



**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 **January 9, 2019 at 7:00 p.m. at City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

---

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. READING OF MINUTES**

Consider approval of the minutes of the December 12, 2018 Planning and Zoning Commission meeting.

**4. REPORTS**

**A. COMMISSION REPORTS**

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

**B. STAFF REPORTS**

- (1) Development Services
  - a. Director
- (2) Engineering
  - a. Assistant City Engineer

**5. PUBLIC COMMENT**

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

**6. PLATS**

**A. CONSENT AGENDA**

- (1) Consider approval of a preliminary plat for Sienna Plantation Section 15B
- (2) Consider approval of a final plat for Sienna Plantation Section 33A
- (3) Consider approval of a final plat for Olympia Estates Northeast Reserves

- B. AVALON AT SIENNA**
  - (1) Consider approval of a concept plan for Avalon at Sienna Section 4
- C. SHIPMANS COVE**
  - (1) Consider approval of a concept plan for Shipmans Cove
  - (2) Consider approval of a preliminary plat for Shipmans Cove Section 1
  - (3) Consider approval of a preliminary plat for Shipmans Cove Boulevard Street Dedication
- 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.**
  - A. PARKLAND DEDICATION**
    - (1) Consider approval of a parkland dedication for Newpoint Estates Section 3
- 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 January 9, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on January \_\_, 2019.



---

Egima Brown  
Planning Technician



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

---

**AGENDA DATE:** January 9, 2019

**AGENDA ITEM SUBJECT:** Preliminary Plat of Sienna Plantation Section 15B

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

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

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

---

**PERMIT NUMBER:** 1800104

**PROPERTY ID:** Various, application tied to 0025-00-000-1945-907

**LOCATION:** West of the intersection of Sienna Parkway and Mount Logan, east of the Brazos River

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

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

---

**RECOMMENDED ACTION:**

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

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

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The approved concept plan for Sienna Plantation 2D which includes the subject section does not match the preliminary plat submitted for the subject section. The number of lots shown on the concept plan is reduced by approximately 30 lots. **Please provide a revised conceptual plan showing all changes that have been made as a result of this proposed preliminary plat.**
  - b. Please remove all dedication language from the preliminary plat.
  - c. The date on which the plat was drawn shall be indicated in accordance with Section 2.D(6).
  - d. A copy of the proposed restrictive covenants shall be provided in accordance with Section 2.D(24). **Please provide annexation document for specific section.** A copy of the master subdivision restrictions is not needed.
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.
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 file as the one provided was not referenced properly.**

**B. STANDARD PLAT NOTES:**

The following plat notes must be included on the face of a 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: <b>Sienna Plantation Section 15B</b>		
2. Name of conceptual plan that encompasses this plat (if applicable): <b>Sienna Plantation 2D</b>		
3. Type of use (Circle one or more): Multifamily Residential   Commercial   Industrial   Planned Development <div style="text-align: center;"><b>Single Family Residential</b>      Specific Use Permit</div> Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <small>Toll GTIS Property Owner, LLC (Jimmie Jenkins) / Sienna Plantation L.L.D. (Ken Beckman)</small>		
Mailing Address: 10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478		
Phone No.: <b>(281) 894-8655 / (281) 500-6050</b>		
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <b>LJA Engineering, Inc. (Marie Escue)</b>		
Mailing Address: <b>1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449</b>		
Phone No.: <b>(713) 380-4443</b>		
Email: <b>mescue@lja.com</b>		
6. Is plat located inside the City limits or City's ETJ? (Circle One):      CITY LIMITS <b>ETJ</b>		
7. Is plat located inside the City's ETJ? (Circle One): <b>YES</b> NO		
8. Total acreage: <b>13.926</b>		
9. Estimated # of Sections: <u>  1  </u> Blocks: <u>  3  </u> Reserves: <u>  6  </u>		
10. Estimated # of residential lots/dwelling units: <b>52</b>		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i>		
Private Streets: _____	Public Streets: <b>2.253</b>	Residential Lots: <b>8.420</b>
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: <b>0.447</b>	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): <b>Landscape/Levee</b>	(acres): <b>2.806</b>	
12. Residential lot dimensions:      Average: <b>130'x45'</b> Smallest: <b>125'x45'</b>		
13. Lot area:      Non cul-de-sac: <b>5,200sqft.</b> Cul-de-sac: <b>n/a</b>		
14. Front width (At property line):      Non cul-de-sac: <b>45'</b> Cul-de-sac: <b>n/a</b>		
15. Front width (At building line):      Non cul-de-sac: <b>45'</b> Cul-de-sac: <b>n/a</b>		
16. Depth:      Non cul-de-sac: <b>130'</b> Cul-de-sac: <b>n/a</b>		
17. Block Length: _____      Average: <b>480'</b> Longest: <b>538'</b> Shortest: <b>447'</b>		
18. Type of Streets (Circle One): <b>Public</b> Private      Combination Public/Private		
19. Type of Water System (Circle One): <b>Public</b> Individual Water Wells      Other (attach explanation)		
20. Type of Sanitary System (Circle One): <b>Public</b> Individual Septic Tanks      Other (attach explanation)		
21. Municipal Utility District: <b>Sienna Plantation Municipal Utility District No. 4</b>		

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND WE, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT BEING AN OFFICER OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, OWNERS OF THE \_\_\_\_\_ ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 15B, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

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

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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

BY: \_\_\_\_\_  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT  
OF FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
KEN BECKMAN, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

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

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 15B IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

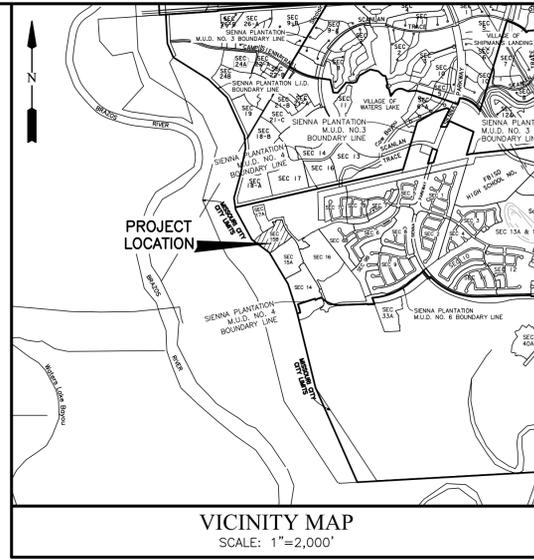
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

- 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 SURVEYING"  
ELEV. = 65.30 (ON LEVEE) 2001 ADJUSTMENT
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1890103CPL, DATED MAY 16, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADDED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS FOR LOTS 1-14 OF BLOCK 1 AND LOTS 8-11 OF BLOCK 2 SHALL BE A MINIMUM OF 57.00 FEET (2001 ADJ) AND ALL OTHER LOTS SHALL BE A MINIMUM OF 56.42 FEET (2001 ADJ) ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(1) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES. THE HOUSING ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH 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.
- 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.
- THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY AND ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 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 SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- U.V.E. INDICATES UNOBTSTRUCTED VUE EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE MINIMUM DISTANCE OF TWENTY-TWO (22) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF THE SIDEWALK.



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

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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

ROBERT E. HEBERT  
COUNTY JUDGE

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

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2019 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

PRELIMINARY PLAT  
SIENNA PLANTATION  
SECTION 15B  
A SUBDIVISION OF 13.926 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25  
FORT BEND COUNTY, TEXAS.

52 LOTS 6 RESERVES (3.253 ACRES) 3 BLOCKS  
DECEMBER 12, 2018 JOB NO. 1414-1515BP

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

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT  
OF FORT BEND COUNTY, TEXAS  
KEN BECKMAN, PRESIDENT  
202 CENTURY SQUARE BLVD., SUGARLAND, TEXAS 77478-3796  
PH. (281) 500-6050



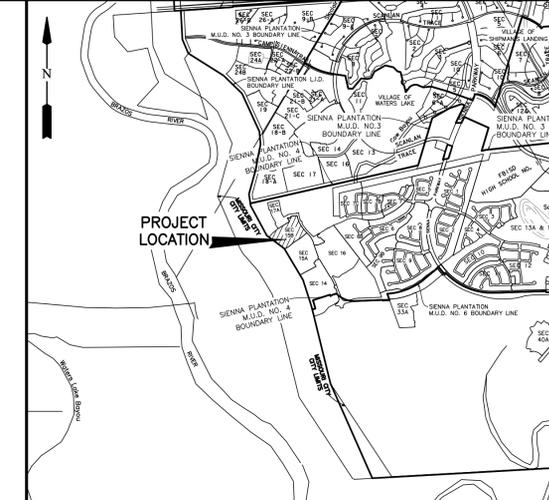
SURVEYORS:  
**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
13340 S. GESSNER RD. - MISSOURI CITY, TX 77489  
PHONE: 281-499-4539 • www.gbisurey.com  
TBP&S FIRM # 10130300

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



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.357	28,624	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
B	0.151	6,559	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
C	0.115	5,029	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
D	0.453	19,717	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
E	0.447	19,463	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4
F	1.430	62,309	RESTRICTED TO LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
TOTAL	3.253	141,701		

