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 **March 13, 2019 at 7:00 p.m. at City Hall, Council Chambers, 2nd Floor,** 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

---

1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

Consider approval of the minutes of the February 13, 2019 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
  b. Planning Manager – 2018 Planning and Zoning Commission Case Summary
(2) Engineering
  a. 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 28
(2) Consider approval of a preliminary plat for Sienna Plantation Section 30
(3) Consider approval of a preliminary plat for Parks Edge Lift Station

(4) Consider approval of a final plat for Parks Edge Section 6
(5) Consider approval of a final plat for Parks Edge Section 7
(6) Consider approval of a final plat for Parks Edge Section 8
(7) Consider approval of a final plat for Park Vista Drive
(8) Consider approval of a final plat for Pebble Creek North Commercial
(9) Consider approval of a final plat for HFCU at Sienna

B. SIENNA PLANTATION 3A

(1) Consider approval of a concept plan for Sienna Plantation 3A Sections 33 A/B/C, 34 A/B, 37, Heritage Parkway C/D, Sienna Oaks Drive A

C. AVALON AT SIENNA PLANTATION SECTION 4

(1) Consider approval of a preliminary plat for Avalon at Sienna Plantation Section 4

D. PUBLIC HEARING AND CONSIDERATION OF A PARTIAL REPLAT

(1) Consider approval of Avalon at Sienna Plantation Section 3 Partial Replat No. 1

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR FORT BEND COUNTY WC&ID #2 WASTEWATER TREATMENT PLANT NO. 2

(1) To receive comments for or against a request to amend Specific Use Permit No. 65 ("SUP"), adopted by Ordinance No.O-86-36 for a waste water treatment plant use, to increase the acres of land contained within the SUP, to provide new conditions to the use subject to the SUP, and to amend the Future Land Use and Character map of the Comprehensive Plan.

(2) Consideration of the approval of a final report to City Council on item 7A(1) above.

8. ZONING TEXT AMENDMENTS

None

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

A. DEVELOPMENT AGREEMENTS

(1) Consideration of the adoption of a recommendation to the City Council on a proposed amendment to the Sienna Joint Development Agreement.

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 March 13, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on March _, 2019.

Egima Edwards
Planning Technician

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 13, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Sienna Plantation Sec. 28
AGENDA ITEM NUMBER:	6.A.(1)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JGH for OTS SK **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

---

PERMIT NUMBER:	PLAT1900128
PROPERTY ID:	0031-00-000-3036-907
LOCATION:	South of Plantation River Parkway, east of the Brazos River and west of Heritage Park Drive

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.

   b. The total number of **acres, lots, blocks, AND reserves** shall be indicated in accordance with Section 2.D(3). The acreage indicated on the plat does not match the acreage indicated on the application. **Please clarify and revise.**

   c. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11).

   d. The **boundaries** of **political subdivisions** and **school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please identify the city limits boundary line.**

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

   a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.

   b. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G). Additionally, please revise plat note #3 which indicates that coordinates are surface with conversions to grid. The coordinates should be shown in grid.

   c. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.

   d. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15). **The contours are drawn on the plat but elevations are not provided. Please revise.**

   e. 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.

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None.

B. STANDARD PLAT NOTES:

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None.

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

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

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

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat:	Sienna Plantation Section 28
2. Name of conceptual plan that encompasses this plat (if applicable):	Sienna Plantation 2D
3. Type of use (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	Toll GTIS Property Owner, LLC (Jimmie Jenkins)
Mailing Address:	10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064
Phone No.:	(281) 894-8655
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. (Marie Escue)
Mailing Address:	1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449
Phone No.:	(713) 380-4443
Email:	mescue@lja.com
6. Is plat located inside the City limits or City's ETJ? (Circle One):	CITY LIMITS ETJ
7. Is plat located inside the City's ETJ? (Circle One):	YES NO
8. Total acreage:	24.229
9. Estimated # of Sections:	1 Blocks: 4 Reserves: 7
10. Estimated # of residential lots/dwelling units:	83
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: ____ Public Streets: 4.944 Residential Lots: 13.673 Lakes/Ponds (non-recreational): ____ Irrigation/Drainage Canals: ____ Recreational Uses: ____ Utility Easements: ____ Public Parkland: ____ Other (explain): Landscape/Utilities/Drainage (acres): 5.612
12. Residential lot dimensions:	Average: 160'x45' Smallest: 130'x45'
13. Lot area:	Non cul-de-sac: 7,200sqft. Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: 45' Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: 45' Cul-de-sac:
16. Depth:	Non cul-de-sac: 160' Cul-de-sac
17. Block Length:	Average: 533' Longest: 874' Shortest: 55'
18. Type of Streets (Circle One):	Public Private Combination Public/Private
19. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:	Sienna Plantation Municipal Utility District No. 6

NOTES:

1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
   SURVEY MARKER NO. PCM-011
   ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)

2. T.B.M. INDICATES TEMPORARY BENCHMARK
   FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS"
   ELEV. = 55.81 2001 ADJUSTMENT

3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999867651

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

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____, DATED _____, 2019 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.

7. BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP), ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD". "NOTE 1" READS AS FOLLOWS: "THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM. OVERTOPPING OR FAILURES OF ANY LEVEE SYSTEM IS POSSIBLE." AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0435L, MAP REVISED APRIL 2, 2014. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS".

8. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION.

9. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

10. THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42 – ARTICLE III OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).

11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

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

13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.

15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

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

17. SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.

18. SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

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

20. DRIVEWAY LOCATION – FOR THE LOTS ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.

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

22. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.

