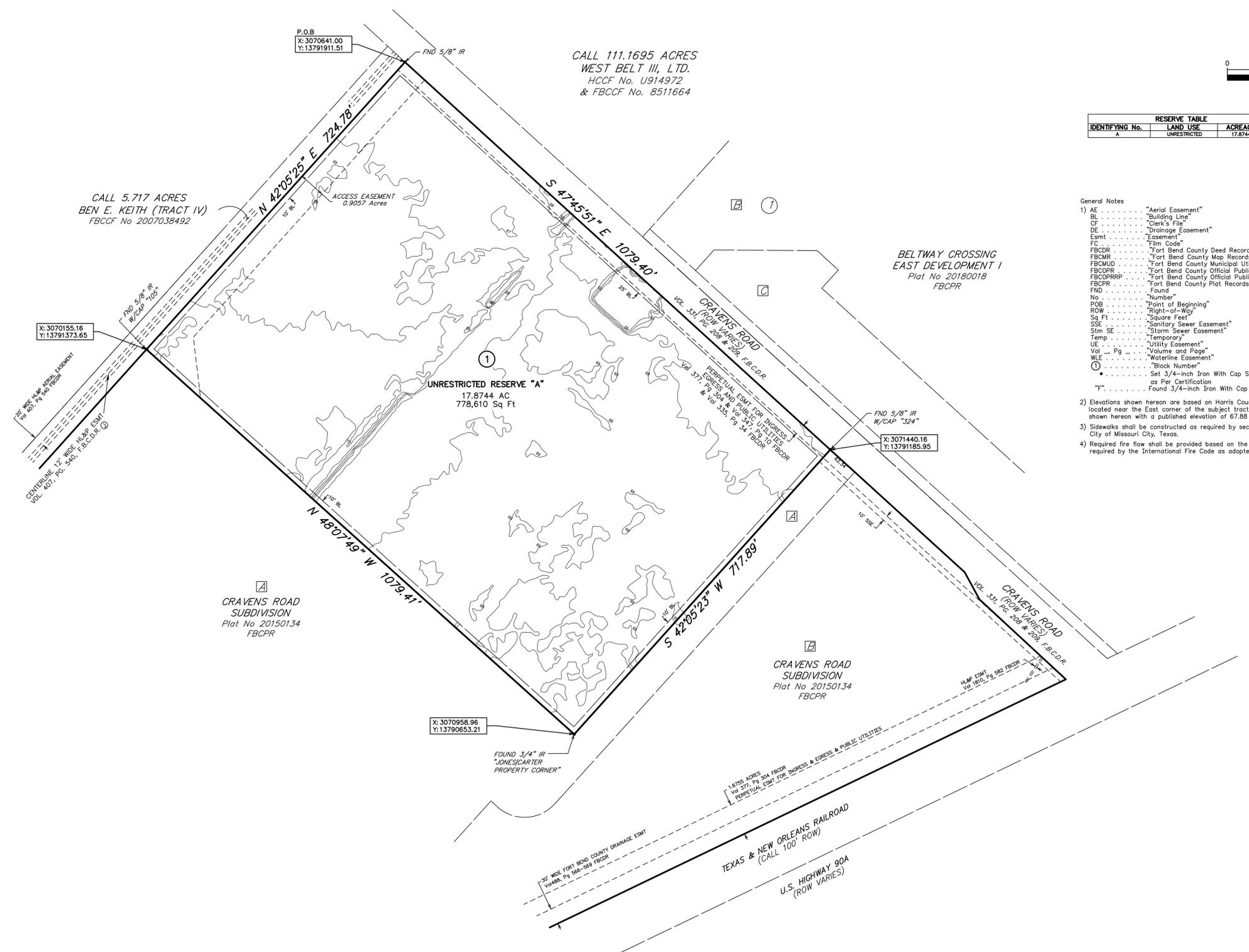
1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f).
 - b. Update the date indicated on the title block to reflect the date that the final plat was provided in November 2018.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. None.
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. Please remove plat note #19 as it conflicts with plat note #23.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.

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



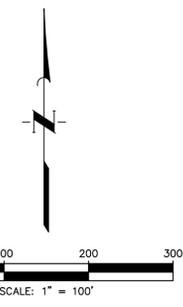
CALL 111.1695 ACRES
WEST BELT III, LTD.
HCCF No. U914972
& FBCCF No. 8511664

CALL 5.717 ACRES
BEN E. KEITH (TRACT IV)
FBCCF No 2007038492

BELTWAY CROSSING
EAST DEVELOPMENT I
Plat No 20180018
FBCPR

CRAVENS ROAD
SUBDIVISION
Plat No 20150134
FBCPR

CRAVENS ROAD
SUBDIVISION
Plat No 20150134
FBCPR

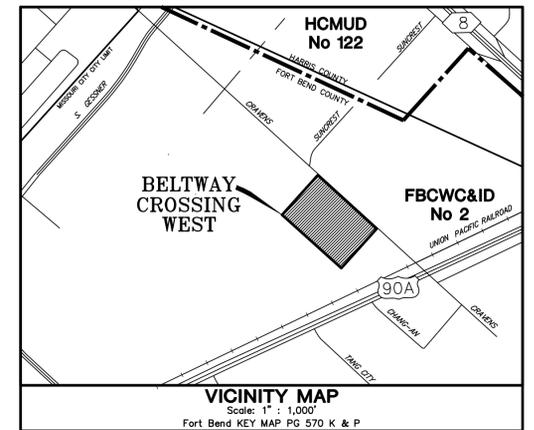


RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	UNRESTRICTED	17.8744	BC BUSINESS PARK, LP

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"
- FBCOR "Fort Bend County Official Public Records"
- FBCORRP "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"

- 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 BC Business Park LP, a Texas Limited Partnership, 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(a) 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 unrestricted. Restricted Reserve "A" is 17,8744 acres, 778,610 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 Plotting 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 existing and proposed pipeline easements within the limits of the subdivision.



BELTWAY CROSSING WEST

A SUBDIVISION OF 17.8744 ACRES OF LAND
OUT OF THE
B.B.B. & C.R.R. Co. SURVEY No. 8, A-116, A-184
FORT BEND COUNTY, TEXAS
HARRIS COUNTY, TEXAS
0 LOTS 1 RESERVE 1 BLOCK
JUNE 22, 2018

OWNER:
BC BUSINESS PARK, LP
A TEXAS LIMITED PARTNERSHIP
510 BERING DRIVE, SUITE 130
HOUSTON, TEXAS 77057
713-974-9325

SURVEYOR:
JONES | CARTER

ENGINEER:
JONES | CARTER



PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: December 12, 2018

AGENDA ITEM SUBJECT: Final Plat of Pike Champions Subdivision

AGENDA ITEM NUMBER: 6.A.(6)

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: 1800095

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

LOCATION: North of Highway 90A, south of Pike Road, west of South Gessner Road

ZONING DISTRICT DESIGNATION: I, Industrial

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. Building lines shall be labeled in accordance with Section 2.D(17). **Please show the side and rear building lines.**
 - b. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
 - b. Cross access to neighboring lots must be provided. Cross access must be adjacent to or as close the street frontage as possible. Easements for cross access must be included on plat.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None.

B. STANDARD PLAT NOTES:

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

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

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

LEGEND: ABBREVIATIONS

AC.	Acres
A.E.	Aerial easement
B.L.	Building setback line
C.F.N.	Clerk's File Number
C.G.	Controlling monument
CPEHE	Centerspoint Energy Houston Electric LLC
FL	Flow line (elevation)
FND	Found
I.E.	Iron rod
L.S.E.	Landscape easement
O.P.R.F.B.C.	Official Public Records of Fort Bend County
P.R.F.B.C.	Plat Records of Fort Bend County
P.S.L.	Parking setback line
R.O.W.	Right-of-way
SAW	Sanitary sewer
SQ. FT.	Square feet
S.S.E.	Sanitary sewer easement
STM	Storm sewer
TBM	Temporary benchmark
W	With
W.L.E.	Waterline easement
WTR	Waterline

AREA RESERVE TABLE			
RESERVE	DEDICATED USE	TOTAL AREA (ACREAGE)	TOTAL AREA (SQ. FEET)
A	UNRESTRICTED RESERVE	10.082	439,154
B	UNRESTRICTED RESERVE	8.648	376,691

NOTES:

1. B.L. INDICATES BUILDING LINE; U.E. & A.E. INDICATES UTILITY EASEMENT & AERIAL EASEMENT; STM, S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; L.S.B. INDICATES LANDSCAPE BUFFER; F.B.C.C.F. INDICATES FORT BEND COUNTY CLERK'S FILE; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS.

2. BENCHMARK:

MISSOURI CITY SURVEY MARKER No. PCM-002
 Located north of the intersection of the Sam Houston Parkway (AKA Beltway 8) and McLain Drive approximately 0.1 mile north on McLain Drive to located south of concrete drive at entrance to Fondren Park Fire Station, 4" Brass Disk set in concrete, ELEVATION=64.76 NAVD83 (2001 ADJ.)

TEMPORARY BENCHMARKS:

T.B.M. 1
 Box cut on headwall at Cemex Missouri City Plant (13930 Pike Road) approximately 64 feet east of the east corner of the subject tract. ELEVATION=75.42

T.B.M. 2
 Box cut on 36" RCP on north side of the driveway at Drainage Ditch approximately 127 feet north of the north corner of the subject tract. ELEVATION=74.73

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

4. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999870017.

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

6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, G.F. NO. 1076551800125, EFFECTIVE DATE APRIL 17, 2018, THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

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

8. THIS PLAT LIES WITHIN ZONE "X" (UNSHADED) AS PER FLOOD INSURANCE RATE MAP NUMBER 48157C0285 L, DATED APRIL 2, 2014.

9. APPROVAL OF THIS PLAT WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL OR CONDITIONALLY APPROVAL IF THE PLAT IS NOT RECORDED INTO THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS.

10. THERE ARE NO EXISTING AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION AS PER SECTION 82-97(5).

11. THE MINIMUM SLAB ELEVATION SHALL BE 75.4 FEET, ONE FOOT ABOVE TOP OF CURB OR 1.5 FEET ABOVE NATURAL GROUND, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.

12. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.

13. IN ACCORDANCE WITH CENTER POINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALL OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL 281-561-2959.

14. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

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

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

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

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

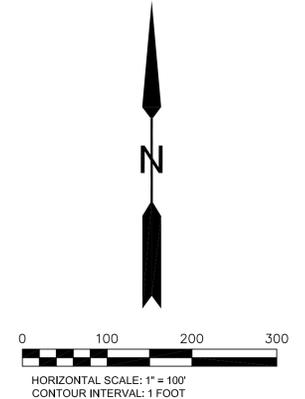
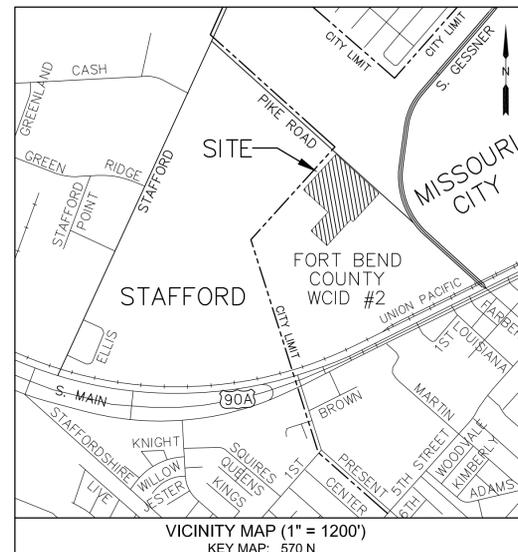
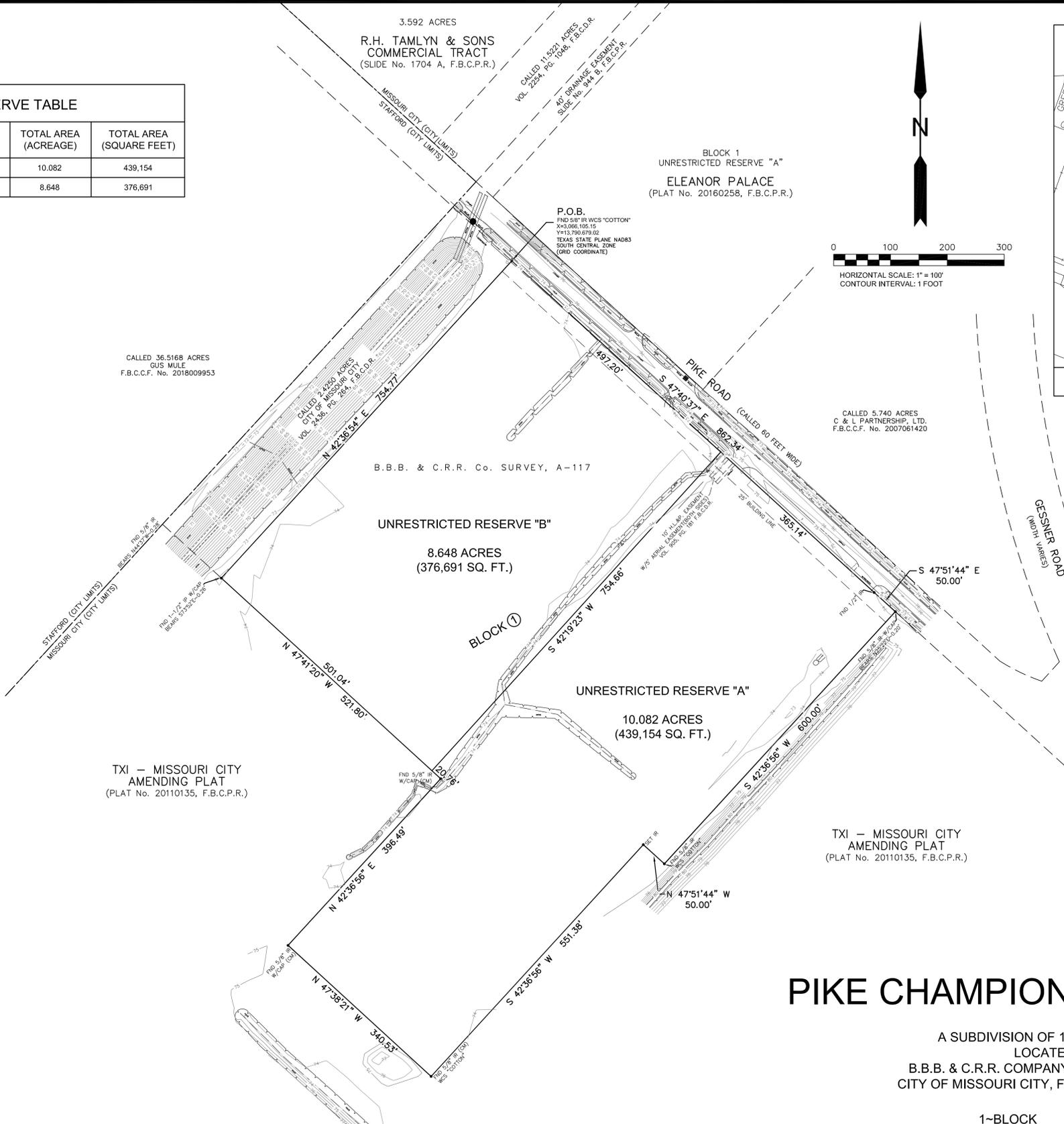
19. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.

20. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).

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

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

23. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(d) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.



TXI - MISSOURI CITY AMENDING PLAT
 (PLAT No. 20110135, F.B.C.P.R.)

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 (PLAT No. 20110135, F.B.C.P.R.)

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, Champions Fairway, Ltd. owns or has a legal interest in.

George Collison
 George Collison
 Registered Professional Land Surveyor
 Texas Registration No. 4461

PIKE CHAMPIONS SUBDIVISION

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

1-BLOCK 2-RESERVES

OWNERS:
 CHAMPIONS FAIRWAY, LTD.,
 a Texas limited partnership
 4915 CEDAR STREET
 BELLAIRE, TEXAS 77401

SURVEYOR:
 TERRA SURVEYING COMPANY, INC.
 3000 WILCREST DRIVE, SUITE 210
 HOUSTON, TEXAS 77042
 (713) 993-0327

DATE: NOVEMBER 07, 2018 SCALE: 1" = 100' PROJECT NO.: 2587-1502-P

STATE OF TEXAS

COUNTY OF FORT BEND

WE, CHAMPIONS FAIRWAY, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RONNY HECHT, PRESIDENT OF RAH INVESTMENTS, INC., A TEXAS CORPORATION, SOLE GENERAL PARTNER OF CHAMPIONS FAIRWAY, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 18.73 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF PIKE CHAMPIONS SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, 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 DEDICATION AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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

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

IN TESTIMONY WHEREOF, CHAMPIONS FAIRWAY, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONNY HECHT, PRESIDENT OF RAH INVESTMENTS, INC., A TEXAS CORPORATION, SOLE GENERAL PARTNER OF CHAMPIONS FAIRWAY, LTD., A TEXAS LIMITED PARTNERSHIP, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2018.

CHAMPIONS FAIRWAY, LTD., A TEXAS LIMITED PARTNERSHIP

By: RAH INVESTMENTS, INC., A TEXAS CORPORATION, Its sole General Partner

BY: _____
RONNY HECHT
PRESIDENT

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RONNY HECHT, PRESIDENT OF RAH INVESTMENTS, INC., A TEXAS CORPORATION, SOLE GENERAL PARTNER OF CHAMPIONS FAIRWAY, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

COUNTY OF FORT BEND

WE, GREEN BANK (f.k.a. PATRIOT BANK), OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PIKE CHAMPIONS SUBDIVISION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2015085620 OF THE MORTGAGE RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

GREEN BANK (f.k.a. PATRIOT BANK)

By: _____
Name:
Title:

STATE OF TEXAS

COUNTY OF FORT BEND

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME

MY COMMISSION EXPIRES: _____

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

GEORGE COLLISON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4461

STATE OF TEXAS

COUNTY OF FORT BEND

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

BY: _____
SONYA BROWN-MARSHALL, CHAIRMAN

BY: _____
TIMOTHY R. HANEY, VICE CHAIRMAN

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION 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

PIKE CHAMPIONS SUBDIVISION

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

1~BLOCK 2~RESERVES

OWNERS:
CHAMPIONS FAIRWAY, LTD.,
a Texas limited partnership
4915 CEDAR STREET
BELLAIRE, TEXAS 77401

SURVEYOR:
TERRA SURVEYING COMPANY, INC.
3000 WILCREST DRIVE, SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327

DATE: NOVEMBER 07, 2018 SCALE: 1" = 100' PROJECT NO.: 2587-1502-P



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 12, 2018

AGENDA ITEM SUBJECT: Final Plat of Olympia Estates Section 11

AGENDA ITEM NUMBER: 6.A.(7)

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: 1800094

PROPERTY ID: 0313-00-000-0127-907/ 0313-00-000-0129-907

LOCATION: East of Vicksburg Boulevard, south of Lake Olympia Parkway

ZONING DISTRICT DESIGNATION: R-2, single family residential

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

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

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. 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).
 - b. The Owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(a). **All owners should be identified and associated signature blocks provided. Please revise.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. Utility models for water are required per minimum requirements in Chapter 5.02. The minimum fire flow and minimum system pressure is required
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None.

B. STANDARD PLAT NOTES:

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

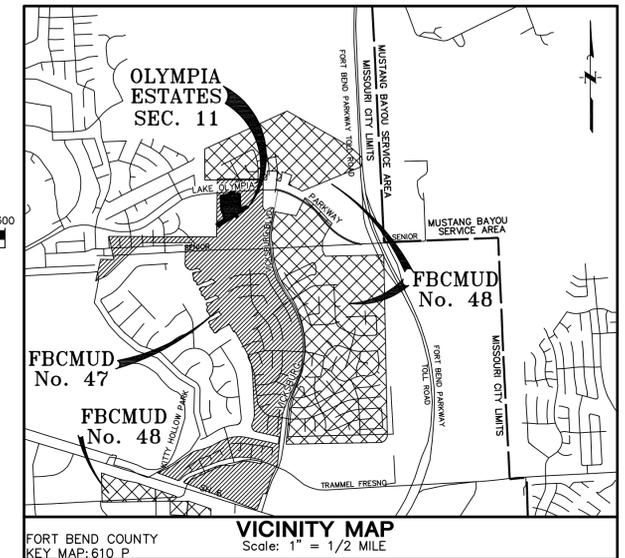
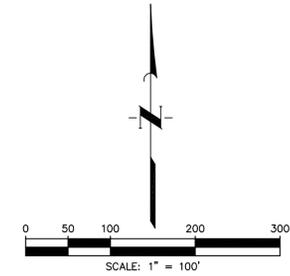
1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.