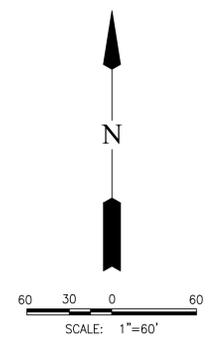
- LEGEND**
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
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



VICINITY MAP  
SCALE: 1"=2,000'  
KEY MAP NO. 650T

LINE	BEARING	DISTANCE
L1	N 58°19'09" E	0.55'
L2	S 27°11'27" E	6.72'
L3	N 62°48'33" E	50.00'
L4	N 84°57'44" E	95.44'
L5	S 55°30'35" W	59.41'
L6	S 51°19'08" W	50.00'
L7	N 30°56'47" W	20.16'
L8	S 57°59'36" W	32.72'
L9	N 78°38'12" W	0.56'
L10	N 72°21'18" W	14.18'
L11	N 30°56'47" W	45.82'
L12	N 30°56'47" W	39.90'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	420.00'	1'02"55"	7.69'	7.69'	N 58°50'37" E
C2	25.00'	9°26'29"	40.77'	36.40'	S 73°54'41" E
C3	25.00'	10°10'10"	44.13'	38.62'	N 23°22'38" E
C4	420.00'	1'10"01"	80.76'	80.63'	N 79°27'13" E
C5	25.00'	8°09'30"	36.72'	33.51'	S 52°57'31" E
C6	830.00'	32°04'44"	464.70'	458.66'	S 26°55'08" E
C7	2000.00'	7°11'50"	251.23'	251.07'	S 30°47'22" E
C8	50.00'	92°42'26"	80.90'	72.36'	N 11°57'56" E
C9	1200.00'	6°50'00"	143.12'	143.03'	S 54°54'09" W
C10	450.00'	6°30'27"	51.11'	51.08'	N 54°44'23" E
C11	450.00'	11°34'23"	90.89'	90.74'	S 52°31'58" W
C12	50.00'	94°31'34"	82.49'	73.45'	S 00°31'00" E
C13	450.00'	15°46'24"	123.88'	123.49'	N 39°53'36" W
C14	450.00'	6°40'29"	52.42'	52.39'	S 35°20'38" E
C15	1975.00'	7°11'50"	248.09'	247.93'	S 30°47'22" E
C16	25.00'	30°21'04"	13.24'	13.09'	S 49°33'50" E
C17	50.00'	15°21'35"	132.84'	97.08'	S 11°22'26" W
C18	25.00'	29°10'04"	12.73'	12.59'	S 72°54'11" W
C19	1175.00'	6°50'00"	140.14'	140.05'	S 54°54'09" W
C20	475.00'	4°10'28"	34.61'	34.60'	S 53°34'23" W
C21	25.00'	94°20'29"	41.16'	36.67'	S 08°29'22" W
C22	475.00'	6°40'29"	55.33'	55.30'	N 35°20'38" W
C23	425.00'	15°56'58"	118.31'	117.93'	N 39°58'53" W
C24	25.00'	28°04'05"	12.25'	12.12'	N 61°59'25" W
C25	50.00'	151°01'14"	131.79'	96.82'	N 00°30'51" W
C26	25.00'	28°23'25"	12.39'	12.28'	N 60°48'04" E
C27	475.00'	11°42'48"	97.11'	96.94'	N 52°27'45" E
C28	25.00'	86°13'21"	37.62'	34.17'	N 15°12'29" W
C29	2025.00'	0°42'45"	25.18'	25.18'	N 27°32'49" W
C30	25.00'	94°31'34"	41.24'	36.72'	N 00°31'00" W
C31	425.00'	11°34'23"	85.84'	85.70'	N 52°31'58" E
C32	25.00'	90°58'48"	39.70'	35.66'	S 76°11'27" E
C33	2025.00'	3°41'15"	130.32'	130.30'	S 32°32'40" E
C34	25.00'	92°42'26"	40.45'	36.18'	S 11°57'56" W
C35	1225.00'	6°50'00"	146.10'	146.01'	S 54°54'09" W
C36	425.00'	4°01'53"	29.90'	29.90'	S 53°30'06" W
C37	25.00'	92°28'34"	40.35'	36.11'	N 78°14'41" W
C38	475.00'	15°46'24"	130.76'	130.35'	N 39°53'36" W



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

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

PRELIMINARY PLAT  
**SIENNA PLANTATION SECTION 15B**  
A SUBDIVISION OF 13.926 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25  
FORT BEND COUNTY, TEXAS.

52 LOTS 6 RESERVES (3.253 ACRES) 3 BLOCKS  
DECEMBER 12, 2018 JOB NO. 1414-1515BP

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

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT  
OF FORT BEND COUNTY, TEXAS  
KEN BECKMAN, PRESIDENT  
202 CENTURY SQUARE BLVD., SUGARLAND, TEXAS 77478-3796  
PH. (281) 500-6050

SURVEYORS: **GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
13840 S. GESSNER RD., MISSOURI CITY, TX 77489  
PHONE: 281-499-4839, www.gbipartners.com  
TBPLS FIRM # 10130300

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



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

---

**AGENDA DATE:** January 9, 2019

**AGENDA ITEM SUBJECT:** Final Plat of Sienna Plantation Section 33A

**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:** 1800105

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

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

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

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject site is located within Tract B which is governed by the provisions of the 8<sup>th</sup> 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 Plat for the subject plat must be approved or information provided as required.
  - b. Please update the county judge listed in the signature block.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All conditions placed on the approval of the Preliminary Plat for the subject plat must be approved or information provided as required.
  - b. All waterlines must be looped. The entire water system is shown as a single feed as defined by the Infrastructure Ordinance, which cannot extend beyond 400 feet. The proposed development needs to provide a secondary feed to mitigate this requirement per Infrastructure Design Manual Chapter 5.02.
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 file as the one provided was not referenced properly.**
  - b. An alphabetical list of proposed street names for the subdivision shall be provided in accordance with Section 2.D(23). The street names provided on the plat do not match the street names provided in the list. **Please clarify and revise accordingly.**

**B. STANDARD PLAT NOTES:**

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

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

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



## APPLICATION FOR PLAT APPROVAL

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

**Date of Application:** November 14, 2018

1.	Name of plat:	Sienna Plantation Section 33A		
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
		Planned Development	Single Family Residential	Specific Use Permit
	Other (Explain):			
4.	Landowner's name (If company or corporation, list chief officer):	TOLL-GTIS Property Owners, LLC - Jimmie Jenkins		
	Mailing Address:	10110 W. Sam Houston Parkway North, Suite 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	NO	
7.	Is plat located inside the City's ETJ? (Circle One):	YES	NO	
8.	Total acreage:	14.087 Ac		
9.	Number of sections:	1	Blocks:	4
			Reserves:	4
10.	Number of residential lots/dwelling units:	52		
11.	Land distribution (in acres) - Must total acreage indicated in Line 8 above:			
	Private Streets:	0	Public Streets:	2.817
	Lakes/Ponds (non-recreational):	0	Irrigation/Drainage Canals:	0
	Utility Easements:	0	Public Parkland:	0
	Other (explain):	Reserves	(acres):	0.820
12.	Average lot area:	55' x 140'		
13.	Typical lot area:	7,700		
14.	Block Length:	Average: 509'	Longest: 839'	Shortest: 48'
15.	Type of Streets (Circle One):	Public	Private	Combination Public/Private
16.	Type of Water System (Circle One):	Public	Individual Water Wells	Other (attach explanation)
17.	Type of Sanitary System (Circle One):	Public	Individual Septic Tanks	Other (attach explanation)
18.	Municipal Utility District:	Sienna Plantation Municipal Utility District No. 6		

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 14.087 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 33A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 33A WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

IN TESTIMONY WHEREOF, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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.

GIVEN 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 33A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 WHICH IS THE POINT OF BEGINNING OF THE SURVEY. SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAVDB8 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK FND 5/8 INCH IRON ROD WITH CAP MARKED " \_\_\_\_\_ " ELEV. = \_\_\_\_\_ 2001 ADJUSTMENT
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. \_\_\_\_\_ DATED \_\_\_\_\_ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY, AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0455L, REVISED DATE APRIL 02, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM, OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. THIS DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 54.50 FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN FLOOD ELEVATION. THE NEARBY CITY OF FORT BEND COUNTY DRAINAGE DISTRICT FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH 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.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL CHAPTER STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOME OWNERS ASSOCIATION (HOA).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.

33. THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

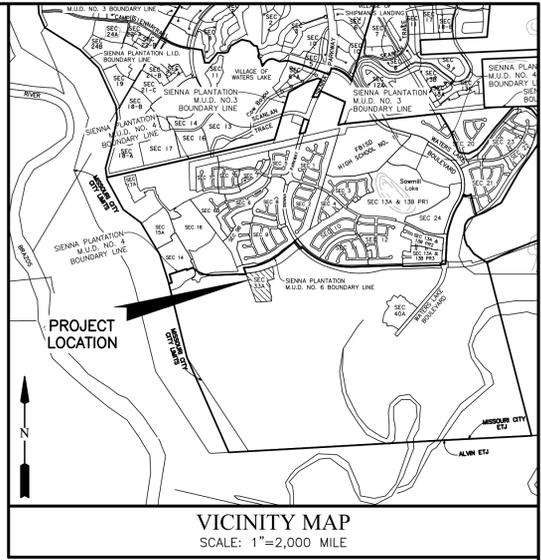
34. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

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

36. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS; THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

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

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.