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

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

25. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.

26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.

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

28. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

29. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.

30. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOMEOWNERS ASSOCIATION (HOA).

31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. _____. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. _____.

32. IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.

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

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

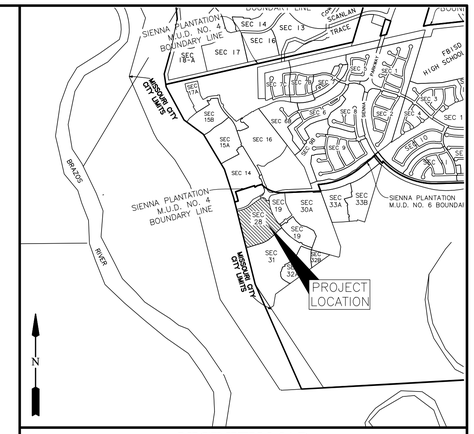
35. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

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

37. U.V.E. INDICATES UNOBSTRUCTED 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.

39. 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.



VICINITY MAP
SCALE: 1"= 2000'

KEY MAP NO. 650-R,V

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

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

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

THIS _____ DAY OF _____, 2019.

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

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
KP GEORGE
COUNTY JUDGE

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

_____
KEN R. DEMERCHANT
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 OF

SIENNA PLANTATION SECTION 28

A SUBDIVISION OF 26.732 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

83 LOTS 7 RESERVES (5.612 ACRES) 4 BLOCKS
FEBRUARY 20, 2019 JOB NO. 1416-1428P

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
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • 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

SIENNA PLANTATION SECTION 28
LJA JOB No. 1416-1428P

LAST SAVE: 2/21/2019 2:03 PM BY: MARIE ESCUE – PLOT DATE: 2/21/2019 2:22 PM BY: MARIE ESCUE MYLAR CHECK: SURVEY _____ PLATTING MGR. _____
PATH\NAME: I:\PROJDSK1\PLATTING\1416\PLATS\SIENNA PLANTATION SECTION 28.DWG