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

DISTRICT NAMES	
WCID	N/A
MUD	FBCMUD 47
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	MISSOURI CITY
UTILITIES CO.	CENTERPOINT ENERGY

- A** RESTRICTED RESERVE "A"
Restricted to Drainage
Purposes Only
3.9675 AC
172,822 Sq Ft
- B** RESTRICTED RESERVE "B"
Restricted to Drainage
Purposes Only
1.6462 AC
71,707 Sq Ft

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE	3.9675	HOA
B	DRAINAGE	1.6462	HOA



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	300.00'	30°31'12"	159.80'	N17°11'53"W	157.92'	81.85'
C2	700.00'	30°41'53"	375.05'	N17°11'14"W	370.58'	192.14'
C3	55.00'	89°24'38"	85.83'	N42°48'01"E	77.38'	54.44'
C4	55.00'	90°35'22"	86.96'	N47°13'59"W	78.18'	55.57'
C5	55.00'	59°18'07"	56.93'	N27°42'46"E	54.42'	31.31'
C6	50.00'	57°48'08"	50.44'	N12°18'26"W	48.33'	27.60'
C7	25.00'	18°50'47"	8.22'	N47°56'26"E	8.19'	4.15'
C8	50.00'	25°29'44"	22.47'	N12°44'06"W	22.47'	11.24'
C9	25.00'	58°18'57"	25.59'	S86°41'18"W	24.49'	14.04'
C10	25.00'	89°52'19"	39.21'	N12°25'40"E	35.32'	24.94'
C11	25.00'	27°00'44"	11.79'	N80°59'35"E	11.68'	6.00'
C12	50.00'	130°33'37"	113.94'	N47°13'59"W	90.84'	108.61'
C13	25.00'	27°00'44"	11.79'	N04°32'28"E	11.68'	6.00'
C14	25.00'	44°28'51"	19.41'	N24°10'43"W	18.92'	10.22'
C15	50.00'	148°15'49"	129.38'	N27°42'46"E	96.19'	175.90'
C16	25.00'	44°28'51"	19.41'	N79°36'15"E	18.92'	10.22'
C17	25.00'	89°49'19"	39.19'	N12°27'10"E	35.30'	24.92'
C18	25.00'	90°08'59"	39.34'	N77°33'41"W	35.40'	25.07'
C19	25.00'	89°49'19"	39.19'	N12°27'10"E	35.30'	24.92'
C20	25.00'	42°50'00"	18.69'	N23°21'18"W	18.26'	9.81'
C21	50.00'	265°40'01"	231.84'	S88°03'42"W	73.33'	53.93'
C22	25.00'	42°50'00"	18.69'	N19°28'43"E	18.26'	9.81'
C23	25.00'	90°10'41"	39.35'	N77°32'50"W	35.41'	25.08'
C24	25.00'	90°10'41"	39.35'	N77°32'50"W	35.41'	25.08'

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"
CL "Clerk's File"
DE "Drainage Easement"
Easmt "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 "Volume and Page"
WLE "Waterline Easement"
..... "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"
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street rights-of-way as shown on the plot.
- Elevations shown hereon are based on Missouri City Benchmark PCM-003, located at the southwest corner of the intersection of Sierra 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 Olympia Estates Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Subsection 3.3.12 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 plot constitute all of the easements required by the utility companies contacted.
- There are no existing or proposed pipeline easements within the limits of the subdivision.
- All of the property subdivided in the above and foregoing plot is within the incorporated boundaries of the City of Missouri City, Texas.
- Slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42-54 of the Missouri City Code of Ordinances. The minimum slab elevation for Section 11 is 73.80'.
- 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 roadway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Section 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- There shall be a rear building line of not less than 15 feet. Detached garages shall have a rear yard setback of not less than eight feet.
- There shall be a side building line of not less than five feet except as provided by this subdivision. The combined side yards between a building on a lot in question and a building on an adjacent lot shall not be less than ten feet. There shall be a side building line of not less than three feet for accessory buildings or garages on interior lots.
- Garages facing a side street must have a setback of not less than 20 feet.
- 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.
- Restricted Reserve "A" is restricted to drainage purposes only. Restricted Reserve "A" is 3.9675 acres, 172,822 square feet.
Restricted Reserve "B" is restricted to drainage purposes only. Restricted Reserve "B" is 1.6462 acres, 71,707 square feet.

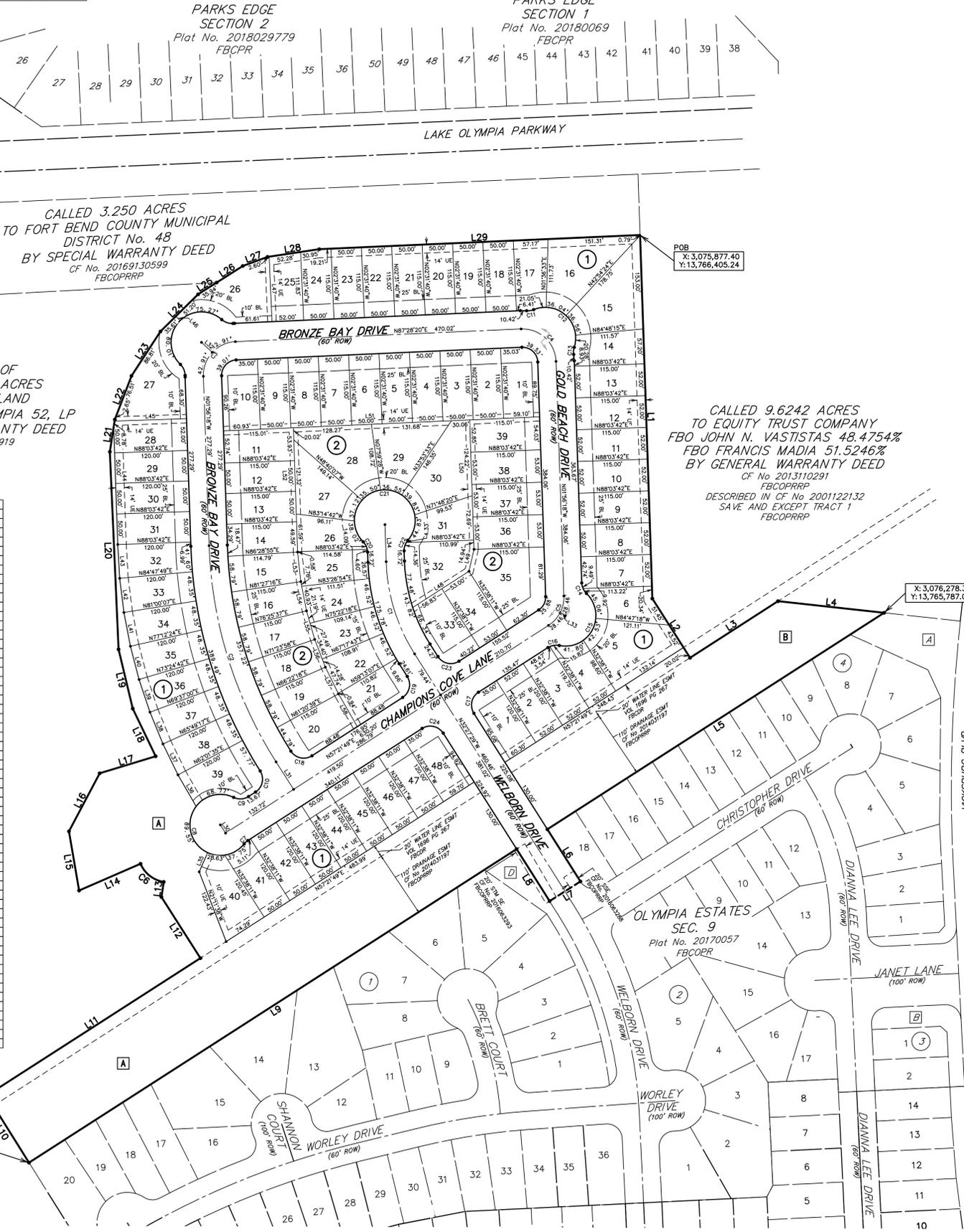
OLYMPIA ESTATES SEC. 11

A SUBDIVISION OF 23.54 ACRES OF LAND
OUT OF THE
ELIJAH ROARK LEAGUE, ABSTRACT No. 77
AND H. SHROPSHIRE SURVEY, ABSTRACT No. 313
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS
NOVEMBER 2018

87 LOTS 2 RESERVES 2 BLOCKS

OWNER: FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No 48 c/o The Muller Law Group 202 Century Square Blvd. Sugar Land, Texas 77478	OWNER: FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No 47 c/o Radcliff, Bobbitt, Adams, Polley 2929 Allen Parkway, Suite 3450 Houston, Texas 77919	OWNER/DEVELOPER: GATEWAY LAND DEVELOPMENT/ OLYMPIA 52, LP 7676 Hillmont Street, Suite 345 Houston, Texas 77040 Tom Walker, President	SURVEYOR: JIC JONES CARTER COTTON SURVEYING DIVISION Texas Board of Professional Land Surveying Registration No. 4309 2022 W. Grand Parkway N., Suite 104 - 106, TX 77060-7137-0310 Steven A. Jones, R.P.L.S. No. 5317	ENGINEER: JIC JONES CARTER SEAN P. BURCH, P.E.
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LINE	BEARING	DISTANCE
L1	S01°56'18"E	595.34'
L2	S32°38'11"E	115.00'
L3	N57°21'49"E	171.65'
L4	S83°47'31"E	175.34'
L5	S57°21'49"W	657.05'
L6	S32°27'29"E	101.12'
L7	S57°33'31"W	60.00'
L8	N32°27'29"W	100.93'
L9	S57°21'49"W	951.49'
L10	N32°10'24"W	129.98'
L11	N57°21'50"E	416.66'
L12	N32°38'11"W	118.76'
L13	N08°47'19"E	25.00'
L14	S65°35'48"W	110.00'
L15	N09°44'50"W	98.25'
L16	N27°57'19"E	107.52'
L17	N73°05'37"E	96.20'
L18	N25°46'47"W	86.59'
L19	N13°32'45"W	99.79'
L20	N02°31'41"W	323.42'
L21	N08°46'41"E	53.47'
L22	N21°00'43"E	76.51'
L23	N33°14'46"E	86.81'
L24	N45°28'47"E	86.81'
L25	N57°42'48"E	35.94'
L26	N57°42'48"E	50.82'
L27	N69°56'51"E	43.40'
L28	N81°35'18"E	85.82'
L29	N87°28'20"E	527.69'
L30	N32°38'11"W	115.00'
L31	N32°38'11"W	53.31'
L32	N47°13'59"W	24.13'
L33	N62°17'14"W	10.00'
L34	N01°56'18"W	60.71'
L35	N23°54'50"E	34.31'
L36	N29°58'53"W	59.55'
L37	N26°04'34"W	56.29'
L38	N22°16'52"W	56.29'
L39	N18°29'09"W	56.29'
L40	N14°41'27"W	56.29'
L41	N10°53'44"W	56.29'
L42	N07°08'02"W	56.29'
L43	N03°21'53"W	55.41'
L44	N01°56'18"W	193.38'
L45	N88°03'42"E	118.37'
L46	N44°31'13"W	9.94'
L47	N02°31'40"W	106.47'
L48	N57°21'49"E	109.83'
L49	N12°59'12"E	36.95'
L50	N01°56'18"W	211.85'
L51	N87°28'20"E	520.03'
L52	N01°56'18"W	203.52'
L53	N06°16'47"W	48.69'
L54	N11°03'34"W	48.68'
L55	N16°05'13"W	48.68'
L56	N21°08'52"W	48.68'
L57	N28°08'31"W	48.68'
L58	N29°59'21"W	61.91'



STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Gateway Land Development/Olympia 52, LP, a Texas limited partnership, acting by and through Tom Walker, its President, and, Authorized Agent, herein referred to as Owner of the 23.54 acre tract described in the above and foregoing plat of Olympia Estates Sec 11, 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 Section Nine where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, Gateway Land Development/Olympia 52, LP, a Texas limited partnership, has caused these presents to be signed by Tom Walker, its President, hereunto authorized, and its common seal hereunto affixed

this _____ day of _____ 2018.