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 \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

## SIENNA PLANTATION SECTION 33A

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

52 LOTS 4 RESERVES (0.820 ACRES) 4 BLOCKS  
NOVEMBER 27, 2018 JOB NO. 1416-1533AP.309

OWNERS:

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

SURVEYORS:



**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
18340 S. GESSNER RD. • MISSOURI CITY, TX 77058  
PHONE: 281-498-4539 • www.gbisurvey.com  
TBPLS FIRM # 10130300

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





**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

---

**AGENDA DATE:** January 9, 2019  
**AGENDA ITEM SUBJECT:** Final Plat of Olympia Estates Northeast Reserves  
**AGENDA ITEM NUMBER:** 6.A.(3)  
**PROJECT PLANNER:** **Mason A. Garcia**, Planner I  
**APPROVAL:**  **Otis T. Spriggs, AICP**, Director, Development Services  
**Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

---

**PERMIT NUMBER:** PLAT1800102  
**PROPERTY ID:** 0313-00-000-0134-907  
**LOCATION:** South of Lake Olympia Parkway and east of Vicksburg Boulevard  
**ZONING DISTRICT DESIGNATION:** PD, Planned Development District #96 (Ordinance O-15-54)  
**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** N/A.

---

**RECOMMENDED ACTION:**

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

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

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. All conditions placed on the approval of the Preliminary Plat for the subject plat must be approved or information provided as requested.
  - b. A current title report or title policy, **prepared within 45 days of the date that the final plat** was furnished to the Commission must be provided in accordance with Section 3.C(9). **Please provide an updated title report or title policy as the one provided is more than 45 days old.**
  - c. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f).
  - d. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(8)(c).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All conditions placed on the approval of the Preliminary Plat for the subject plat must be approved or information provided as requested.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
  - a. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a DWG of the plat.**

**B. STANDARD PLAT NOTES:**

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

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

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



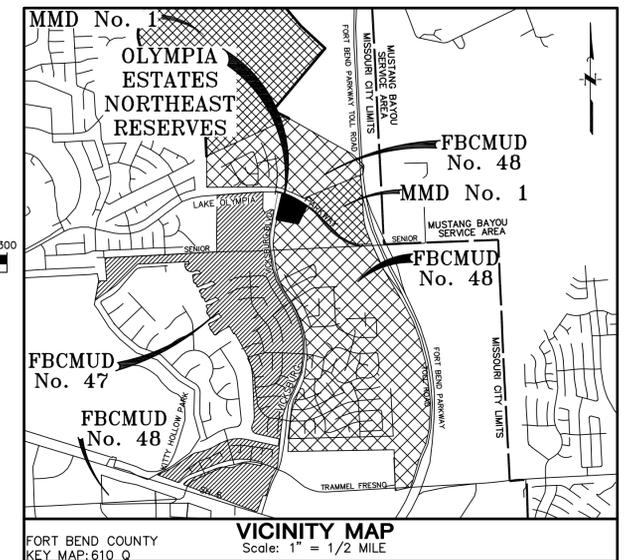
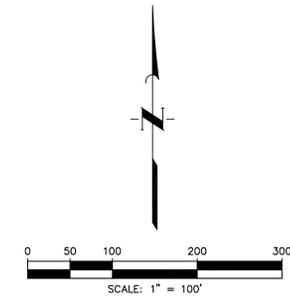
**APPLICATION FOR PLAT APPROVAL**

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

**Date of Application:**

1. Name of plat:	Olympia Estates Northeast Reserves		
2. Name of preliminary plat that encompasses this plat (if applicable):			
3. Type of plat (Circle one or more):	Multifamily Residential	<u>Commercial</u>	Industrial     Planned Development
	Single Family Residential	Specific Use Permit	
	Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer):	Randy Robertson		
Mailing Address:	675 Bering dr., suite 500, Houston TX 77057		
Phone No.:( ) - ( )	Fax No.:( ) - ( )		
Email:	randy@terramarkventures.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.):	Jones/carter Daniel Valdez		
Mailing Address:	2322 W. Grand Parkway N., suite 150 Katy Texas 77499		
Phone No.:(832) 913 - 4000	Fax No.:(832) 913 - 4001		
Email:	dvaldez@jonescarter.com		
6. Is plat located inside the City limits? (Circle One):	<u>YES</u>	NO	
7. Is plat located inside the City's ETJ? (Circle One):	YES	<u>NO</u>	
8. Total acreage:	8.481		
9. Number of sections: <u>0</u>	Blocks: <u>1</u>	Reserves: <u>2</u>	
10. Number of residential lots/dwelling units:	<u>0</u>		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:			
Private Streets: _____	Public Streets: _____	Residential Lots: _____	
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____	
Utility Easements: _____	Public Parkland: _____		
Other (explain): <u>unrestricted reserves</u>	(acres): <u>8.481</u>		
12. Average lot area:	<u>n/a</u>		
13. Typical lot area:	<u>n/a</u>		
14. Block Length:	Average: <u>n/a</u>	Longest: <u>n/a</u>	Shortest: <u>n/a</u>
15. Type of Streets (Circle One):	<u>Public</u>	Private	Combination Public/Private
16. Type of Water System (Circle One):	<u>Public</u>	Individual Water Wells	Other (attach explanation)
17. Type of Sanitary System (Circle One):	<u>Public</u>	Individual Septic Tanks	Other (attach explanation)
18. Municipal Utility District:	<u>missouri city management district No. 1</u>		

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	UNRESTRICTED	2.490	LOP 8.5, L.P.
B	UNRESTRICTED	5.992	LOP 8.5, L.P.



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

LAKE OLYMPIA PARKWAY  
100' ROW  
CF No. 2004110036  
FBCOPRRP

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

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

P.O.B.  
X: 3076526.70  
Y: 13765868.19

OLYMPIA ESTATES  
SEC. 9  
Plat No. 20170057  
FBCOPRRP

OLYMPIA ESTATES  
SECTION 7  
Plat No. 20140226  
FBCPR

OLYMPIA ESTATES  
SECTION 8  
Plat No. 20150204  
FBCPR

UNRESTRICTED RESERVE "A"  
2.490 AC  
108,453 Sq Ft

UNRESTRICTED RESERVE "B"  
5.992 AC  
261,000 Sq Ft

General Notes

- All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
- All block corner and cul-de-sac return to tangent radii are twenty five feet (25').
- AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - CF ..... "Clerk's File"
  - DE ..... "Drainage Easement"
  - Esmt ..... "Easement"
  - FC ..... "Film Code"
  - FBCDR ..... "Fort Bend County Deed Records"
  - FBCMR ..... "Fort Bend County Map Records"
  - FBCMUD ..... "Fort Bend County Municipal Utility District"
  - FBCOPRR ..... "Fort Bend County Official Public Records"
  - FBCOPRRP ..... "Fort Bend County Official Public Records of Real Property"
  - FBCPR ..... "Fort Bend County Plat Records"
  - FND ..... "Found"
  - No ..... "Number"
  - POB ..... "Point of Beginning"
  - ROW ..... "Right-of-Way"
  - Sq Ft ..... "Square Feet"
  - SSE ..... "Sanitary Sewer Easement"
  - Stm SE ..... "Storm Sewer Easement"
  - Temp ..... "Temporary"
  - UE ..... "Utility Easement"
  - Vol Pg ..... "Volume and Page"
  - WLE ..... "Waterline Easement"
  - Ⓢ ..... "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"
- Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater.
- All building lines along street rights-of-way as shown on the plat.
- Elevations shown hereon are based on Missouri City RM 7331 located on the inlet on the northwest corner of the northwest side of entrance ramp to the west bound lanes of Highway 6, west of the Fort Bend Toll road, with a published elevation of 67.55 feet, NAVD 2001 Adjustment.
- Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 ft. for residential development and 300 ft. for commercial development). All fire hydrants shall be installed according to the International Fire Code adopted by the City.
- The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the owner shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Subsection 3.C.12 of the Code of Ordinances of the City of Missouri City, Texas.
- All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
- All pipelines within the platted area are shown hereon.
- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- Unrestricted Reserve "A" is unrestricted  
Restricted Reserve "A" is 2,490 acres, 108,453 square feet.  
Unrestricted Reserve "B" is unrestricted  
Restricted Reserve "B" is 5,992 acres, 261,000 square feet.
- No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Section 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- There shall be a rear building line of not less than 30 feet.
- There shall be a side yard of not less than 30 feet when abutting a street or residential district, otherwise the side yard will be determined by the building and fire codes.
- Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732.
- Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83. hazards.
- 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.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	1950.00'	22°37'14"	769.87'	N65°43'12"W	764.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°34'22"W	446.46'
L2	N81°14'21"W	570.33'
L3	N07°54'19"E	311.61'
L4	N09°48'52"E	150.08'
L5	N07°54'19"E	125.00'
L6	N55°09'41"E	33.76'
L7	N82°05'41"W	20.43'
L8	N85°31'50"E	528.00'
L9	N26°21'12"E	31.76'

# FINAL PLAT OF OLYMPIA ESTATES NORTHEAST RESERVES

A SUBDIVISION OF 8.481 ACRES OF LAND  
OUT OF THE  
H. SHROSPHIRE SURVEY, A-313  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS  
DECEMBER 12, 2018

**0 LOTS**      **2 RESERVES**      **1 BLOCK**

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

SURVEYOR:  
**J|C JONES | CARTER**  
COTTON SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. F-439  
6308 West Loop South, Suite 100 - Houston, TX 77057 - 713.373.5317  
Steven A. Jores, R.P.L.S. No. 5317

ENGINEER:  
**J|C JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
2210 Merchants Way, Suite 170 - Katy, TX 77449 - 832.313.4000  
SEAN P. BURCH, P.E.