N

100 50 0 100

SCALE: 1"=100'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 80°33'20" E	80.00'
L2	S 09°26'40" E	5.78'
L3	S 02°06'41" E	34.10'
L4	S 36°07'18" E	60.00'
L5	S 26°56'23" E	4.15'
L6	S 54°01'39" W	55.08'
L7	S 74°44'03" W	32.52'
L8	S 65°59'42" W	8.00'
L9	S 35°58'21" E	21.90'
L10	S 72°52'19" W	66.10'
L11	N 25°10'28" E	1.50'
L12	S 57°08'59" E	1.51'
L13	S 35°20'40" E	42.89'
L14	S 26°56'23" E	7.61'
L15	N 26°56'23" W	7.54'
L16	N 35°20'40" W	44.22'
L17	S 72°52'19" W	58.43'
L18	N 24°00'18" W	52.84'
L19	N 16°46'39" W	45.63'
L20	N 09°26'40" W	5.78'
L21	S 35°58'21" E	21.90'
L22	S 72°52'19" W	66.10'
L23	S 63°26'49" W	37.61'
L24	S 00°46'11" E	20.00'
L25	N 89°55'36" W	20.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	692.00'	21°47'06"	263.11'	261.53'	N 65°09'37" E
C2	642.00'	7°05'11"	79.40'	79.35'	N 57°48'39" E
C3	100.00'	109°12'05"	190.59'	163.03'	S 64°02'43" E
C4	300.00'	7°19'59"	38.40'	38.37'	S 05°46'40" E
C5	300.00'	9°41'45"	50.77'	50.71'	S 08°57'33" E
C6	1170.00'	24°09'55"	493.46'	489.81'	S 23°53'23" E
C7	25.00'	90°00'00"	39.27'	35.36'	S 80°58'21" E
C8	25.00'	90°48'55"	39.63'	35.61'	S 08°37'12" W
C9	1570.00'	1°06'44"	30.48'	30.48'	S 37°20'38" E
C10	1200.00'	26°31'41"	555.60'	550.65'	S 22°42'30" E
C11	450.00'	15°46'05"	123.84'	123.45'	S 58°06'40" W
C12	450.00'	24°30'25"	192.48'	191.01'	N 62°28'50" E
C13	1400.00'	11°58'03"	292.42'	291.89'	S 29°59'19" E
C14	50.00'	89°04'32"	77.73'	70.14'	N 08°33'55" E
C15	450.00'	19°46'08"	155.26'	154.50'	N 62°59'15" E
C16	50.00'	93°47'10"	81.84'	73.01'	S 60°14'06" E
C17	4000.00'	1°41'24"	117.98'	117.98'	N 14°11'13" W
C18	50.00'	79°01'33"	68.96'	63.63'	S 24°28'52" W
C19	450.00'	15°57'10"	125.29'	124.89'	N 56°01'04" E
C20	450.00'	17°22'39"	136.48'	135.96'	S 56°43'48" W
C21	500.00'	8°24'18"	73.35'	73.28'	N 31°08'31" W
C22	1630.00'	1°55'39"	54.84'	54.84'	N 36°56'10" W
C23	1230.00'	5°23'27"	115.73'	115.69'	N 33°16'37" W
C24	25.00'	83°25'24"	36.40'	33.27'	N 72°17'36" W
C25	25.00'	94°04'36"	41.05'	36.59'	S 18°57'24" W
C26	1375.00'	8°04'29"	193.78'	193.62'	S 32°07'08" E
C27	25.00'	37°52'54"	16.53'	16.23'	S 55°05'49" E
C28	50.00'	146°42'52"	128.03'	95.81'	S 00°40'51" E
C29	25.00'	19°34'24"	8.54'	8.50'	S 62°53'23" W
C30	25.00'	88°26'51"	38.59'	34.87'	S 08°52'45" W
C31	525.00'	8°24'18"	77.01'	76.94'	S 31°08'31" E
C32	475.00'	8°24'18"	69.68'	69.62'	N 31°08'31" W
C33	25.00'	84°15'39"	36.77'	33.54'	N 77°28'30" W
C34	475.00'	12°28'38"	103.44'	103.24'	S 66°38'00" W
C35	25.00'	34°21'49"	14.99'	14.77'	S 55°41'25" W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C36	50.00'	153°13'45"	133.72'	97.28'	N 64°52'37" W
C37	25.00'	25°04'46"	10.94'	10.86'	N 00°48'08" W
C38	3975.00'	1°41'24"	117.24'	117.24'	N 14°11'13" W
C39	25.00'	29°13'18"	12.75'	12.61'	N 29°38'33" W
C40	50.00'	149°18'12"	130.29'	96.43'	N 30°23'54" E
C41	25.00'	44°17'51"	19.33'	18.85'	N 82°54'04" E
C42	425.00'	12°42'39"	94.29'	94.09'	N 54°23'49" E
C43	475.00'	11°41'35"	96.94'	96.77'	N 53°53'17" E
C44	25.00'	83°44'22"	36.54'	33.37'	N 17°51'53" E
C45	25.00'	39°20'45"	17.17'	16.83'	N 43°40'40" W
C46	50.00'	275°17'24"	240.24'	67.37'	N 74°17'39" E
C47	25.00'	55°56'39"	24.41'	23.45'	S 03°58'02" W
C48	25.00'	90°00'00"	39.27'	35.36'	S 69°00'18" E
C49	25.00'	91°59'50"	40.14'	35.97'	N 19°59'47" E
C50	1230.00'	14°47'10"	317.42'	316.54'	N 18°36'32" W
C51	300.00'	5°33'42"	29.12'	29.11'	N 13°59'48" W
C52	300.00'	7°19'59"	38.40'	38.37'	N 13°06'40" W
C53	25.00'	79°01'33"	34.48'	31.81'	N 24°28'52" E
C54	475.00'	15°57'10"	132.25'	131.83'	N 56°01'04" E
C55	425.00'	10°07'09"	75.06'	74.96'	N 53°06'03" E
C56	25.00'	97°50'05"	42.69'	37.69'	S 72°55'20" E
C57	25.00'	79°54'53"	34.87'	32.11'	S 15°57'09" W
C58	475.00'	5°40'57"	47.11'	47.09'	S 53°04'06" W
C59	425.00'	21°52'41"	162.28'	161.30'	S 61°09'58" W
C60	25.00'	93°14'19"	40.68'	36.34'	N 61°16'32" W
C61	4025.00'	0°22'33"	26.39'	26.39'	N 14°50'38" W
C62	25.00'	86°14'12"	37.63'	34.18'	N 29°46'35" E
C63	475.00'	22°40'04"	187.92'	186.70'	N 61°33'39" E
C64	425.00'	3°40'49"	27.30'	27.30'	N 52°04'02" E
C65	25.00'	97°56'28"	42.73'	37.72'	S 77°07'19" E
C66	1425.00'	7°49'16"	194.52'	194.37'	S 32°03'43" E
C67	25.00'	89°04'32"	38.87'	35.07'	S 08°33'55" W
C68	425.00'	19°46'08"	146.64'	145.91'	S 62°59'15" W
C69	25.00'	93°47'10"	40.92'	36.50'	N 60°14'06" W

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.830	79,731	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.346	15,059	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
C	0.108	4,706	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
D	0.724	31,550	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
E	2.421	105,458	RESTRICTED TO LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
F	0.120	5,231	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
G	0.063	2,763	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
TOTAL	5.612	244,498		

LEGEND

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

PRELIMINARY PLAT OF

SIENNA PLANTATION SECTION 28

A SUBDIVISION OF 26.732 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

83 LOTS 7 RESERVES (5.612 ACRES) 4 BLOCKS

FEBRUARY 20, 2019 JOB NO. 1416-1428P

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

13340 S. GESSNER RD. • MISSOURI CITY, TX 77489

PHONE: 281-499-4539 • www.gbisurvey.com

TBPLS FIRM # 10130300

ENGINEER:

LJA Engineering, Inc.