Gateway Land Development/Olympia 52, LP, a Texas limited partnership

By: _____
Tom Walker, President

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

COUNTY OF FORT BEND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 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 John D. Hudgens, Trustee 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 subdivider) owns or has a legal interest in.

Steven A. Jares
Registered Professional Land Surveyor
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Olympia Estates Sec 11 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

We, Texas Capital Bank, National Association, _____ owners and holders of a lien against the property described in the plat known as Olympia Estates Section 11, said lien being evidenced by instrument of record in the Clerk's File No. 2018130146, of the Real Property 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 subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____
John D. Hudgens, Trustee

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

OLYMPIA ESTATES SEC. 11

A SUBDIVISION OF 23.54 ACRES OF LAND
OUT OF THE
ELIJAH ROARK LEAGUE, ABSTRACT No. 77
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS
AUGUST 21, 2018

87 LOTS

2 RESERVES

2 BLOCKS

OWNER
FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT No 48
c/o The Muller Law Group
202 Century Square Blvd.
Sugar Land, Texas 77478

OWNER
FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT No 47
c/o Radcliff, Bobbitt, Adams, Polley
2929 Allen Parkway, Suite 3450
Houston, Texas 77919

OWNER/DEVELOPER:
GATEWAY LAND DEVELOPMENT/
OLYMPIA 52, LP
7676 Hillmont Street, Suite 345
Houston, Texas 77040
Tom Walker, President

SURVEYOR:


STEVEN A. JARES, R.P.L.S. No. 5317

ENGINEER:


SEAN P. BURCH, P.E.



APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1.	Name of plat: Newpoint Estates Section 3 Partial Replat No 1		
2.	Name of conceptual plan that encompasses this plat (if applicable):		
3.	Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):		
4.	Landowner's name (If company or corporation, list chief officer): Donna Burnett		
	Mailing Address: 100 Marrakech Court, Bellaire, TX 77401		
	Phone No.:(713) 305 - 4615		
	Email: donnaburnett10@gmail.com		
5.	Applicant's name (Engineer, Planner, Architect, Etc.): Survey 1, Inc / Cathy Fontenot		
	Mailing Address: PO Box 2543, Alvin, TX 77512		
	Phone No.:(281) 393 - 1382		
	Email: cathy.fontenot@survey1inc.com		
6.	Is plat located inside the City limits or City's ETJ? (Circle One):		ETJ
	CITY LIMITS		
7.	Is plat located inside the City's ETJ? (Circle One):		YES
	NO		
8.	Total acreage: 7.1308		
9.	Estimated # of Sections: <u> 1 </u>	Blocks: <u> 1 </u>	Reserves: <u> 0 </u>
10.	Estimated # of residential lots/dwelling units: 2		
11.	Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>		
	Private Streets: _____	Public Streets: _____	Residential Lots: <u> 7.1308 </u> ac
	Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
	Utility Easements: _____	Public Parkland: _____	
	Other (explain): _____ (acres): _____		
12.	Residential lot dimensions:	Average: <u> 3.6700 </u>	Smallest: <u> 3.4608 </u>
13.	Lot area: 7.1308 ac	Non cul-de-sac:	Cul-de-sac:
14.	Front width (At property line): 308.08'	Non cul-de-sac:	Cul-de-sac:
15.	Front width (At building line): 308.08'	Non cul-de-sac:	Cul-de-sac:
16.	Depth: 476.27'	Non cul-de-sac:	Cul-de-sac:
17.	Block Length: <u> 690.00' </u>	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: There is not a Municipal Utility District out here. All lots are on septic and water well.		

STATE OF TEXAS
COUNTY OF FORT BEND

I, DONNA BURNETT, HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 7.1308 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF NEWPOINT ESTATES SECTION 3 PARTIAL REPLAT NO 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND 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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY ELEVEN FEET, SIX INCHES (11' 06") FOR TEN FEET (10' 00") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 06") FOR FOURTEEN FEET (14' 00") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 06") FOR SIXTEEN FEET (16' 00") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 00") 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' 06") 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' 00") FOR TEN FEET (10' 00") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 00") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 00") FOR SIXTEEN FEET (16' 00") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 00") 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' 00") 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 DEDICATE TO THE PUBLIC A STRIP OF LAND THIRTY (30) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENDER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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

WITNESS MY HAND IN THE CITY OF _____ TEXAS, THIS _____ DAY OF _____, 20____.

BY: _____
(NAME AND TITLE)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONNA BURNETT, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

THIS _____ DAY OF _____, 20____.

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

I, RICHARD FUSSELL, 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.

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR #4148

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF NEWPOINT ESTATES SECTION 3 PARTIAL REPLAT NO 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE) THIS _____ DAY OF _____, 20____.

SONYA BROWN-MARSHALL, CHAIRMAN

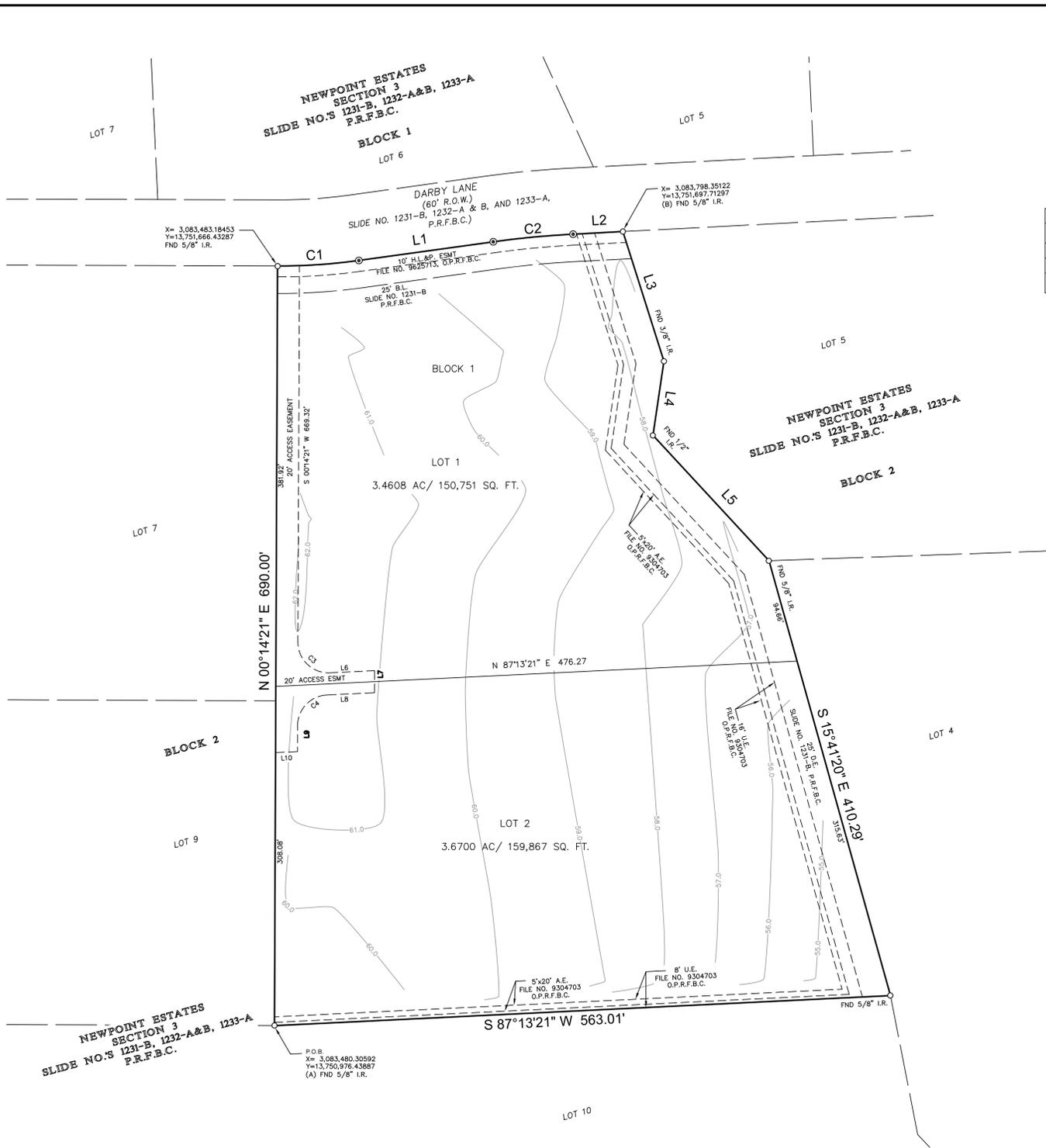
TIMOTHY R. HANEY, VICE CHAIRMAN

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK, _____ M., IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

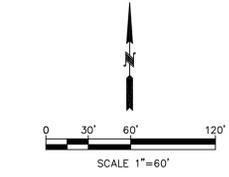
BY: _____
DEPUTY



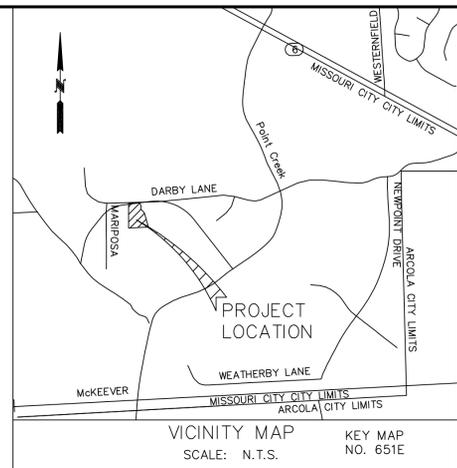
LINE	BEARING	DISTANCE
L1	N 82°07'33" E	123.83'
L2	N 86°56'47" E	45.47'
L3	S 17°39'03" E	123.61'
L4	S 08°29'02" W	68.02'
L5	S 42°54'51" E	155.54'
L6	N 87°13'21" E	40.58'
L7	S 00°14'21" W	20.03'
L8	N 87°13'21" E	43.53'
L9	S 00°14'21" W	23.51'
L10	N 87°13'21" E	20.03'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	530.00'	74.43'	N 86°08'58" E	74.37'
C2	850.00'	73.25'	N 84°35'40" E	73.22'
C3	28.00'	45.46'	S 46°16'09" E	40.63'
C4	28.00'	42.51'	S 43°43'51" W	35.54'