SHEET 1 OF 1

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, LOP 8.5, L.P., a Texas limited partnership, acting by and through \_\_\_\_\_, its \_\_\_\_\_ and, Authorized Agent, herein referred to as Owner of the 8.481 acre tract described in the above and foregoing plat of Olympia Estates Northeast Reserves, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public: forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

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

this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

By: \_\_\_\_\_  
Name  
Title

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

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

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

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

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

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

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

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

I further certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the (owner or 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 Northeast Reserves in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this \_\_\_\_\_,

day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
Sonya Brown-Marshall  
Chair

By: \_\_\_\_\_  
Timothy R. Haney  
Vice Chair

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

in my office on \_\_\_\_\_, 2018 at \_\_\_\_\_ o'clock \_\_\_\_ m. In 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

# FINAL PLAT OF OLYMPIA ESTATES NORTHEAST RESERVES

A SUBDIVISION OF 8.481 ACRES OF LAND  
OUT OF THE  
H. SHROSPHIRE SURVEY, A-313  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS  
DECEMBER 12, 2018

**0 LOTS**                      **2 RESERVES**                      **1 BLOCK**

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

SURVEYOR:  
 **JONES CARTER**  
COTTON SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 1096120  
6308 West Loop South, Suite 100 - Houston, TX 77061 - 713.371.5317  
Steven A. Jares, R.P.L.S. No. 5317

ENGINEER:  
 **JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-419  
22100 Merchants Way, Suite 170 - Katy, TX 77449 - 812.313.4000  
**SEAN P. BURCH, P.E.**



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

---

**AGENDA DATE:** January 9, 2019  
**AGENDA ITEM SUBJECT:** Concept Plan of Avalon at Sienna Section 4  
**AGENDA ITEM NUMBER:** 6.B.  
**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:** 1800103  
**PROPERTY ID:** 0086-00-000-5501-907  
**LOCATION:** West of the intersection of Sienna Parkway and Watts Plantation Road

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

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

---

**RECOMMENDED ACTION:**

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

A conceptual plan 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 Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. In the case that the subject site is located outside the city limits and is governed by a strategic partnership agreement or development agreement, the conceptual plan must comply with all applicable requirements. City staff and the developer have been working on a process to update language contained within the Development Agreement pertaining to the maximum number of dwelling units permitted within the subject tract. **The applicant should discuss with city staff on the status of this timeline and an agreement should be provided either prior to or along with a preliminary plat application.**
  
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Please note that the Atlas 14 update may apply to the subject section.
  
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

None

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

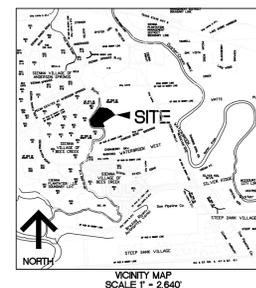


## APPLICATION FOR PLAT APPROVAL

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

**Date of Application:** 12/14/2018

1. Name of plat: Avalon at Sienna Section 4		
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 <div style="text-align: center;"> <input checked="" type="radio"/> Single Family Residential <input type="radio"/> Specific Use Permit        Other (Explain):     </div>		
4. Landowner's name (If company or corporation, list chief officer): Taylor Morrison of Texas c/o Bobby Skinner		
Mailing Address: 2929 Briarpark Drive North, Suite 400 Houston, TX 77042		
Phone No.:(281) 598 - 3040		
Email: bskinner@taylormorrison.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.): TBG Partners c/o Jake Burgus		
Mailing Address: 3050 Post Oak Blvd Suite 1100 Houston, TX 77056		
Phone No.:(713) 439 - 0027		
Email: jacob.burgus@tbgpartners.com		
6. Is plat located inside the City limits or City's ETJ? (Circle One):		CITY LIMITS <input type="radio"/> ETJ <input checked="" type="radio"/>
7. Is plat located inside the City's ETJ? (Circle One):		YES <input checked="" type="radio"/> NO <input type="radio"/>
8. Total acreage: 25.08		
9. Estimated # of Sections: <u>1</u>	Blocks: <u>3</u>	Reserves: <u>1</u>
10. Estimated # of residential lots/dwelling units: 58		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:		
Private Streets: <u>3.30</u>	Public Streets: _____	Residential Lots: <u>14.41</u>
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): <u>Reserve: 7.37</u>		(acres): _____
12. Residential lot dimensions:	Average: <u>65' x 130'</u>	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="radio"/> Private <input checked="" type="radio"/>	Combination Public/Private <input type="radio"/>
19. Type of Water System (Circle One):	Public <input checked="" type="radio"/> Individual Water Wells <input type="radio"/>	Other (attach explanation) <input type="radio"/>
20. Type of Sanitary System (Circle One):	Public <input checked="" type="radio"/> Individual Septic Tanks <input type="radio"/>	Other (attach explanation) <input type="radio"/>
21. Municipal Utility District:		



# AVALON AT SIENNA SECTION 4

A CONCEPT PLAN OF 25.08 ACRES

58 LOTS TOTAL  
 2 LOTS (50'X130')  
 28 LOTS (60'X130')  
 16 LOTS (70'X130')  
 12 LOTS (80'X140')

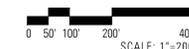
3 BLOCKS, 1 RESERVE  
 OWNER:  
 TAYLOR MORRISON  
 OF TEXAS  
 ENGINEER:  
 LJA ENGINEERING, INC

Job Number:  
 H15172

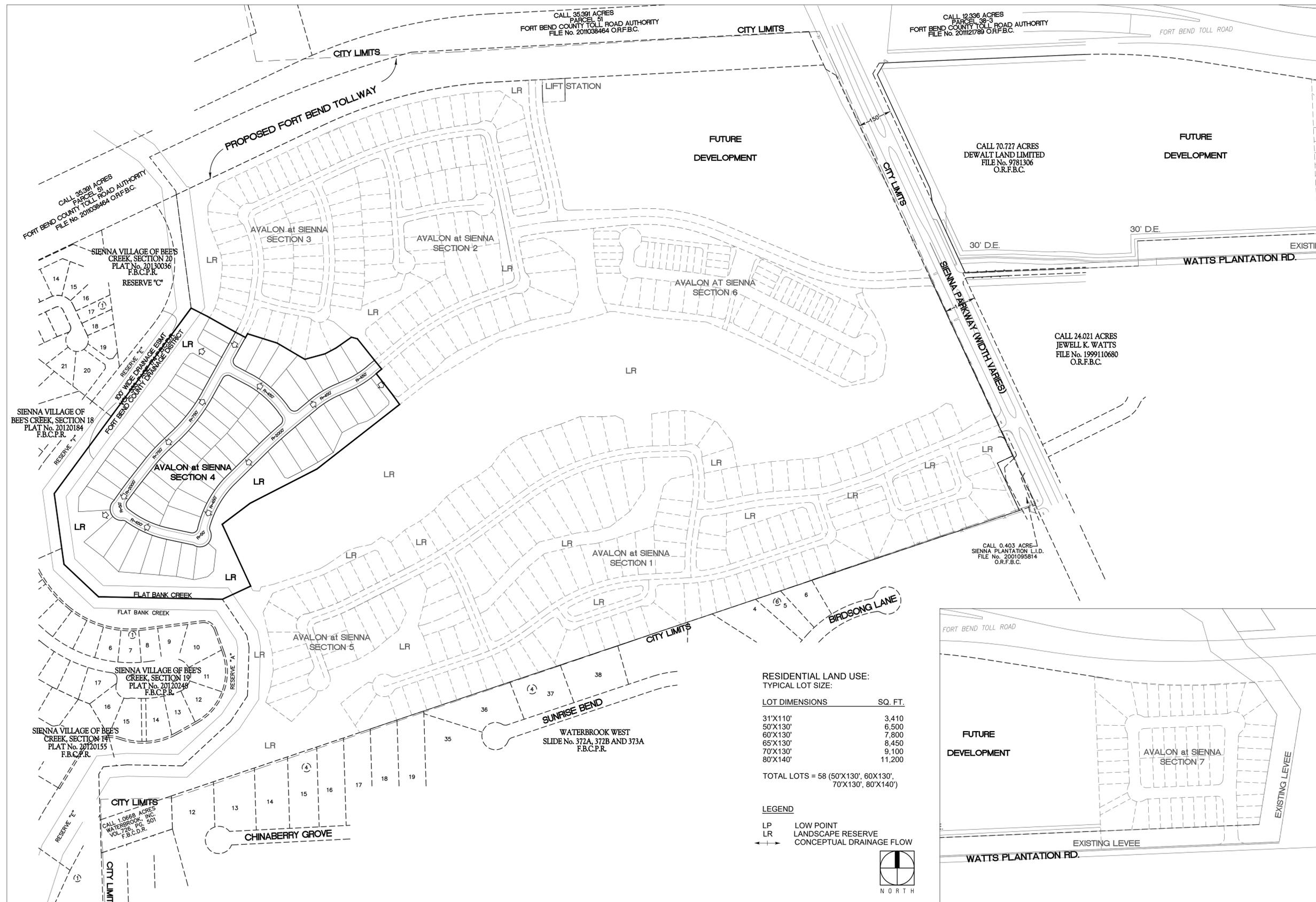
Drawn:  
 JB

Rev. Date:  
 12-13-2018

File Number:  
 TBG14009



TBG Partners  
 3050 Post Oak Blvd., Suite 1100  
 Houston, Texas 77056



RESIDENTIAL LAND USE:  
 TYPICAL LOT SIZE:

LOT DIMENSIONS	SQ. FT.
31'X110'	3,410
50'X130'	6,500
60'X130'	7,800
65'X130'	8,450
70'X130'	9,100
80'X140'	11,200

TOTAL LOTS = 58 (50'X130', 60'X130',  
 70'X130', 80'X140')

**LEGEND**

- LP LOW POINT
- LR LANDSCAPE RESERVE
- CONCEPTUAL DRAINAGE FLOW





**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

---

**AGENDA DATE:** January 9, 2019  
**AGENDA ITEM SUBJECT:** Concept Plan of Shipmans Cove  
**AGENDA ITEM NUMBER:** 6.C.(1)  
**PROJECT PLANNER:** **Mason A. Garcia**, Planner I  
**APPROVAL:**  **Otis T. Spriggs, AICP**, Director, Development Services  
**Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

---

**PERMIT NUMBER:** PLAT1800106  
**PROPERTY ID:** 0086-86-005-0500-907  
**LOCATION:** North of the Newpoint Estates residential subdivision; South of Highway 6; south and east of the Creekmont residential subdivision

**ZONING DISTRICT DESIGNATION:** PD #101 (O-18-06)

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

---

**RECOMMENDED ACTION:**

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

A conceptual plan 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 Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City.
  - b. The vicinity map must provide a scale and show sufficient detail to a distance of not less than one-half mile in accordance with Section 1(9). **Please provide a scale.**
  - c. The conceptual plan shall indicate the proposed land uses...in accordance with Section 1(12). **Please ensure that all proposed open space areas and/or reserves are labeled so that they are not confused to be future lots.**
  - d. Please identify on the plan, the proposed number of lots for the future Section 2. Additionally, please relocate the labels for Section 1 and Section 2 so that the number of lots is clearly shown. PD #101 provides that a maximum of 274 lots are permitted for the subdivision.
  - e. Typical lot sizes shall also be provided in accordance with Section 1(12).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS 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:	<u>CONCEPT PLAN OF SHIPMANS COVE</u>		
2. Name of conceptual plan that encompasses this plat (if applicable):			
3. Type of use (Circle one or more):	<input type="checkbox"/> Multifamily Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input checked="" type="checkbox"/> Single Family Residential	<input type="checkbox"/> Specific Use Permit	<input checked="" type="checkbox"/> Planned Development
	Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer):	<u>JUNIOUS WILLIAMS</u>		
Mailing Address:	<u>11375 W. SCUM HOUSTON PKWY S., STE 100 HOUSTON TX 77031</u>		
Phone No.:	<u>(281) 561-7773</u>		
Email:	<u>JUNIOUS.WILLIAMS@ASHTONWOODS.COM</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.):	<u>JOHNS CARTER DANIEL VALDEZ</u>		
Mailing Address:	<u>2322 W. GRAND PARKWAY N., SUITE 150 KATY TX 77449</u>		
Phone No.:	<u>(832) 913-4000</u>		
Email:	<u>DVALDEZ@JOHNSCARTER.COM</u>		
6. Is plat located inside the City limits or City's ETJ? (Circle One):	<input checked="" type="checkbox"/> CITY LIMITS	<input type="checkbox"/> ETJ	
7. Is plat located inside the City's ETJ? (Circle One):	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
8. Total acreage:	<u>95.31 AC</u>		
9. Estimated # of Sections:	<u>2 + street plat</u>	Blocks: <u>n/a</u>	Reserves: <u>n/a</u>
10. Estimated # of residential lots/dwelling units:	<u>274</u>		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:			
Private Streets:	<u>0.16 lift st.</u>	Public Streets: <u>17.51</u>	Residential Lots: <u>48.25</u>
Lakes/Ponds (non-recreational):	<u>0.21 pump station</u>	Irrigation/Drainage Canals: <u>22.95 (drainage)</u>	Recreational Uses: <u>1.56</u>
Utility Easements:		Public Parkland:	
Other (explain):	<u>landscape open space</u> (acres): <u>4.68</u>		
12. Residential lot dimensions:	Average: _____	Smallest: _____	
13. Lot area:	Non cul-de-sac: _____	Cul-de-sac: _____	
14. Front width (At property line):	Non cul-de-sac: _____	Cul-de-sac: _____	
15. Front width (At building line):	Non cul-de-sac: _____	Cul-de-sac: _____	
16. Depth:	Non cul-de-sac: _____	Cul-de-sac: _____	
17. Block Length:	Average: _____	Longest: _____	Shortest: _____
18. Type of Streets (Circle One):	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	<input type="checkbox"/> Combination Public/Private
19. Type of Water System (Circle One):	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Individual Water Wells	<input type="checkbox"/> Other (attach explanation)
20. Type of Sanitary System (Circle One):	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Individual Septic Tanks	<input type="checkbox"/> Other (attach explanation)
21. Municipal Utility District:	<u>missouri city management district No. 1</u>		





**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

---

**AGENDA DATE:** January 9, 2019  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Shipmans Cove Section 1  
**AGENDA ITEM NUMBER:** 6.C.(2)  
**PROJECT PLANNER:** **Mason A. Garcia**, Planner I  
**APPROVAL:**  **Otis T. Spriggs, AICP**, Director, Development Services  
**Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

---

**PERMIT NUMBER:** PLAT1800108  
**PROPERTY ID:** 0086-86-005-0500-907  
**LOCATION:** North of the Newpoint Estates residential subdivision; South of Highway 6; south and east of the Creekmont residential subdivision

**ZONING DISTRICT DESIGNATION:** PD #101 (O-18-06)

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

---

**RECOMMENDED ACTION:**

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

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

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. All conditions placed on the approval of the Conceptual Plan for the subject plat must be approved or information provided as requested.
  - b. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please provide a scale.**
  - c. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11). **Please provide for all areas surrounding the plat and within 200 feet. Additionally, please label the proposed Shipmans Cove Boulevard plat. The subject plat is subject to the approval and recordation of the Shipmans Cove Boulevard plat.**
  - d. Please provide lot dimensions for all lots. PD 101 requires lots backing the Creekmont subdivision to be a minimum of 60 feet in width. The dimensions shown for a couple of the lots, Block 1, Lot 7 and Block 1, Lot 10 appear to be less.
  - e. Building lines shall be labeled in accordance with Section 2.D(17). **Please label side yard setback for Block 2, Lot 1; Block 3, Lot 17; Block 3, Lot 21; Block 5, Lot 11.**
  - f. A copy of the proposed restrictive covenants shall be provided in accordance with Section 2.D(24).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
  - b. All water lines must be lopped. The entire water system is shown as a single feed defined the by the infrastructure ordinance, which cannot extend beyond 400 feet. The proposed development needs to provide a secondary feed to mitigate this requirement per infrastructure Design Manual Chapter 5.02.

- c. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
  - d. Utility models for water are required per requirements in Chapter 5.02. The minimum fire flow and minimum system pressure is required. Provide fire flow model.
  - e. Areas designated for drainage detention require reserves. Reserves are to be designated as restricted use for drainage only.
  - f. A Traffic Impact Analysis must be approved.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
- a. An electronic plat shall be submitted in accordance with Section 2.D(2).