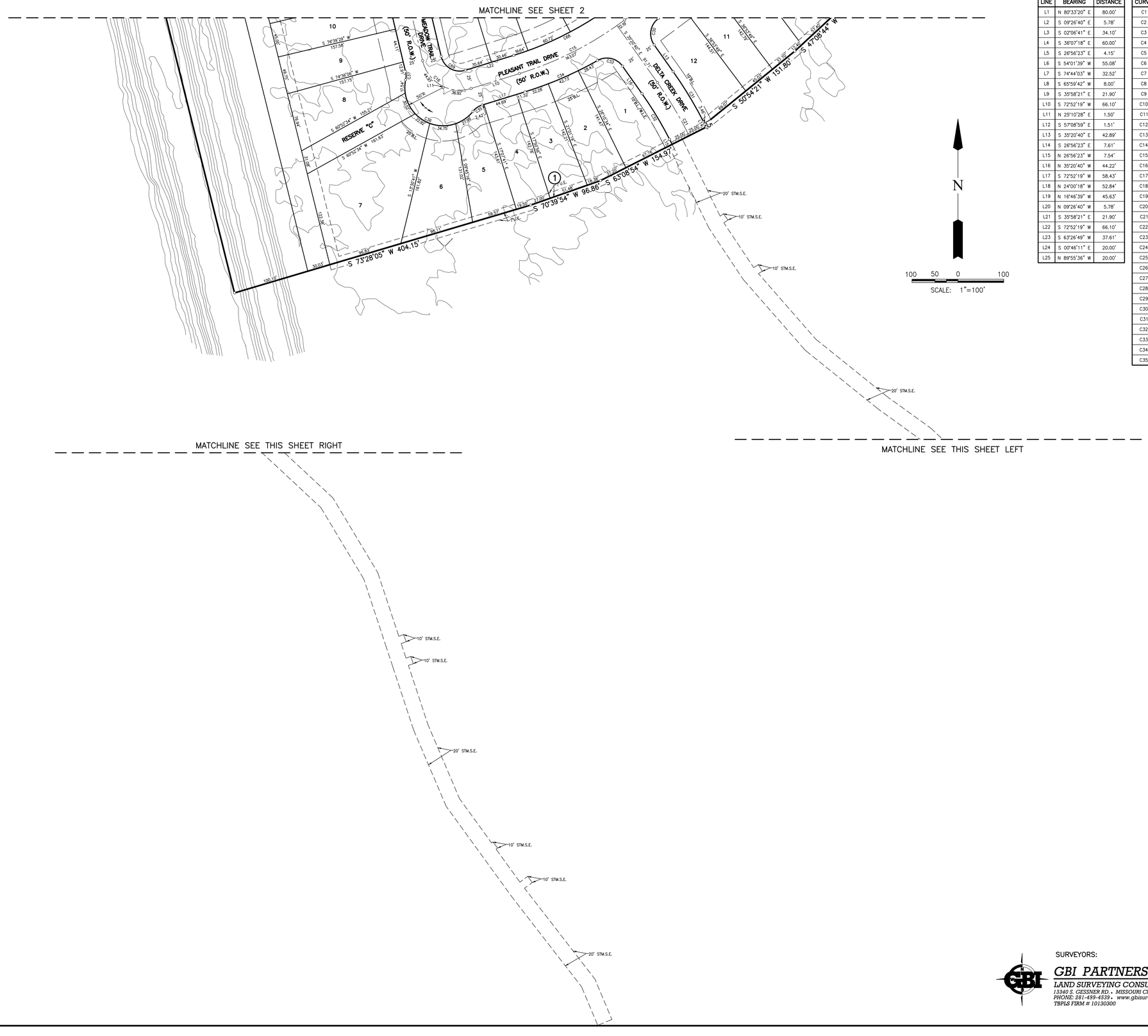
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 2 OF 3

SIENNA PLANTATION SECTION 28
LJA JOB No. 1416-1428P

LAST SAVE: 2/21/2019 2:03 PM BY: MARIE ESCUE – PLOT DATE: 2/21/2019 2:22 PM BY: MARIE ESCUE MYLAR CHECK: SURVEY _____ PLATTING MGR. _____
PATH NAME: L:\PROJDSK1\PLATTING\1416\PLATS\SIENNA PLANTATION SECTION 28.DWG