- LEGEND:
- B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - A.E. = AERIAL EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - W.L.E. = WATER LINE EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - STM.S.E. = STORM SEWER EASEMENT
 - P.A.E. = PERMANENT ACCESS EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - M.R.F.B.C. = MAP RECORDS OF FORT BEND COUNTY
 - D.R.F.B.C. = DEED RECORDS OF FORT BEND COUNTY
 - I.P. = IRON PIPE
 - I.R. = IRON ROD
 - R.O.W. = RIGHT OF WAY
 - VOL. = VOLUME
 - P.S. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - Ⓛ = BLOCK NUMBER
 - ① = SET 1/2" IR W/CAP MARKED "SURVEY 1"
 - Ⓞ = TEMPORARY BENCHMARK



DISTRICT NAMES	
FWSO	2
SCHOOL	FORT BEND ISD
FIRE	MISSOURI CITY
CITY OR CITY ETJ	MISSOURI CITY



- GENERAL NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF MISSOURI CITY.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY OLD REPUBLIC NATIONAL TITLE, G.S. NO. HT076544, EFFECTIVE DATE OCTOBER 16, 2018.
 - THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.999894504. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
 - PROJECT BENCHMARK PUBLISHED ELEVATION - 72.03
FLOODPLAIN REFERENCE INFORMATION - AM2035, NAD 88
 - T.B.M. DESCRIPTION: ELEVATION 63.36'
MAG. NAIL WITH SHINER IN SOUTH EDGE OF ASPHALT ROAD
X = 3,141,846.9393 Y = 13,762,646.2069
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48157C0315L WITH THE EFFECTIVE DATE OF APRIL 02, 2014. THE PROPERTY IS LOCATED IN ZONES "X, XS, AE 50" (AREAS DETERMINED TO BE WITHIN OF THE 100 YEAR FLOODPLAIN).
 - ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - A MINIMUM DISTANCE OF TEN (10') FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - THERE SHALL BE A 5-FOOT SIDE YARD BUILDING LINE FOR ALL INTERIOR LOTS.
 - 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.
 - 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 THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
 - 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.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - ALL DRAINAGE EASEMENTS 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 FLOODING WITH INTENSE RAINFALL EVENTS.
 - 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.
 - 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.
 - 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.
 - IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2 ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
 - ALL BUILDING LINE TRANSITIONS ARE AT 45-DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
 - 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 TIMES 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.
 - 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, SIGMAGE, FENCING AND LANDSCAPING MAY ALSO BE REQUIRED WHERE NECESSARY TO PROMOTE CIRCULATION, SCREENING, BUFFERING AND SAFETY.
 - b. SIDEWALKS SHALL BE INSTALLED ALONG ALL STREETS IN EACH SUBDIVISION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.
 - c. TRAILS MAY BE INSTALLED IN A VARIETY OF AREAS INCLUDING FEE STRIPS AS WELL AS ON ADJACENT LEANERS, 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.
 - THERE ARE NO PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
 - THE CITY OF MISSOURI CITY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND SIDEWALKS. THE MAINTENANCE RESPONSIBILITY WILL BE BY THE HOMEOWNERS ASSOCIATION.
 - 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., MISSOURI CITY CITY LIMITS/ETJ, FORT BEND COUNTY I.L.D. XX, FORT BEND COUNTY M.U.D. XX.

NEWPOINT ESTATES SECTION 3 PARTIAL REPLAT NO 1

A SUBDIVISION OF 7.1308 ACRES (310,618 SQ FT) IN THE THOMAS BARNETT SURVEY, A-7 AND IN THE MOSES SHIPMAN SURVEY, A-86, ALSO BEING A REPLAT OF LOT 6 OF THE NEWPOINT ESTATES SECTION 3 AS RECORDED IN SLIDE NO.S 1231/B, 1232/A&B, AND 1233 A, PLAT RECORDS OF FORT BEND COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 2 SINGLE FAMILY RESIDENTIAL LOTS

1 BLOCK 2 LOTS
OCTOBER 25, 2018

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 1543 | Alvin, TX 77512 | (281)393-1382

OWNER:
DONNA BURNETT
100 MARRAKECH CT
BELLAIRE, TX 77401
713-305-4615

PROJECT NO. 8-65776-18

STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Eugene E. Arensberg, Jr., being Managing Venturer of Highway 6/510 Acres Joint Venture, Owner of the 165.890 Acre Tract described in the above and foregoing map of Newpoint Estates, Section No. Three (3), do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, I do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, I 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, I do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter).

FURTHER, I do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter).

FURTHER, I 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, I do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, I do hereby certify that I am the owner of all property immediately adjacent to the boundaries of the above and foregoing plat of Newpoint Estates, Section No. 3, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, Highway 6/510 Acres Joint Venture has caused these presents to be signed by Eugene E. Arensberg, Jr., its Managing Venturer, thereunto authorized, attested by Ricky Fishel, Venturer, and its common seal hereunto affixed this 13th day of JANUARY, 1993.

HIGHWAY 6/510 ACRES JOINT VENTURE

By: Eugene E. Arensberg, Jr.
Managing Venturer
Attest: Ricky Fishel
Ricky Fishel, Venturer

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Eugene E. Arensberg, Jr., 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, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of JANUARY, 1993.

Susan L. Grass
Notary Public for the State of Texas
Printed Name of Notary Public
My Commission Expires: 12-9-96

I, Kelly R. Kaluza, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet.

Kelly R. Kaluza
Kelly R. Kaluza
Registered Professional Land Surveyor
Texas Registration No. 1943

I, Kelly R. Kaluza, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County.

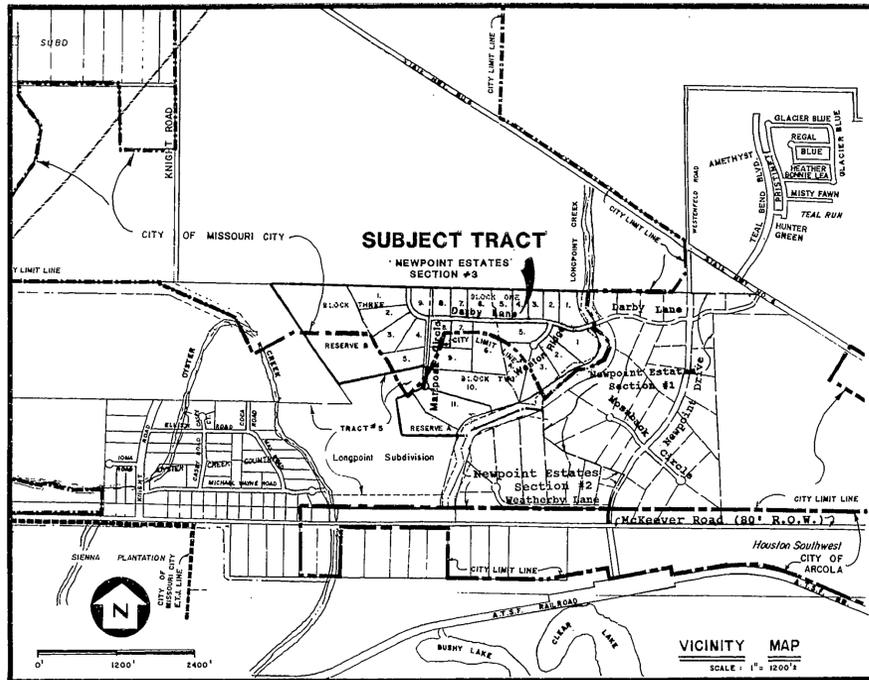
Kelly R. Kaluza
Kelly R. Kaluza, Professional Engineer
Texas Registration No. 42426

I, Kelly R. Kaluza, Registered Professional Engineer No. 42426, do hereby certify that all utility companies have been contacted and the easements shown on the plat constitute all of the easements requested by the utility companies.

Kelly R. Kaluza
Kelly R. Kaluza, P.E.
Texas Registration No. 42426

NEWPOINT ESTATES

SECTION # 3



A SUBDIVISION OF 165.890 ACRES OF LAND BEING A REPLAT OF TRACT NO. 2 - 48.360 ACRE TRACT, TRACT NO. 3 - 61.983 ACRE TRACT AND TRACT NO. 4 - 55.547 ACRE TRACT OF LONGPOINT SUBDIVISION (SLIDE NO. 548-A; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING IN THE THOMAS BARNETT SURVEY, ABSTRACT NO. 7, AND IN THE MOSES SHIPMAN SURVEY, ABSTRACT NO. 86, FORT BEND COUNTY, TEXAS

25 LOTS 3 BLOCKS 2 RESERVES 3 DRAINAGE RESERVES

OWNER:

HIGHWAY 6/510 ACRES JOINT VENTURE
EUGENE E. ARENSBERG, TRUSTEE
2810 ARROWHEAD
SUGAR LAND, TEXAS 77479
PHONE NO. (713) 980-5255

ENGINEER:

KELLY R. KALUZA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
101 SOUTHWESTERN BOULEVARD, SUITE NO. 202
SUGAR LAND, TEXAS 77478
PHONE NO. (713) 491-1550

DECEMBER 18, 1992

REVISION: JANUARY 12, 1993

SUBDIVISION NOTES

- There are no existing pipeline easements or pipelines within the limits of the subdivision.
- A portion of this subdivision lies within the designated 100-year flood plain. The finished floor elevation of structures within this subdivision shall be a minimum of 65.00 feet above mean sea level and one foot above the hundred-year flood elevation as established by F.E.M.A. In addition to this minimum, no finished floor elevation shall be less than 1.5 feet above natural ground.
- No individual absorptive sanitary sewer system may be constructed within 150 feet of a private water well.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities. All property shall drain into the drainage easement only through an approved drainage structure.
- Benchmark Reference - U.S.C. & G. Benchmark W1507 - Located south side of McFoy Road and east side of Duke Road. Elevation - 65.85 (1986 Elevation Adjustment).
- Elevation contour lines shown on the subdivision plat are approximated but verified at road crossings and perimeter boundaries due to heavy concentrations of trees and vegetation.
- Temporary Benchmark #1 - Railroad spike in oak tree 250 feet west of Longpoint Creek, 112 feet north of the centerline of Darby Lane. Elevation - 61.42.
- Temporary Benchmark #2 - 6d nail in 18 inch oak tree 1,085 feet west of Longpoint Creek, 30 feet north of centerline of Darby Lane. Elevation - 66.12.
- A portion of the property subdivided in the foregoing plat lies within the incorporated boundaries of the City of Missouri City as shown.
- One-foot reserve dedicated to the public 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 in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title thereto shall revert to and rest in the dedicatrix, his heirs, assigns, or successors.
- No access is provided for Reserve "A" Private Recreational Facility - 8.142 Acres, and Reserve "B" Private Recreational Facility - 32.497 Acres.
- 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 23-45 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the city.

All lienholders acknowledgements and subordination agreements for this plat, Newpoint Estates, Section No. 3, have been prepared and executed by separate instrument to be filed of record simultaneously with the subdivision plat, (Volume _____, Page _____, Official Records of Fort Bend County, 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 Newpoint Estates, Section No. 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 13th day of JANUARY, 1993.