**B. STANDARD PLAT NOTES:**

The following plat notes must be included on the face of a 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**-----

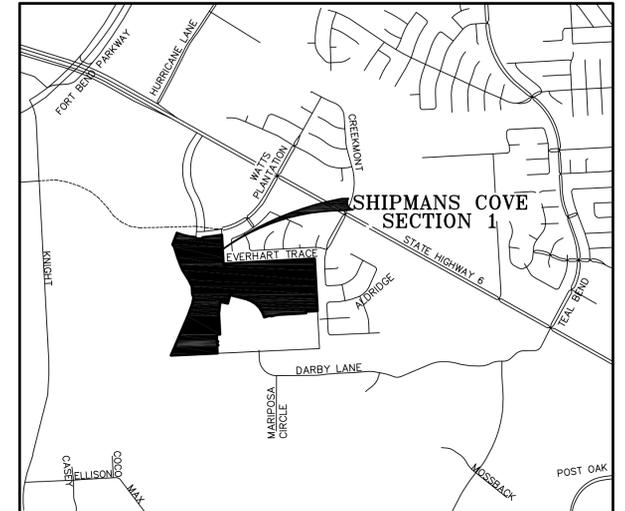
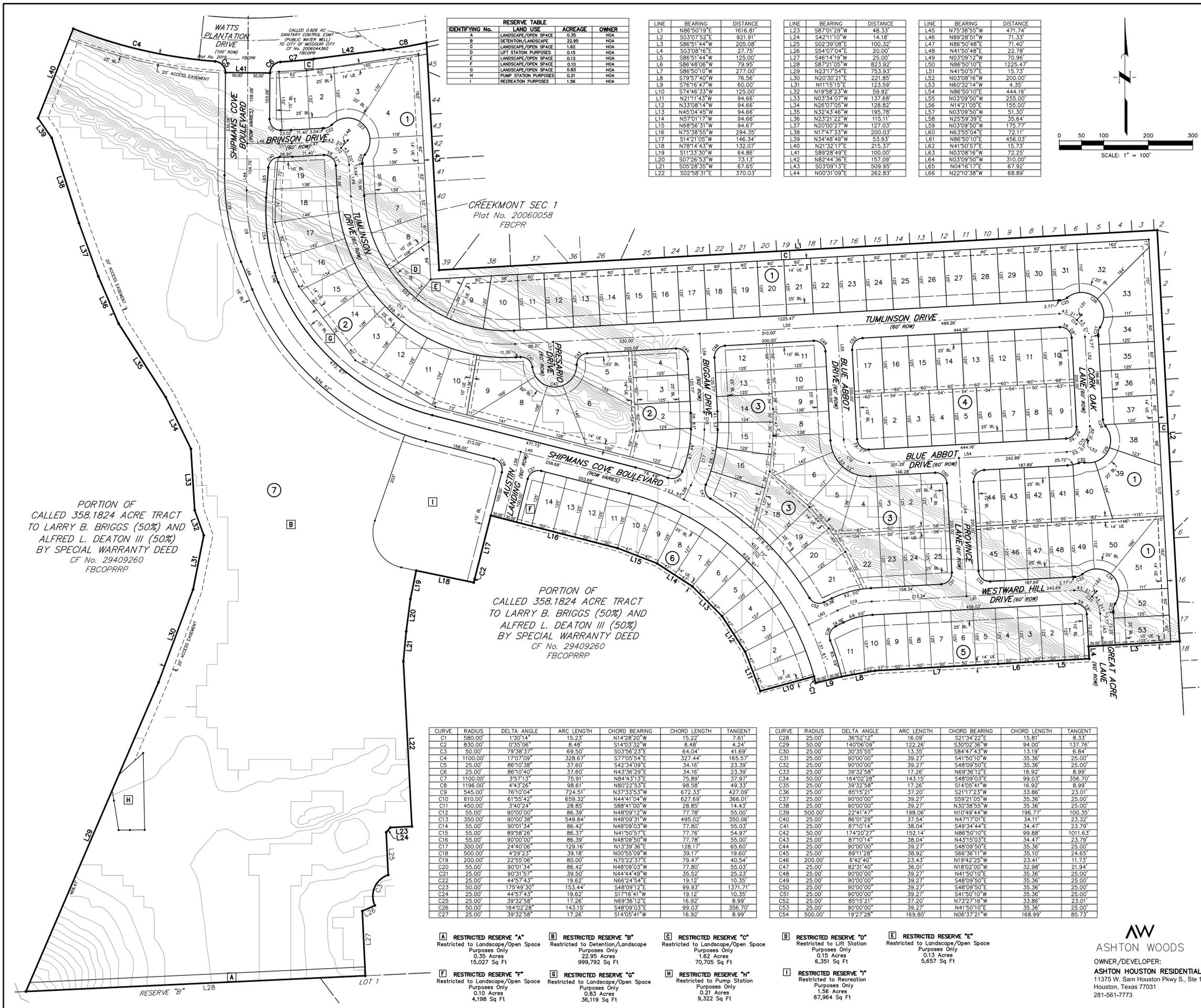


**APPLICATION FOR PLAT APPROVAL**

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

**Date of Application:**

1. Name of plat: <u>Shipmans Cove Sec 1</u>		
2. Name of conceptual plan that encompasses this plat (if applicable):		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial <u>Planned Development</u> <u>Single Family Residential</u> Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <u>Juniors Williams</u>		
Mailing Address: <u>11375 W. Sam Houston Pkwy S. suite 100 Houston TX 77031</u>		
Phone No.: <u>(281) 561-7773</u>		
Email: <u>Juniors.Williams@ashtonwoods.com</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>Jones Carter Daniel Valdez</u>		
Mailing Address: <u>2322 W. Grand Parkway N. suite 150, Katy TX 77449</u>		
Phone No.: <u>(832) 913-4000</u>		
Email: <u>cpamnika@jonescarter.com</u>		
6. Is plat located inside the City limits or City's ETJ? (Circle One): <u>CITY LIMITS</u> ETJ		
7. Is plat located inside the City's ETJ? (Circle One): YES <u>NO</u>		
8. Total acreage: <u>63.34</u>		
9. Estimated # of Sections: <u>1</u> Blocks: <u>7</u> Reserves: <u>9</u>		
10. Estimated # of residential lots/dwelling units: <u>139</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: <u>22.75</u> Recreational Uses: <u>1.56</u> Utility Easements: <u>0.15 - lift station</u> Public Parkland: _____ (drainage) Other (explain): <u>land scape / open space</u> (acres): <u>3.03</u>		
12. Residential lot dimensions: Average: <u>125.60</u> Smallest: <u>125.47</u>		
13. Lot area: Non cul-de-sac: <u>.1673</u> Cul-de-sac: <u>.2884</u>		
14. Front width (At property line): Non cul-de-sac: <u>53'</u> Cul-de-sac: <u>53'</u>		
15. Front width (At building line): Non cul-de-sac: <u>57'</u> Cul-de-sac: <u>57'</u>		
16. Depth: Non cul-de-sac: <u>125'</u> Cul-de-sac: <u>158'</u>		
17. Block Length: Average: <u>636.25</u> Longest: <u>1,057.72</u> Shortest: <u>214.78</u>		
18. Type of Streets (Circle One): <u>Public</u> Private Combination Public/Private		
19. Type of Water System (Circle One): <u>Public</u> Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District: <u>Missouri city management district No. 1</u>		



**FORT BEND COUNTY VICINITY MAP**  
KEY MAP: 650D Scale: NTS

- General Notes
- All cut-to-slope radii are fifty feet (50'), unless otherwise noted.
  - All block corner and cut-to-slope return to tangent radii are twenty five feet (25').
  - AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - CF ..... "Clear's File"
  - DE ..... "Drainage Easement"
  - EMT ..... "Easement"
  - FZ ..... "Farm Code"
  - FBCDR ..... "Fort Bend County Deed Records"
  - FBCMR ..... "Fort Bend County Map Records"
  - FBCMUD ..... "Fort Bend County Municipal Utility District"
  - FBCOPR ..... "Fort Bend County Official Public Records"
  - FBCOPRRP ..... "Fort Bend County Official Public Records of Real Property"
  - FBCPR ..... "Fort Bend County Plat Records"
  - FND ..... "Found"
  - No ..... "Number"
  - POB ..... "Point of Beginning"
  - ROW ..... "Right-of-Way"
  - Sq Ft ..... "Square Feet"
  - SSE ..... "Sanitary Sewer Easement"
  - Stm SE ..... "Storm Sewer Easement"
  - Temp ..... "Temporary"
  - UE ..... "Utility Easement"
  - Vol - Pg ..... "Volume and Page"
  - W/E ..... "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.
  - Easements shown here are based on Missouri City Benchmark PCA-003, located at the southwest corner of the intersection of Sierra Parkway and Trammel-Freano Road behind 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.C.12 of the Code of Ordinances of the City of Missouri City, Texas.
  - All required utility companies have been contacted and all public utility easements as shown on the above and foregoing 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.
  - Spot 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 spot elevation for Section 11 is 73.60'.
  - 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 unit such time as on 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.
  - All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
  - There shall be a rear building line of not less than 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 yard setback 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 here are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 1.099859732
  - Driveway Location - for the lot on the made 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 here are based on Texas Coordinate System, South Central Zone NAD 83.
  - Reserve "A" is restricted to landscape/open space purposes only. Restricted Reserve "A" is 0.35 acres, 15,027 square feet. Restricted Reserve "B" is restricted to detention/landscape purposes only. Restricted Reserve "B" is 22.95 acres, 999,792 square feet. Restricted Reserve "C" is restricted to landscape/open space purposes only. Restricted Reserve "C" is 1.62 acres, 70,705 square feet. Restricted Reserve "D" is restricted to lift station purposes only. Restricted Reserve "D" is 0.15 acres, 6,351 square feet. Restricted Reserve "E" is restricted to landscape/open space purposes only. Restricted Reserve "E" is 0.13 acres, 5,657 square feet. Restricted Reserve "F" is restricted to landscape/open space purposes only. Restricted Reserve "F" is 0.10 acres, 4,198 square feet. Restricted Reserve "G" is restricted to landscape/open space purposes only. Restricted Reserve "G" is 0.83 acres, 36,119 square feet. Restricted Reserve "H" is restricted to pump station purposes only. Restricted Reserve "H" is 0.21 acres, 9,322 square feet. Restricted Reserve "I" is restricted to recreation purposes only. Restricted Reserve "I" is 1.56 acres, 67,964 square feet.