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 80°33'20" E	80.00'
L2	S 09°26'40" E	5.78'
L3	S 02°06'41" E	34.10'
L4	S 36°07'18" E	60.00'
L5	S 26°56'23" E	4.15'
L6	S 54°01'39" W	55.08'
L7	S 74°44'03" W	32.52'
L8	S 65°59'42" W	8.00'
L9	S 35°58'21" E	21.90'
L10	S 72°52'19" W	66.10'
L11	N 25°10'28" E	1.50'
L12	S 57°08'59" E	1.51'
L13	S 35°20'40" E	42.89'
L14	S 26°56'23" E	7.61'
L15	N 26°56'23" W	7.54'
L16	N 35°20'40" W	44.22'
L17	S 72°52'19" W	58.43'
L18	N 24°00'18" W	52.84'
L19	N 16°46'39" W	45.63'
L20	N 09°26'40" W	5.78'
L21	S 35°58'21" E	21.90'
L22	S 72°52'19" W	66.10'
L23	S 63°26'49" W	37.61'
L24	S 00°46'11" E	20.00'
L25	N 89°55'36" W	20.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	692.00'	21°47'06"	263.11'	261.53'	N 65°09'37" E
C2	642.00'	7°05'11"	79.40'	79.35'	N 57°48'39" E
C3	100.00'	109°12'05"	190.59'	163.03'	S 64°02'43" E
C4	300.00'	7°19'59"	38.40'	38.37'	S 05°46'40" E
C5	300.00'	9°41'45"	50.77'	50.71'	S 08°57'33" E
C6	1170.00'	24°09'55"	493.46'	489.81'	S 23°53'23" E
C7	25.00'	90°00'00"	39.27'	35.36'	S 80°58'21" E
C8	25.00'	90°48'55"	39.63'	35.61'	S 08°37'12" W
C9	1570.00'	1°06'44"	30.48'	30.48'	S 37°20'38" E
C10	1200.00'	26°31'41"	555.60'	550.65'	S 22°42'30" E
C11	450.00'	15°46'05"	123.84'	123.45'	S 58°06'40" W
C12	450.00'	24°30'25"	192.48'	191.01'	N 62°28'50" E
C13	1400.00'	11°58'03"	292.42'	291.89'	S 29°59'19" E
C14	50.00'	89°04'32"	77.73'	70.14'	N 08°33'55" E
C15	450.00'	19°46'08"	155.26'	154.50'	N 62°59'15" E
C16	50.00'	93°47'10"	81.84'	73.01'	S 60°14'06" E
C17	4000.00'	1°41'24"	117.98'	117.98'	N 14°11'13" W
C18	50.00'	79°01'33"	68.96'	63.63'	S 24°28'52" W
C19	450.00'	15°57'10"	125.29'	124.89'	N 56°01'04" E
C20	450.00'	17°22'39"	136.48'	135.96'	S 56°43'48" W
C21	500.00'	8°24'18"	73.35'	73.28'	N 31°08'31" W
C22	1630.00'	1°55'39"	54.84'	54.84'	N 36°56'10" W
C23	1230.00'	5°23'27"	115.73'	115.69'	N 33°16'37" W
C24	25.00'	83°25'24"	36.40'	33.27'	N 72°17'36" W
C25	25.00'	94°04'36"	41.05'	36.59'	S 18°57'24" W
C26	1375.00'	8°04'29"	193.78'	193.62'	S 32°07'08" E
C27	25.00'	37°52'54"	16.53'	16.23'	S 55°05'49" E
C28	50.00'	146°42'52"	128.03'	95.81'	S 00°40'51" E
C29	25.00'	19°34'24"	8.54'	8.50'	S 62°53'23" W
C30	25.00'	88°26'51"	38.59'	34.87'	S 08°52'45" W
C31	525.00'	8°24'18"	77.01'	76.94'	S 31°08'31" E
C32	475.00'	8°24'18"	69.68'	69.62'	N 31°08'31" W
C33	25.00'	84°15'39"	36.77'	33.54'	N 77°28'30" W
C34	475.00'	12°28'38"	103.44'	103.24'	S 66°38'00" W
C35	25.00'	34°21'49"	14.99'	14.77'	S 55°41'25" W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C36	50.00'	153°13'45"	133.72'	97.28'	N 64°52'37" W
C37	25.00'	25°04'46"	10.94'	10.86'	N 00°48'08" W
C38	3975.00'	1°41'24"	117.24'	117.24'	N 14°11'13" W
C39	25.00'	29°13'18"	12.75'	12.61'	N 29°38'33" W
C40	50.00'	149°18'12"	130.29'	96.43'	N 30°23'54" E
C41	25.00'	44°17'51"	19.33'	18.85'	N 82°54'04" E
C42	425.00'	12°42'39"	94.29'	94.09'	N 54°23'49" E
C43	475.00'	11°41'35"	96.94'	96.77'	N 53°53'17" E
C44	25.00'	83°44'22"	36.54'	33.37'	N 17°51'53" E
C45	25.00'	39°20'45"	17.17'	16.83'	N 43°40'40" W
C46	50.00'	275°17'24"	240.24'	67.37'	N 74°17'39" E
C47	25.00'	55°56'39"	24.41'	23.45'	S 03°58'02" W
C48	25.00'	90°00'00"	39.27'	35.36'	S 69°00'18" E
C49	25.00'	91°59'50"	40.14'	35.97'	N 19°59'47" E
C50	1230.00'	14°47'10"	317.42'	316.54'	N 18°36'32" W
C51	300.00'	5°33'42"	29.12'	29.11'	N 13°59'48" W
C52	300.00'	7°19'59"	38.40'	38.37'	N 13°06'40" W
C53	25.00'	79°01'33"	34.48'	31.81'	N 24°28'52" E
C54	475.00'	15°57'10"	132.25'	131.83'	N 56°01'04" E
C55	425.00'	10°07'09"	75.06'	74.96'	N 53°06'03" E
C56	25.00'	97°50'05"	42.69'	37.69'	S 72°55'20" E
C57	25.00'	79°54'53"	34.87'	32.11'	S 15°57'09" W
C58	475.00'	5°40'57"	47.11'	47.09'	S 53°04'06" W
C59	425.00'	21°52'41"	162.28'	161.30'	S 61°09'58" W
C60	25.00'	93°14'19"	40.68'	36.34'	N 61°16'32" W
C61	4025.00'	0°22'33"	26.39'	26.39'	N 14°50'38" W
C62	25.00'	86°14'12"	37.63'	34.18'	N 29°46'35" E
C63	475.00'	22°40'04"	187.92'	186.70'	N 61°33'39" E
C64	425.00'	3°40'49"	27.30'	27.30'	N 52°04'02" E
C65	25.00'	97°56'28"	42.73'	37.72'	S 77°07'19" E
C66	1425.00'	7°49'16"	194.52'	194.37'	S 32°03'43" E
C67	25.00'	89°04'32"	38.87'	35.07'	S 08°33'55" W
C68	425.00'	19°46'08"	146.64'	145.91'	S 62°59'15" W
C69	25.00'	93°47'10"	40.92'	36.50'	N 60°14'06" W

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.830	79,731	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.346	15,059	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
C	0.108	4,706	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
D	0.724	31,550	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
E	2.421	105,458	RESTRICTED TO LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
F	0.120	5,231	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
G	0.063	2,763	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
TOTAL	5.612	244,498		