Dr. Robert Heath
Chairman
Stan Parker
Vice-Chairman

I, Ronald Drachenberg, P.E., 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.

Ronald Drachenberg
Ronald Drachenberg, P.E.

Approved by the Commissioners Court of Fort Bend County, Texas, this day of JANUARY, 1993.

R. L. W. O'Shields
R. L. W. O'Shields
Commissioner Precinct No. 1
Alton Brasley
Alton Brasley
Commissioner Precinct No. 3
Bob Lutts
Bob Lutts
Commissioner Precinct No. 4
Ray Cordes
Ray Cordes, County Judge

I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recording in my office on JANUARY 20, 1993, at 11:09 o'clock A.M. in slide number(s) 1231B, 1232A, 1232B, and 1232C of the plat records of said County.

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

Dianne Wilson
County Clerk, Fort Bend County, Texas
By: James Hernandez
Deputy

9304696
FILED FOR RECORD
11:09 AM

Dianne Wilson
County Clerk, Fort Bend Co.
1231B



NEWPOINT ESTATES
SECTION #3
SHEET #1 OF 4

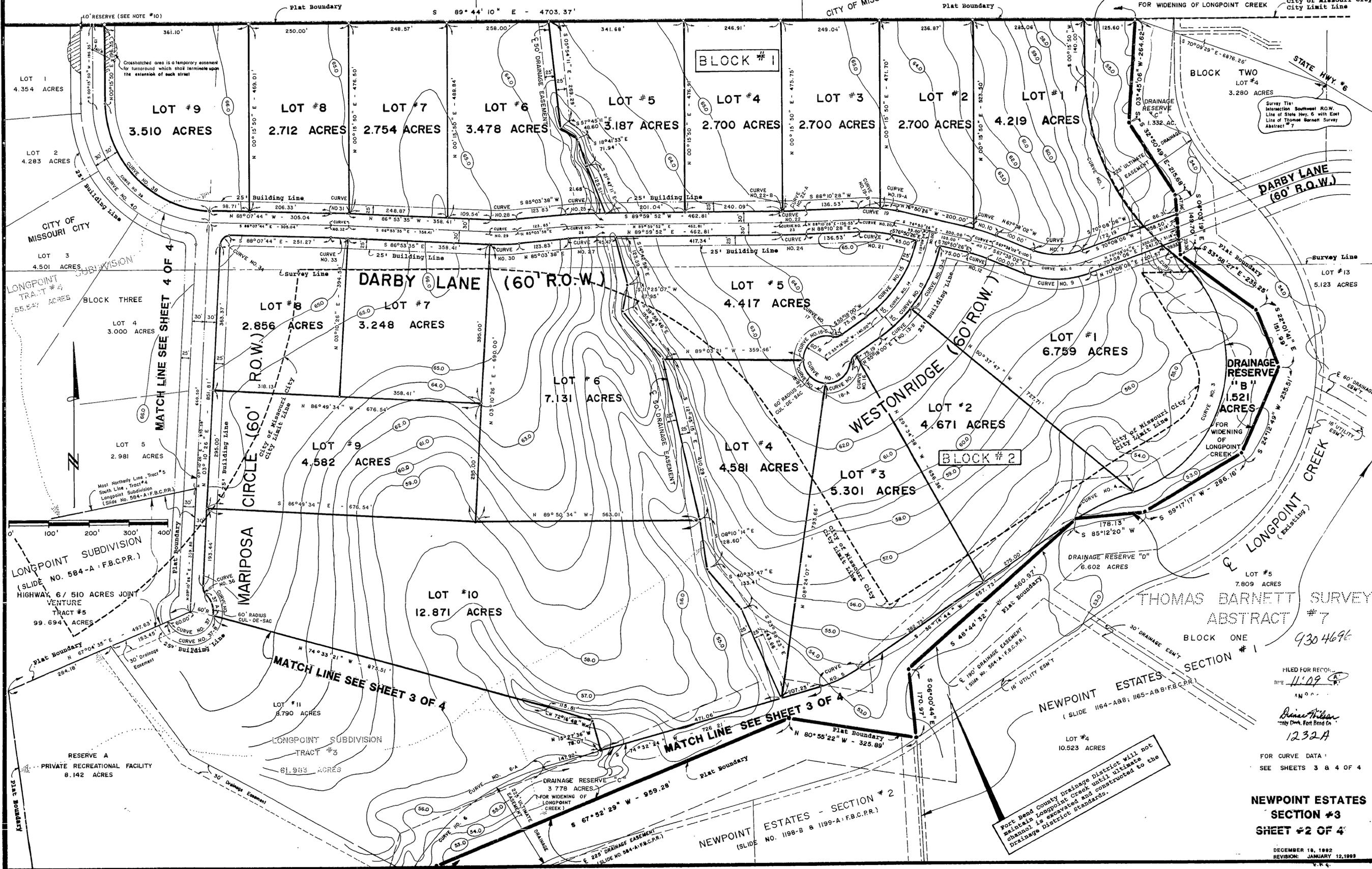
FEDERAL DEPOSIT INSURANCE CORPORATION
CALL - 358.657 AC. TR.
(Vol. 1907, Pg. 829 F.B.C.O.R.)

JAMES H. STOKES, JR.
CALL - 80 AC TR.
(Vol. 1113, Pg. 664 F.B.C.D.R.)

MOSES SHIPMAN SURVEY ABSTRACT # 85

FEDERAL DEPOSIT INSURANCE CORPORATION
(Vol. 1907, Pg. 829 F.B.C.O.R.)

DRAINAGE RESERVE "A"
1.380 ACRES
FOR WIDENING OF LONGPOINT CREEK

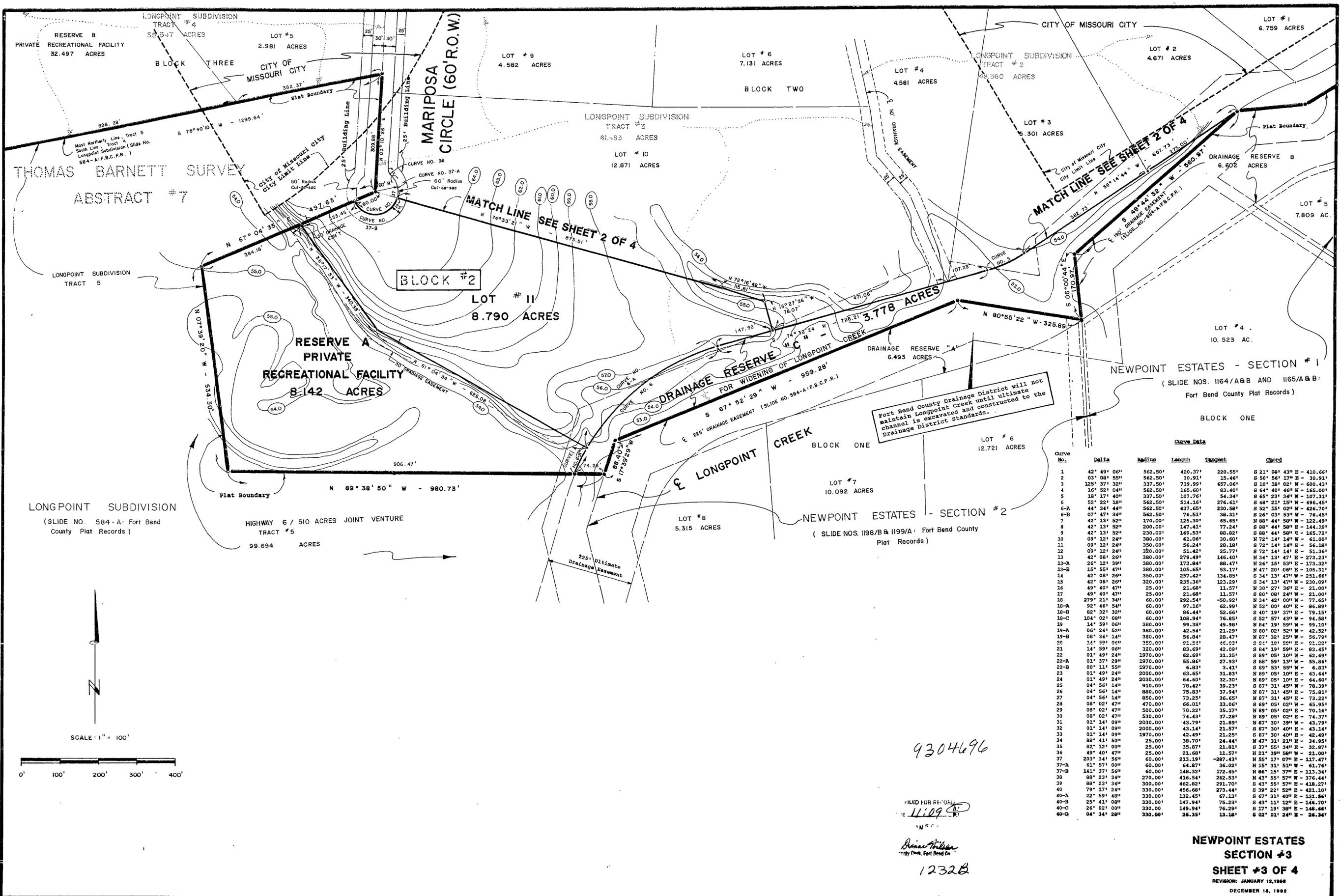


FILED FOR RECORD
DATE 11-09-92
1232A

**NEWPOINT ESTATES
SECTION #3
SHEET #2 OF 4**

DECEMBER 19, 1992
REVISION: JANUARY 12, 1993

Fort Bend County Drainage District will not maintain Longpoint Creek until ultimate drainage district standards.



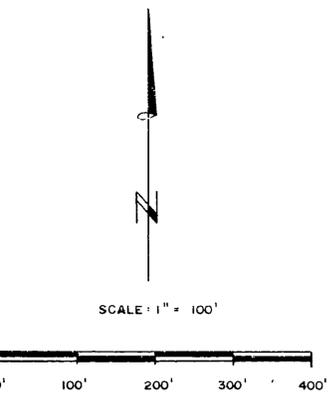
Fort Bend County Drainage District will not maintain Longpoint Creek until ultimate channel is excavated and constructed to the Drainage District standards.