# PRELIMINARY PLAT OF SHIPMANS COVE SECTION 1

## A SUBDIVISION OF 63.34 ACRES OF LAND OUT OF THE M. SHIPMAN SURVEY, A-86 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

**DECEMBER 14, 2018**

**139 LOTS**

**9 RESERVES**

**7 BLOCKS**

**AW**

**ASHTON WOODS**

OWNER/DEVELOPER:

**ASHTON HOUSTON RESIDENTIAL, L.L.C.**

11375 W. Sam Houston Pkwy S., Ste 100  
Houston, Texas 77031  
281-561-7773

**JC JONES CARTER**

ENGINEER:

**JC JONES CARTER**

SEAN P. BURCH, P.E.

SHEET 1 OF 2

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, Ashton Houston Residential, L.L.C., a Texas limited liability company, acting by and through \_\_\_\_\_, its President, and, Authorized Agent, herein referred to as Owner of the 63.34 acre tract described in the above and foregoing plat of SHIPMANS COVE SECTION 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 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 an eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21' 6") in width.

Further, 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, Ashton Houston Residential, L.L.C., a Texas limited liability company, has caused these presents to be signed by \_\_\_\_\_, its President, hereunto authorized, and its common seal hereunto affixed

this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Ashton Houston Residential, L.L.C., a Texas limited liability company

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

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_, 2019.

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
(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 SHIPMANS COVE SECTION 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 this \_\_\_\_\_,

day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
Sonya Brown-Marshall  
Chair

By: \_\_\_\_\_  
Timothy R. Haney  
Vice Chair

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

in my office on \_\_\_\_\_, 2019 at \_\_\_\_\_ o'clock \_\_\_\_ m. In plat number \_\_\_\_\_ of the plat records of Fort Bend County, Texas

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

\_\_\_\_\_  
Laura Richard  
County Clerk Fort Bend County, Texas

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

# PRELIMINARY PLAT OF SHIPMANS COVE SECTION 1

## A SUBDIVISION OF 63.34 ACRES OF LAND

### OUT OF THE

### M. SHIPMAN SURVEY, A-86

### CITY OF MISSOURI CITY,

### FORT BEND COUNTY, TEXAS

### DECEMBER 14, 2018

**139 LOTS                      9 RESERVES                      7 BLOCKS**

**AW**  
ASHTON WOODS

OWNER/DEVELOPER:  
**ASHTON HOUSTON RESIDENTIAL, L.L.C.**  
11375 W. Sam Houston Pkwy S., Ste 100  
Houston, Texas 77031  
281-561-7773

SURVEYOR:

**J|C JONES | CARTER**  
DOTTEN SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 1096120  
6308 West Loop South, Suite 100 - Houston, TX 77061 - 713.373.5317

ENGINEER:

**J|C JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-419  
22100 Marshalls Way, Suite 170 - Katy, TX 77449 - 812.313.4000

SEAN P. BURCH, P.E.



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

---

**AGENDA DATE:** January 9, 2019  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Shipmans Cove Boulevard  
**AGENDA ITEM NUMBER:** 6.C.(3)  
**PROJECT PLANNER:** **Mason A. Garcia**, Planner I  
**APPROVAL:**  **Otis T. Spriggs, AICP**, Director, Development Services  
**Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

---

**PERMIT NUMBER:** PLAT1800107  
**PROPERTY ID:** 0086-86-005-0500-907 / 0086-86-012-0102-907  
**LOCATION:** North of the Newpoint Estates residential subdivision; South of Highway 6; south and east of the Creekmont residential subdivision  
**ZONING DISTRICT DESIGNATION:** PD #101 (O-18-06)  
**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** N/A

---

**RECOMMENDED ACTION:**

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

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

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. All conditions placed on the approval of the Conceptual Plan for the subject plat must be approved or information provided as requested.
  - b. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please add a scale.**
  - c. Please ensure that the proposed deed restrictions assign maintenance responsibilities to the Shipmans Cove Homeowners Association for the proposed open space reserves included alongside this proposed right-of-way.
  
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
  - b. All waterlines must be looped. The entire water system is shown as a single feed as defined by the Infrastructure Ordinance, which cannot extend beyond 400 feet. The proposed development needs to provide a secondary feed to mitigate this requirement per Infrastructure Design Manual Chapter 5.02.
  - c. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
  - d. Utility models for water are required per requirements in Chapter 5.02. The minimum fire flow and minimum system pressure is required. Provide fire flow model.
  - e. A Traffic Impact Analysis must be approved.
  - f. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).

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

- a. An electronic plat shall be submitted in accordance with Section 2.D(2).  
**Please provide a DWG.**

**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:	Shipmans Cove Boulevard		
2. Name of conceptual plan that encompasses this plat (if applicable):			
3. Type of use (Circle one or more):	Multifamily Residential	Commercial	Industrial
	Single Family Residential	Specific Use Permit	Planned Development
Other (Explain):	Street dedication		
4. Landowner's name (If company or corporation, list chief officer):	Junious Williams		
Mailing Address:	11375 W. Sam Houston Pkwy S, Suite 100, Houston TX 77031		
Phone No.:	(281) 561 - 7773		
Email:	Junious.Williams@ashfordwoods.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.):	Jones/Carter Chantelle Jamnik		
Mailing Address:	2322 W. Grand Parkway N, Suite 150 Katy TX 77449		
Phone No.:	(832) 913 - 4000		
Email:	Jamnikc@jonescarter.com		
6. Is plat located inside the City limits or City's ETJ? (Circle One):	<input checked="" type="radio"/> CITY LIMITS	<input type="radio"/> ETJ	
7. Is plat located inside the City's ETJ? (Circle One):	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
8. Total acreage:	4.01		
9. Estimated # of Sections:	1	Blocks:	4
		Reserves:	4
10. Estimated # of residential lots/dwelling units:	0		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:			
Private Streets:	Public Streets:	Residential Lots:	
Lakes/Ponds (non-recreational):	Irrigation/Drainage Canals:	Recreational Uses:	
Utility Easements:	Public Parkland:		
Other (explain):	landscape/open space (acres): 0.2058		
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:
	1159.24	4811.63	506.85
18. Type of Streets (Circle One):	<input checked="" type="radio"/> Public	Private	Combination Public/Private
19. Type of Water System (Circle One):	<input checked="" type="radio"/> Public	Individual Water Wells	Other (attach explanation)
20. Type of Sanitary System (Circle One):	<input checked="" type="radio"/> Public	Individual Septic Tanks	Other (attach explanation)
21. Municipal Utility District:	Missouri City Management District No. 1		



STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, Ashton Houston Residential, L.L.C., a Texas limited liability company, acting by and through \_\_\_\_\_, its President, and, Authorized Agent, herein referred to as Owner of the 4.61 acre tract described in the above and foregoing plat of SHIPMANS COVE BOULEVARD, 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 an eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21' 6") in width.

Further, 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, Ashton Houston Residential, L.L.C., a Texas limited liability company, has caused these presents to be signed by \_\_\_\_\_, its President, hereunto authorized, and its common seal hereunto affixed

this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Ashton Houston Residential, L.L.C., a Texas limited liability company

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

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_, 2019.

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
(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 SHIPMANS COVE BOULEVARD in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this \_\_\_\_\_.

day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
Sonya Brown-Marshall  
Chair

By: \_\_\_\_\_  
Timothy R. Haney  
Vice Chair

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

in my office on \_\_\_\_\_, 2019 at \_\_\_\_\_ o'clock \_\_\_\_ m. In plat number

\_\_\_\_\_ of the plat records of Fort Bend County, Texas

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

\_\_\_\_\_  
Laura Richard  
County Clerk Fort Bend County, Texas

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

# PRELIMINARY PLAT OF SHIPMANS COVE BOULEVARD

A SUBDIVISION OF 4.61 ACRES OF LAND OUT OF THE M. SHIPMAN SURVEY, A-86 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS  
DECEMBER 14, 2018

**AW**  
ASHTON WOODS

OWNER/DEVELOPER:  
ASHTON HOUSTON RESIDENTIAL, L.L.C.  
11375 W. Sam Houston Pkwy S., Ste 100  
Houston, Texas 77031  
281-561-7773

**0 LOTS 4 RESERVES 4 BLOCKS**

SURVEYOR:  
**JONES | CARTER**  
COTTON SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 1096120  
6308 West Loop South, Suite 100 - Houston, TX 77061 - 713.373.5317  
Steven A. Jares, R.P.L.S. No. 5317

ENGINEER:  
**JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-419  
22100 Marshalls Way, Suite 170 - Katy, TX 77449 - 817.313.4000  
SEAN P. BURCH, P.E.



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

---

**AGENDA DATE:** January 9, 2019

**AGENDA ITEM SUBJECT:** Parkland dedication for Newpoint Estates Section 3  
Partial Replat No. 1

**AGENDA ITEM NUMBER:** 9.A.

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

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

---

**PERMIT NUMBER:** 2019-00022

**PROPERTY ID:** 6010-03-002-0060-907

**LOCATION:** South of the Creekmont residential subdivision,  
east of the Oyster Creek Country/Estates of Silver  
Ridge residential subdivisions

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

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

---

**RECOMMENDED ACTION:**

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

**APPLICANTS'S PROPOSAL:**

Cathy Fontenot, Survey 1 Inc. provided a letter indicating a desire to provide a cash payment in lieu of parkland for the development of one single family residential lot.