LEGEND

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

PRELIMINARY PLAT OF

SIENNA PLANTATION SECTION 28

A SUBDIVISION OF 26.732 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

83 LOTS 7 RESERVES (5.612 ACRES) 4 BLOCKS

FEBRUARY 20, 2019 JOB NO. 1416–1428P

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

13340 S. GESSNER RD. • MISSOURI CITY, TX 77489

PHONE: 281-499-4539 • 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

SIENNA PLANTATION SECTION 28
LJA JOB No. 1416–1428P

LAST SAVE: 2/21/2019 2:03 PM BY: MARIE ESCUE – PLOT DATE: 2/21/2019 2:22 PM BY: MARIE ESCUE
PATH NAME: I:\PROJDSK1\PLATTING\1416\PLATS\SIENNA PLANTATION SECTION 28.DWG

MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 13, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Sienna Plantation Section 30
AGENDA ITEM NUMBER:	6.A.(2)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services for OTS **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

---

PERMIT NUMBER:	PLAT1900126
PROPERTY ID:	0031-00-000-3036-907
LOCATION:	South of Plantation River Parkway, east of the Brazos River and west of Heritage Park Drive

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.

   b. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11). **Please label the properties to the south and west of the subject site.**

   c. Please revise the page numbering listed on sheet 3. The page number is referenced as sheet "2 of 2".

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

   a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.

   b. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.

   c. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).

   d. 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

   None

B. STANDARD PLAT NOTES:

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

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

None

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

   a. Please revise or clarify plat note #6 that states the plat lies within MUD No. 4. It appears that this section in located in MUD No. 6.

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

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

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat:	Sienna Plantation Section 30
2. Name of conceptual plan that encompasses this plat (if applicable):	~~Sienna Plantation 2D~~ Sienna Plantation 2E
3. Type of use (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	Toll GTIS Property Owner, LLC (Jimmie Jenkins)
Mailing Address:	10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064
Phone No.:	(281) 894-8655
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. (Marie Escue)
Mailing Address:	1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449
Phone No.:	(713) 380-4443
Email:	mescue@lja.com
6. Is plat located inside the City limits or City's ETJ? (Circle One):	CITY LIMITS ETJ
7. Is plat located inside the City's ETJ? (Circle One):	YES NO
8. Total acreage:	34.914
9. Estimated # of Sections:	1 Blocks: 3 Reserves: 7
10. Estimated # of residential lots/dwelling units:	85
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: ____ Public Streets: 5.107 Residential Lots: 18.343 Lakes/Ponds (non-recreational): ____ Irrigation/Drainage Canals: ____ Recreational Uses: ____ Utility Easements: ____ Public Parkland: ____ Other (explain): Landscape/Utilities/Drainage (acres): 11.464
12. Residential lot dimensions:	Average: 145'x60' Smallest: 130'x60'
13. Lot area:	Non cul-de-sac: 8,700sqft. Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: 60' Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: 60' Cul-de-sac:
16. Depth:	Non cul-de-sac: 145' Cul-de-sac
17. Block Length: ____	Average: 630' Longest: 1478' Shortest: 110'
18. Type of Streets (Circle One):	Public Private Combination Public/Private
19. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:	Sienna Plantation Municipal Utility District No. 6

NOTES:

1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
   SURVEY MARKER NO. PCM-011
   ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)

2. T.B.M. INDICATES TEMPORARY BENCHMARK
   FND. 5/8 INCH IRON ROD WITH CAP MARKED "_____"
   ELEV. = _____ 2001 ADJUSTMENT

3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986765I.

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

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 3205.39 DATED DECEMBER 11, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. 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.

7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 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. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

8. THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE 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.

10. 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 PONDING 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.

11. 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.

12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.

15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

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

17. SIDEWALKS SHALL BE BUILD 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.

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

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

20. IN ACCORDANCE WITH 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.

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

22. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.

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

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

25. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.

26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.

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

28. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

29. THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.

30. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.

31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOME OWNERS ASSOCIATION (HOA).

32. 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.

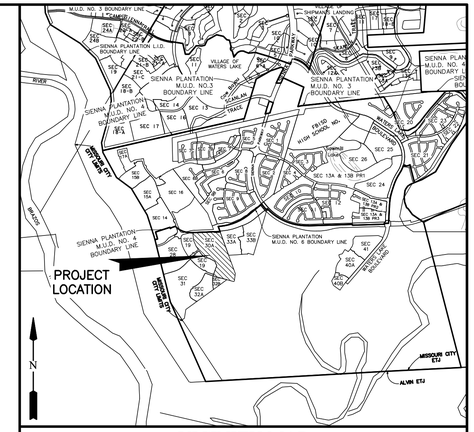
34. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

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 RIGH-OF-WAY.

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



VICINITY MAP
SCALE: 1"=2,000 MILE

KEY MAP NO. 650T

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 _____, 2019.

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

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
KP GEORGE
COUNTY JUDGE

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

_____
KEN R. DEMERCHANT
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

SIENNA PLANTATION
SECTION 30

A SUBDIVISION OF 34.914 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

85 LOTS 7 RESERVES (11.464 ACRES) 3 BLOCKS

FEBRUARY 20, 2019 JOB NO. 1416-1530P

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
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • 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

MYLAR CHECK: _____
CAD: _____
Path\Name : I:\Projdsk1\PLATTING\1416\PLATS\Sienna Plantation Section 30.dwg
Date\Time : Thu, 21 Feb 2019 - 8:50pm

SIENNA PLANTATION
SECTION 30

A SUBDIVISION OF 34.914 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

85 LOTS 7 RESERVES (11.464 ACRES) 3 BLOCKS

FEBRUARY 20, 2019 JOB NO. 1416-1530P

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
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • 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