LONGPOINT SUBDIVISION
(SLIDE NO. 584-A; Fort Bend County Plat Records)

HIGHWAY 6 / 510 ACRES JOINT VENTURE TRACT #5
99.694 ACRES

NEWPOINT ESTATES - SECTION #2
(SLIDE NOS. 1198/B & 1199/A; Fort Bend County Plat Records)

NEWPOINT ESTATES - SECTION #1
(SLIDE NOS. 1164/A & B AND 1165/A & B; Fort Bend County Plat Records)



Curve Data

Curve No.	Delta	Radius	Length	Tangent	Chord
1	42° 49' 06"	562.50'	420.37'	220.55'	S 21° 08' 43" E - 410.66'
2	30° 08' 55"	562.50'	30.91'	15.46'	S 50° 56' 17" E - 30.91'
3	125° 37' 32"	337.50'	739.99'	657.06'	S 10° 18' 02" W - 600.43'
4	16° 52' 04"	562.50'	165.60'	83.40'	S 64° 40' 46" W - 165.00'
5	18° 17' 40"	337.50'	107.76'	54.34'	S 65° 23' 34" W - 107.31'
6	52° 22' 18"	562.50'	514.16'	276.61'	S 48° 21' 15" W - 496.45'
6-A	44° 34' 44"	562.50'	437.65'	230.58'	S 52° 15' 02" W - 426.70'
6-B	07° 47' 34"	562.50'	76.51'	38.31'	S 26° 03' 53" W - 76.45'
7	42° 13' 52"	370.00'	125.30'	65.65'	N 86° 44' 58" E - 122.49'
8	42° 13' 52"	200.00'	147.41'	77.24'	S 88° 44' 58" E - 144.10'
9	42° 13' 52"	230.00'	169.53'	88.82'	S 88° 44' 58" E - 165.72'
10	09° 12' 24"	380.00'	61.06'	30.60'	N 72° 14' 14" W - 61.00'
11	09° 12' 24"	350.00'	56.24'	28.18'	S 72° 14' 14" E - 56.18'
12	09° 12' 24"	350.00'	51.42'	25.77'	S 72° 14' 14" E - 51.36'
13	42° 08' 26"	380.00'	279.49'	146.40'	N 34° 13' 47" E - 273.23'
13-A	26° 12' 39"	380.00'	173.84'	88.47'	N 26° 15' 53" E - 173.32'
13-B	15° 55' 47"	380.00'	105.65'	53.17'	N 47° 20' 06" E - 105.31'
14	42° 08' 26"	350.00'	257.42'	134.85'	S 34° 13' 47" W - 251.66'
15	42° 08' 26"	320.00'	235.36'	123.29'	S 34° 13' 47" W - 230.09'
16	49° 40' 47"	25.00'	23.68'	11.57'	N 30° 27' 36" E - 21.00'
17	49° 40' 47"	25.00'	23.68'	11.57'	S 80° 08' 24" W - 21.00'
18	27° 21' 34"	60.00'	292.54'	-50.92'	N 34° 42' 00" W - 77.65'
18-A	92° 46' 54"	60.00'	97.16'	62.99'	N 52° 00' 40" E - 86.89'
18-B	82° 32' 32"	60.00'	86.44'	52.66'	S 40° 19' 37" E - 79.15'
18-C	104° 02' 08"	60.00'	108.94'	76.85'	S 52° 57' 43" W - 94.58'
19	14° 59' 06"	380.00'	99.39'	49.98'	N 84° 19' 59" W - 99.10'
19-A	06° 24' 52"	380.00'	42.54'	21.29'	N 80° 02' 52" W - 42.54'
19-B	08° 34' 14"	380.00'	56.84'	28.47'	N 87° 32' 25" W - 56.79'
20	14° 59' 06"	350.00'	91.54'	46.03'	S 21° 10' 59" E - 91.28'
21	14° 59' 06"	320.00'	83.69'	42.09'	S 84° 19' 59" E - 83.45'
22	01° 49' 24"	1970.00'	62.69'	31.35'	S 89° 05' 10" W - 62.69'
22-A	01° 37' 29"	1970.00'	55.86'	27.93'	S 88° 59' 13" W - 55.86'
22-B	00° 11' 55"	1970.00'	6.83'	3.41'	S 89° 53' 55" W - 6.83'
23	01° 49' 24"	2000.00'	63.65'	31.83'	N 89° 05' 10" E - 63.64'
24	01° 49' 24"	2030.00'	64.60'	32.30'	N 89° 05' 10" E - 64.60'
25	04° 56' 14"	910.00'	78.42'	39.23'	S 87° 31' 45" W - 78.39'
26	04° 56' 14"	880.00'	75.83'	37.94'	N 87° 31' 45" E - 75.81'
27	04° 56' 14"	850.00'	73.25'	36.65'	N 87° 31' 45" E - 73.22'
28	08° 02' 47"	470.00'	66.01'	33.06'	S 89° 05' 02" W - 65.95'
29	08° 02' 47"	500.00'	70.22'	35.17'	S 89° 05' 02" E - 70.16'
30	08° 02' 47"	530.00'	74.43'	37.28'	N 89° 05' 02" E - 74.37'
31	01° 14' 09"	2030.00'	43.79'	21.89'	N 87° 30' 39" W - 43.79'
32	01° 14' 09"	2000.00'	43.14'	21.57'	S 87° 30' 40" E - 43.14'
33	01° 14' 09"	1970.00'	42.49'	21.25'	S 87° 30' 40" E - 42.49'
34	41° 50'	25.00'	38.70'	24.44'	N 47° 31' 21" E - 34.95'
37-B	141° 37' 50"	60.00'	146.32'	172.45'	N 86° 15' 39" E - 113.34'
38	88° 23' 34"	270.00'	416.54'	262.53'	N 43° 55' 57" W - 376.44'
39	88° 23' 34"	300.00'	462.82'	291.70'	S 43° 55' 57" E - 418.27'
40	79° 17' 24"	330.00'	456.68'	273.44'	S 39° 22' 52" E - 421.10'
40-A	22° 59' 48"	330.00'	132.45'	67.13'	S 67° 31' 40" E - 131.56'
40-B	25° 41' 08"	330.00'	147.94'	75.23'	S 43° 11' 12" E - 146.70'
40-C	26° 02' 09"	330.00'	149.94'	76.29'	S 17° 19' 38" E - 148.66'
40-D	04° 34' 28"	330.00'	26.35'	13.18'	S 02° 01' 24" E - 26.34'

9304696

FILED FOR RECORD
11:09

Diana Wilson
Surveyor, Fort Bend Co.

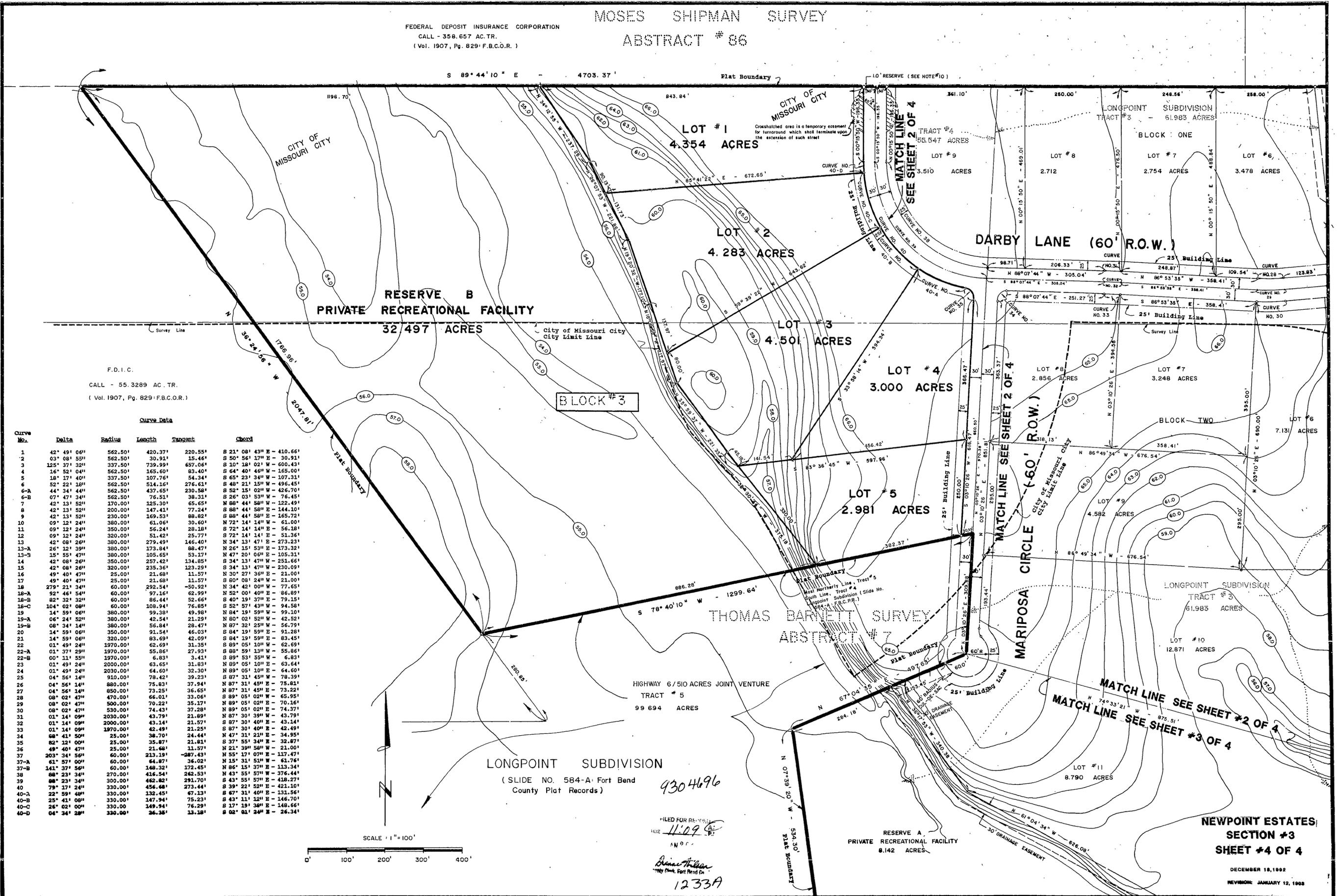
1232B

NEWPOINT ESTATES
SECTION #3
SHEET #3 OF 4
REVISION: JANUARY 12, 2008
DECEMBER 16, 2002

1233/B

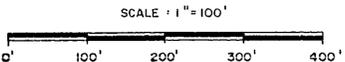
FEDERAL DEPOSIT INSURANCE CORPORATION
 CALL - 358.657 AC.TR.
 (Vol. 1907, Pg. 829 F.B.C.O.R.)