The Planning and Zoning Commission considered the subdivision for this single family residential lot on its December 12, 2018 agenda as the Newpoint Estates Section 3 Partial Replat No. 1.

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

**PARKS BOARD ACTION:**

At its December 6, 2018 meeting, the Parks and Recreation Board recommended approval for cash in lieu of parkland to allow for the development of one single family residential lot.

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



## Parks Board 2017-2018

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

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

# PARKS BOARD MEETING MINUTES December 6, 2018 7:00 O'CLOCK P.M. CITY COUNCIL CHAMBER

## ATTENDEES

**Parks Board members in attendance:** Pamela Andrews, Alan Atwater, Diane Giltner, Don Johnson, Thomasine Johnson, Adrian Matteucci, Vice-Chair Sharman McGilbert, Victoria Porter, Buddy Snyder, and Chairman Llarance Turner.

**Absent were:** J.R. Atkins and Brian Merchant

**Staff in attendance:** Director of Parks & Recreation Jason Mangum, Recreation Superintendent Kevin Browne, Parks Superintendent Barry Hamilton, Assistant City Attorney James Santangelo, and Administrative Assistant Tricia Yurcak.

**Others in attendance:** Jana McMullen, William McMullen, Cathy Fontenot, Leanne Burnett, Donna Burnett, and Harold C. Eddy II.

## 5. CONSIDER RECOMMENDATION FOR NEWPOINT ESTATES PARKLAND DEDICATION

Director Mangum presented the agenda item. He stated the proposal was for a replat of Newpoint Estates. The location of the property is in Park Zone 12 on Darby Lane. The developer's proposal is to pay cash in lieu of parkland for a total of \$2800, due to the size of the subdivision and number of lots. He stated the City has no parkland in Park Zone 12 at this time but staff is hoping to purchase land that can be utilized in that area.

Chairman Turner brought up a concern of the proposal's fee being \$2800 for a subdivided lot instead of the required \$1400 per lot. Director Mangum stated there may have been an error in the original proposal letter or another circumstance, and that the Board could make a motion to approve the developer paying the required amount as specified in City Code.

Board member Andrews made a motion to recommend accepting cash in lieu of parkland. Board member T. Johnson seconded the motion. The vote was unanimous.

**The motion passed.**

**AYES:** Board members Merchant, Andrews, Chairman Turner, Giltner, D. Johnson, T. Johnson, Matteucci, Atwater, McGilbert, Porter, Snyder, and Turner

**NAYS:** None

**ABSTENTIONS:** None



## 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 <span style="margin-left: 100px;"><b>Single Family Residential</b></span> 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
	<b>CITY LIMITS</b>		
7.	Is plat located inside the City's ETJ? (Circle One):		YES
	<b>NO</b>		
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 <b>Combination Public/Private</b>	
19.	Type of Water System (Circle One):	Public <b>Individual Water Wells</b> Other (attach explanation)	
20.	Type of Sanitary System (Circle One):	Public <b>Individual Septic Tanks</b> Other (attach explanation)	
21.	Municipal Utility District:    There is not a Municipal Utility District out here. All lots are on septic and water well.		



P.O. Box 2543, Alvin, TX 77512

(281) 393-1382

Firm Registration No. 100758-00

[Survey1@Survey1inc.com](mailto:Survey1@Survey1inc.com)

November 27, 2018

Mr. Jason Mangum  
Director of Parks and Recreation  
City of Missouri City  
2701 Cypress Point Drive  
Missouri City, Texas 77459

Re: Newpoint Estates Section 3 Partial Replat No 1 Parkland Dedication, City of Missouri City, Fort Bend County, Texas

Dear Mr. Mangum;

Newpoint Estates Section 3 Partial Replat No. 1 is a 7.1308 acre development located along Darby Lane. Attached is a plat for the proposed development. The developer is requesting to pay the full amount of \$2,800 (\$1,400 x 1 lot) in lieu of land dedication due to the size of the subdivision and number of lots.

On behalf of the developer, we hereby request the parkland dedication requirement for the proposed Newpoint Estates Section 3 Partial Replat No. 1 subdivision be met with a cash payment in accordance with Section 82-174e. Please consider approving this request at your next Parks Board meeting and forwarding a positive recommendation to the Planning and Zoning Commission and City Council.

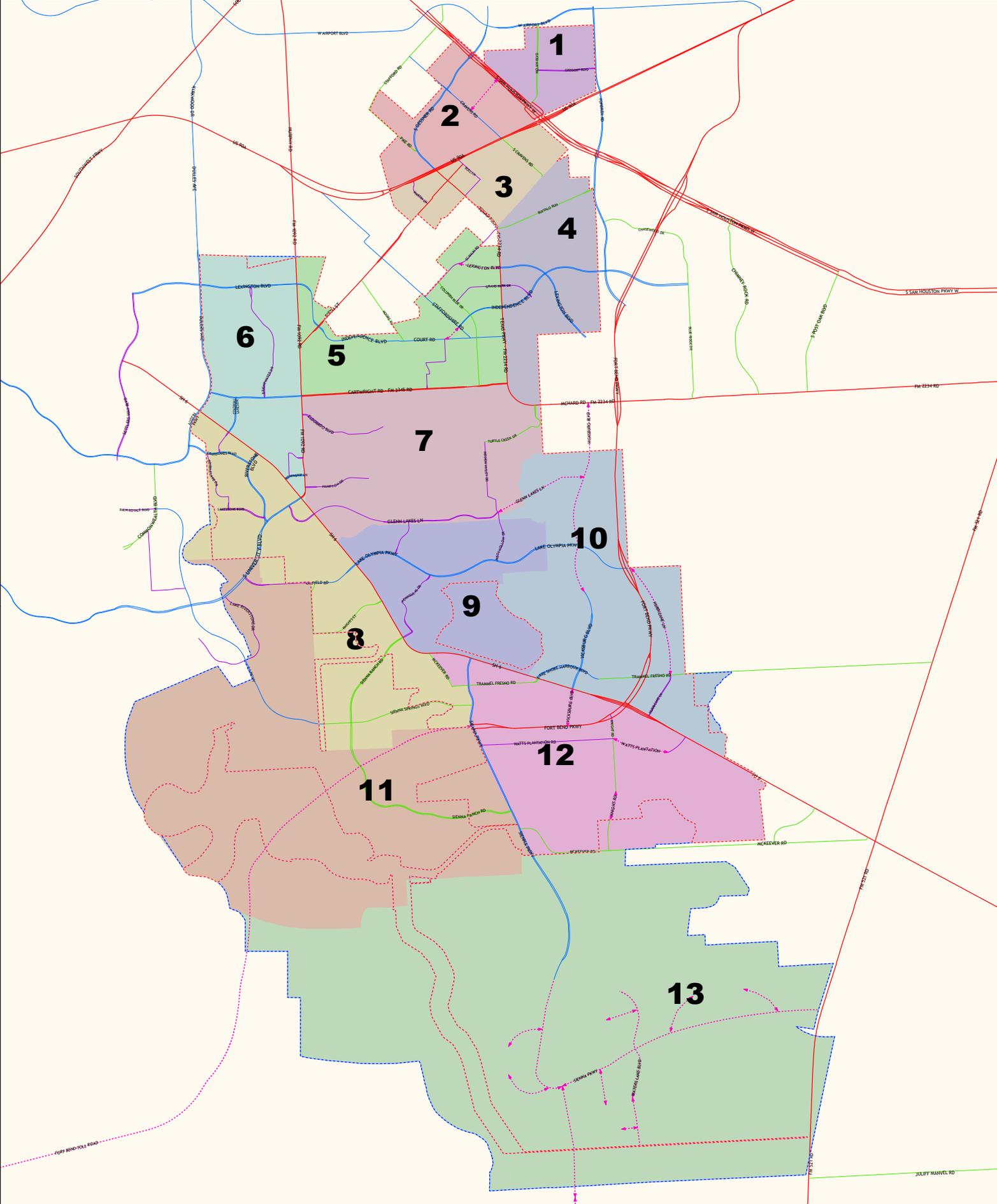
If you have any questions or comments please contact me at 281-393-1382 or by email at [cathy.fontenot@survey1inc.com](mailto:cathy.fontenot@survey1inc.com).

I look forward to hearing from you.

Sincerely,

Cathy Fontenot  
Platting Coordinator





Map By:  
GIS Division  
December 2014

# Park Zones



- |                    |                             |             |
|--------------------|-----------------------------|-------------|
| Major Thoroughfare | Minor Arterial              | City Limits |
| State              | Major Collector             | ETJ         |
| Major Arterial     | Proposed Major Thoroughfare |             |



Geographic Coordinate System North American Datum 1983 (NAD83)



The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recorded deeds, plats, and other public records, which are primary sources for this public information. The data layers do not take the place of a legal survey or other primary source documentation. The City and its vendors assume no legal responsibility for the information on this map.