SHEET 2 OF 3

MYLAR CHECK: _____

CAD: _____

Path\Name : I:\Projdsk1\PLATTING\1416\PLATS\Sienna Plantation Section 30.dwg

Date\Time : Thu, 21 Feb 2019 - 8:50pm

N

60 30 0 60

SCALE: 1"=60'

LEGEND

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 75°16'50" W	50.01'
L2	N 74°38'01" W	114.12'
L3	N 15°21'59" E	33.77'
L4	N 24°34'13" W	172.27'
L5	N 75°21'50" W	90.31'
L6	N 47°15'49" W	152.47'
L7	N 33°41'24" W	148.13'
L8	S 52°27'34" W	183.86'
L9	S 35°58'21" E	7.18'
L10	S 54°01'39" W	50.00'
L11	S 54°01'39" W	9.35'
L12	N 36°07'18" W	60.00'
L13	N 54°01'39" E	9.51'
L14	N 54°01'39" E	50.00'
L15	S 35°58'21" E	2.80'
L16	N 52°27'34" E	184.49'
L17	N 33°41'24" W	161.72'
L18	N 05°06'50" W	48.28'
L19	N 05°06'50" W	152.68'
L20	N 54°01'39" E	9.43'
L21	N 80°06'02" E	52.82'
L22	N 62°23'05" E	30.57'
L23	S 35°58'21" E	110.01'
L24	N 03°38'31" W	8.86'
L25	S 03°38'31" E	55.54'
L26	N 34°17'05" E	2.00'
L27	N 21°14'48" W	12.40'
L28	N 11°52'03" E	13.00'
L29	N 34°28'09" W	102.15'
L30	S 86°21'29" W	22.05'
L31	S 03°38'31" E	65.00'
L32	S 80°06'02" W	52.82'
L33	N 34°28'09" W	109.13'
L34	S 03°38'31" E	55.54'
L35	S 80°06'02" W	52.82'
L36	N 79°04'47" W	14.05'
L38	S 40°28'14" W	20.00'
L39	N 50°41'55" W	20.00'
L40	S 54°02'51" W	31.77'
L42	S 65°32'14" E	20.00'
L43	N 25°37'56" E	20.00'
L46	S 29°46'45" E	20.00'
L47	S 69°25'52" W	20.00'
L48	N 45°00'00" E	58.54'
L49	S 62°22'12" W	60.15'
L50	S 52°03'39" W	61.92'
L51	S 19°31'31" E	66.58'
L52	S 03°38'31" E	61.84'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	865.00'	4°39'10"	70.24'	N 85°13'24" E	70.23'
C2	25.00'	90°38'50"	39.55'	N 29°18'36" W	35.55'
C3	25.00'	89°21'10"	38.99'	S 60°41'24" W	35.16'
C4	70.00'	99°12'37"	121.21'	N 70°10'27" W	106.62'
C5	25.00'	88°25'54"	38.59'	S 08°14'37" W	34.87'
C6	25.00'	90°53'28"	39.66'	N 81°25'05" W	35.63'
C7	8030.00'	0°53'28"	124.89'	S 53°34'55" W	124.88'
C8	7970.00'	0°54'12"	125.67'	N 53°34'33" E	125.67'
C9	25.00'	89°05'48"	38.88'	N 08°34'33" E	35.08'
C10	25.00'	91°34'06"	39.95'	S 81°45'23" E	35.84'
C11	70.00'	88°49'50"	108.53'	N 05°06'50" W	97.98'
C12	8000.00'	1°34'06"	218.97'	N 53°14'37" E	218.96'
C13	450.00'	27°38'29"	217.09'	N 66°16'48" E	215.00'
C14	450.00'	17°42'58"	139.14'	N 71°14'34" E	138.59'
C15	450.00'	32°14'20"	253.20'	N 18°20'59" W	249.88'
C16	50.00'	90°00'00"	78.54'	S 48°38'31" E	70.71'
C17	450.00'	23°58'24"	188.29'	S 15°37'43" E	186.92'
C18	1500.00'	7°38'34"	200.09'	S 23°47'38" E	199.94'
C19	450.00'	35°59'09"	282.63'	S 01°58'46" E	278.01'
C20	475.00'	1°18'32"	10.85'	N 53°06'50" E	10.85'
C21	25.00'	88°14'15"	38.50'	N 09°38'58" E	34.81'
C22	475.00'	26°21'49"	218.56'	N 21°17'15" W	216.64'
C23	25.00'	85°32'11"	37.32'	N 50°52'26" W	33.95'
C24	25.00'	38°17'32"	16.71'	S 67°12'43" W	16.40'
C25	50.00'	275°01'48"	240.01'	N 05°34'51" E	67.54'
C26	25.00'	56°44'16"	24.76'	S 65°16'23" E	23.76'
C27	25.00'	38°08'48"	16.64'	N 67°17'05" E	16.34'
C28	50.00'	153°01'44"	133.54'	S 55°16'27" E	97.24'
C29	25.00'	24°52'56"	10.86'	S 08°47'57" W	10.77'
C30	425.00'	23°58'24"	177.83'	S 15°37'43" E	176.53'
C31	1525.00'	7°38'34"	203.43'	S 23°47'38" E	203.27'
C32	475.00'	34°51'44"	289.02'	S 02°32'29" E	284.58'
C33	25.00'	93°01'20"	40.59'	S 31°37'17" E	36.28'
C34	25.00'	60°26'24"	26.37'	N 71°38'50" E	25.17'
C35	50.00'	273°18'00"	238.50'	S 01°55'22" E	68.65'
C36	25.00'	32°51'36"	14.34'	N 61°42'10" W	14.14'
C37	25.00'	85°51'14"	37.46'	S 58°56'26" W	34.05'
C38	425.00'	35°59'09"	266.93'	N 01°58'46" W	262.56'
C39	1475.00'	2°37'15"	67.47'	N 21°16'58" W	67.46'
C40	25.00'	88°39'12"	38.68'	N 66°55'12" W	34.94'
C41	25.00'	59°54'29"	26.14'	S 38°47'58" W	24.97'
C42	50.00'	273°36'33"	238.77'	N 34°21'00" W	68.45'
C43	25.00'	33°42'04"	14.70'	N 85°36'14" E	14.49'
C44	25.00'	95°18'20"	41.58'	N 21°06'02" E	36.95'
C45	1475.00'	1°03'47"	27.37'	N 27°05'02" W	27.37'
C46	25.00'	87°44'40"	38.29'	N 71°29'15" W	34.65'
C47	475.00'	15°27'38"	128.17'	S 72°22'13" W	127.78'
C48	425.00'	27°38'29"	205.03'	S 66°16'48" W	203.05'
C49	25.00'	80°15'22"	35.02'	N 74°35'50" W	32.22'
C50	425.00'	25°14'40"	187.25'	N 21°50'49" W	185.74'
C51	25.00'	95°34'58"	41.71'	N 38°34'00" E	37.04'
C52	25.00'	90°00'00"	39.27'	S 48°38'31" E	35.36'
C53	475.00'	16°28'52"	136.63'	S 11°52'57" E	136.16'
C54	25.00'	84°42'56"	36.96'	S 22°14'04" W	33.69'
C55	425.00'	15°30'30"	115.04'	S 72°20'47" W	114.68'
C56	475.00'	14°49'34"	122.91'	S 72°41'16" W	122.57'