MOSES SHIPMAN SURVEY
 ABSTRACT # 86



Curve Data

Curve No.	Delta	Radius	Length	Tangent	Chord
1	42° 49' 06"	562.50'	420.37'	220.55'	S 21° 08' 43" E - 410.66'
2	03° 08' 55"	562.50'	30.91'	15.46'	S 50° 56' 17" E - 30.91'
3	125° 37' 32"	337.50'	739.39'	657.06'	S 10° 28' 02" W - 600.43'
4	16° 52' 04"	562.50'	165.60'	83.40'	S 64° 40' 46" W - 165.00'
5	18° 17' 40"	337.50'	107.76'	54.34'	S 65° 23' 34" W - 107.31'
6	52° 22' 18"	562.50'	514.16'	276.61'	S 48° 21' 15" W - 496.45'
6-A	44° 34' 44"	562.50'	437.65'	230.58'	S 52° 15' 02" W - 426.70'
6-B	07° 47' 34"	562.50'	76.51'	38.31'	S 26° 03' 53" W - 76.45'
7	42° 13' 52"	170.00'	125.30'	65.65'	N 88° 44' 58" E - 122.49'
8	42° 13' 52"	200.00'	147.41'	77.24'	S 88° 44' 58" E - 144.10'
9	42° 13' 52"	230.00'	169.53'	88.82'	S 88° 44' 58" E - 165.72'
10	09° 12' 24"	380.00'	61.06'	30.60'	N 72° 14' 14" W - 61.00'
11	09° 12' 24"	350.00'	56.24'	28.18'	S 72° 14' 14" E - 56.18'
12	09° 12' 24"	320.00'	51.42'	25.77'	S 72° 14' 14" E - 51.36'
13	42° 08' 26"	380.00'	279.49'	146.40'	N 34° 13' 47" E - 273.23'
13-A	26° 12' 39"	380.00'	173.84'	88.47'	N 26° 15' 53" E - 173.32'
13-B	15° 55' 47"	380.00'	105.65'	53.17'	N 47° 20' 06" E - 105.31'
14	42° 08' 26"	350.00'	257.42'	134.85'	S 34° 13' 47" W - 251.66'
15	42° 08' 26"	320.00'	235.36'	123.29'	S 34° 13' 47" W - 230.09'
16	49° 40' 47"	25.00'	21.69'	11.57'	N 30° 27' 35" E - 21.00'
17	49° 40' 47"	25.00'	21.69'	11.57'	S 60° 08' 24" W - 21.00'
18	279° 21' 34"	60.00'	292.54'	-50.92'	N 34° 42' 00" W - 77.65'
18-A	92° 46' 54"	60.00'	97.16'	62.99'	N 52° 00' 40" E - 86.89'
18-B	82° 32' 32"	60.00'	86.44'	52.66'	S 40° 19' 37" E - 79.15'
18-C	104° 02' 08"	60.00'	108.94'	76.85'	S 52° 57' 43" W - 94.56'
19	04° 59' 06"	380.00'	39.39'	49.98'	N 84° 19' 59" W - 99.10'
19-A	06° 24' 52"	380.00'	42.54'	21.29'	N 80° 02' 52" W - 42.52'
19-B	08° 34' 14"	380.00'	56.84'	28.47'	N 87° 32' 25" W - 56.79'
20	14° 59' 06"	350.00'	91.54'	46.03'	S 84° 19' 59" E - 91.28'
21	14° 59' 06"	320.00'	83.69'	42.09'	S 84° 19' 59" E - 83.45'
22	01° 49' 24"	1970.00'	62.69'	31.35'	S 89° 05' 10" W - 62.69'
22-A	01° 49' 24"	1970.00'	55.86'	27.93'	S 88° 59' 13" W - 55.86'
22-B	00° 11' 55"	1970.00'	6.83'	3.41'	S 89° 53' 55" W - 6.83'
23	01° 49' 24"	2000.00'	63.65'	31.83'	N 89° 05' 10" E - 63.64'
24	01° 49' 24"	2030.00'	64.60'	32.30'	N 89° 05' 10" E - 64.60'
25	04° 56' 14"	910.00'	78.42'	39.23'	S 87° 31' 45" W - 78.39'
26	04° 56' 14"	880.00'	75.82'	37.94'	N 87° 31' 45" E - 75.82'
27	04° 56' 14"	850.00'	72.25'	36.65'	N 87° 31' 45" E - 73.22'
28	08° 02' 47"	470.00'	66.01'	33.06'	S 89° 05' 02" W - 65.95'
29	08° 02' 47"	500.00'	70.22'	35.17'	N 89° 05' 02" E - 70.16'
30	08° 02' 47"	530.00'	74.43'	37.28'	N 89° 05' 02" E - 74.37'
31	01° 14' 09"	2030.00'	43.79'	21.89'	S 87° 30' 39" W - 43.79'
32	01° 14' 09"	2000.00'	43.14'	21.57'	S 87° 30' 40" E - 43.14'
33	01° 14' 09"	1970.00'	42.49'	21.25'	S 87° 30' 40" E - 42.49'
34	88° 41' 50"	25.00'	38.70'	24.44'	N 47° 31' 23" E - 34.95'
35	82° 12' 00"	25.00'	35.87'	21.81'	S 37° 55' 34" E - 32.87'
36	49° 40' 47"	25.00'	21.69'	11.57'	N 21° 39' 58" W - 21.00'
37	203° 34' 56"	60.00'	213.19'	-287.43'	N 55° 17' 07" E - 127.47'
37-A	61° 57' 00"	60.00'	64.87'	36.02'	N 15° 31' 55" W - 61.76'
37-B	141° 37' 56"	60.00'	148.32'	172.45'	N 86° 15' 37" E - 133.34'
38	98° 23' 34"	270.00'	416.54'	262.53'	N 43° 55' 57" W - 376.44'
39	98° 23' 34"	300.00'	462.82'	291.70'	S 43° 55' 57" E - 418.27'
40	79° 17' 24"	330.00'	456.68'	273.44'	S 39° 22' 52" E - 421.10'
40-A	22° 59' 48"	330.00'	132.45'	67.13'	S 67° 31' 40" E - 131.56'
40-B	25° 43' 08"	330.00'	147.94'	75.23'	S 43° 11' 12" E - 146.70'
40-C	62° 02' 00"	330.00'	149.94'	76.29'	S 17° 19' 38" E - 148.66'
40-D	04° 34' 28"	330.00'	26.25'	13.18'	S 02° 01' 24" E - 26.34'



FILED FOR RECORD
 11.09
 AN O.C.
 1233A

NEWPOINT ESTATES
 SECTION #3
 SHEET #4 OF 4

DECEMBER 18, 1992
 REVISION: JANUARY 12, 1993

1232/A



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

DATE OF NOTICE: November 20, 2018

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, December 12, 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 for Newpoint Estates Section 3 Partial Replat No 1 to create 2 single family residential lots.

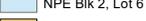
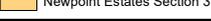
SITE LOCATION: The subject site is located within Newpoint Estates Section 3. Newpoint Estates is a residential subdivision located south and west of the intersection of Darby Lane and Highway 6, south of the Creekmont residential subdivision and north McKeever Road.

SITE LEGAL DESCRIPTION: The subject site is described as being Block 2, Lot 6 of Newpoint Estates Section 3 as recorded in slide numbers 1321/B, 1232/A&B, and 1233A, plat records of Fort Bend County, Texas.

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

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

Legend

-  City Limits Line.lyr
-  ETJ Line.lyr
-  NPE Blk 2, Lot 6
-  Newpoint Estates Section 3

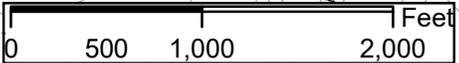
Subject Property:
Newpoint Estates Section 3
Block 2, Lot 6

Stripes

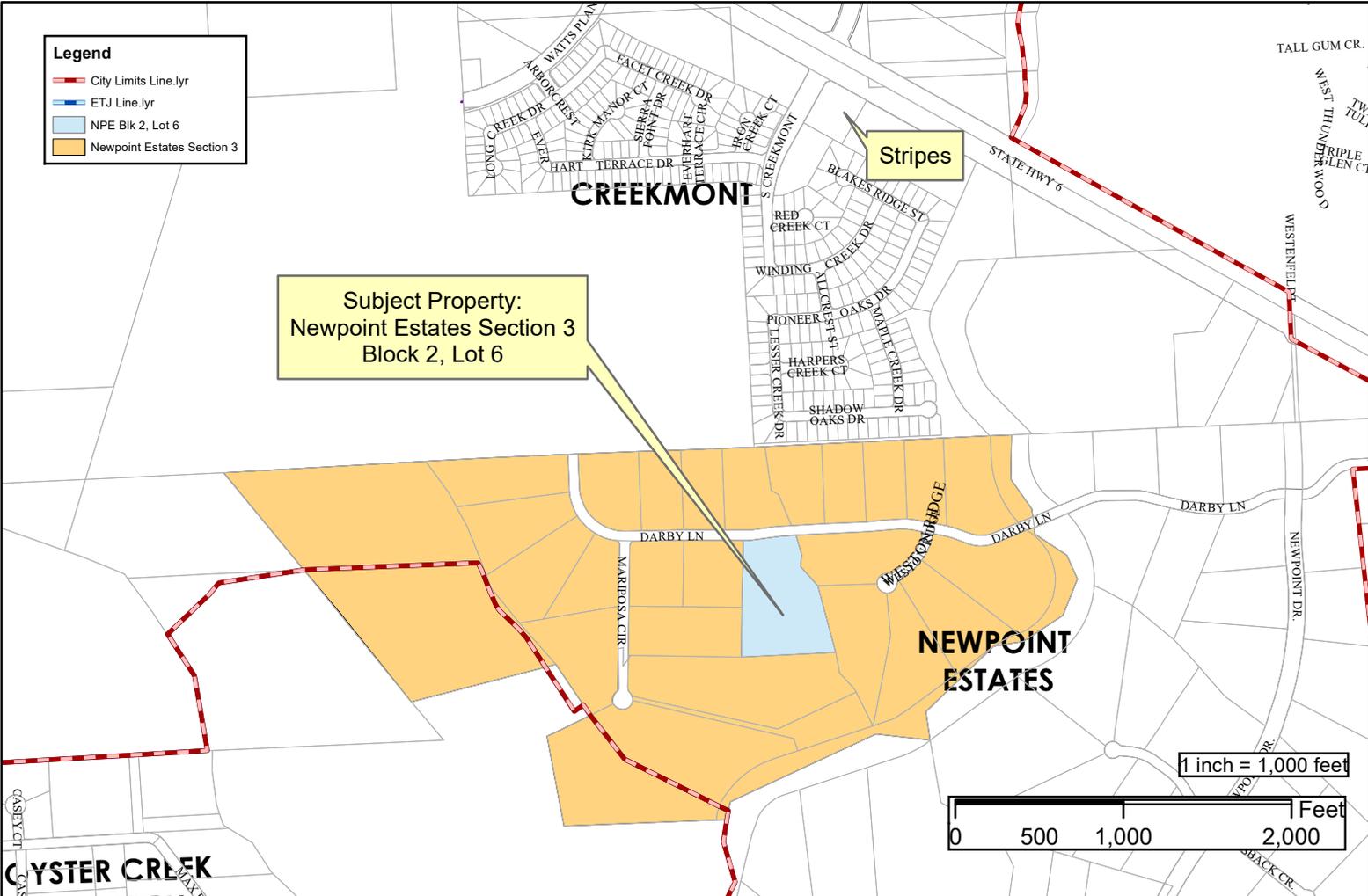
CREEKMONT

**NEWPOINT
ESTATES**

1 inch = 1,000 feet



CYSYTER CREEK





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

November 20, 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, December 12, 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 for Newpoint Estates Section 3 Partial Replat No. 1 to create 2 single family residential lots.

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