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.031	1,372	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
B	0.043	1,860	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
C	0.226	9,839	RESTRICTED TO UTILITIES/DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT 6
D	2.408	104,892	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
E	8.637	376,206	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
F	0.071	3,113	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
G	0.480	2,078	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
TOTAL	11.464	499,360		

SIENNA PLANTATION
SECTION 30

A SUBDIVISION OF 34.914 ACRES OF LAND SITUATED IN THE
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

85 LOTS 7 RESERVES (11.464 ACRES) 3 BLOCKS

FEBRUARY 20, 2019 JOB NO. 1416-1530P

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

13340 S. GESSNER RD. • MISSOURI CITY, TX 77489

PHONE: 281-499-4539 • 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

MYLAR CHECK: _____

CAD: _____

Path\Name : I:\Projdsk1\PLATTING\1416\PLATS\Sienna Plantation Section 30.dwg

Date\Time : Thu, 21 Feb 2019 - 8:50pm

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 13, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Parks Edge Lift Station
AGENDA ITEM NUMBER:	6.A.(3)
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

---

PERMIT NUMBER:	PLAT1900121
PROPERTY ID:	0013-00-000-0600-907
LOCATION:	North of Lake Olympia Boulevard, east of Park Vista Drive

ZONING DISTRICT DESIGNATION: PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The site is subject to a Development Agreement created for the Missouri City Management District No. 1 to provide development standards, utility and road agreements.

RECOMMENDED ACTION:

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

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

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

as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested. **Please provide a revised conceptual plan and indicate the location of this proposed lift station within the boundaries.**

   b. Building lines shall be labeled in accordance with Section 2.D(17). **Please revise the front building line as shown to be consistent with R-2, single family district.**

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

   None.

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

   None.

B. STANDARD PLAT NOTES:

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

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

   a. Please clarify the ownership of the lift station reserve as referenced in plat note #23 to be the Parks Edge Homeowners Association.

   b. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."

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

   None.

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

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

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat:	Parks Edge Lift Station
2. Name of conceptual plan that encompasses this plat (if applicable):	Parks Edge (conditionally approved 09-12-2018)
3. Type of use (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	DRH Land Opportunities I, Inc. - Chris Lindhorst
Mailing Address:	14100 SW Freeway, Suite 500 Houston, TX 77478
Phone No.:	(281) 566 - 2100 Fax No.: ( ) -
Email:	clindhorst@drhorton.com
5. Applicant's name (Engineer, Planner, Architect, Etc.):	META Planning + Design
Mailing Address:	24275 Katy Freeway Ste.200 Katy, TX 77494
Phone No.:	(281) 749 - 1803 Fax No.: ( ) -
Email:	kparker@metaplanningdesign.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:	0.15
9. Estimated # of Sections:	0 Blocks: 1 Reserves: 1
10. Estimated # of residential lots/dwelling units:	0 lots
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): drill site (acres): 0.15
12. Residential lot dimensions:	Average: _____ Smallest: _____
13. Lot area:	Non cul-de-sac: Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: Cul-de-sac:
16. Depth:	Non cul-de-sac: Cul-de-sac
17. Block Length: _____	Average: _____ Longest: _____ Shortest: _____
18. Type of Streets (Circle One):	Public Private Combination Public/Private
19. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:	FORT BEND COUNTY MUD 48

META PLANNING + DESIGN
© 2018, ALL RIGHTS RESERVED

GENERAL NOTE:

1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "W.L.E." INDICATES WATER LINE EASEMENT.
4.) "STM. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
5.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
6.) "L.S." INDICATES LIFT STATION SITE.
7.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public 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 in 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.

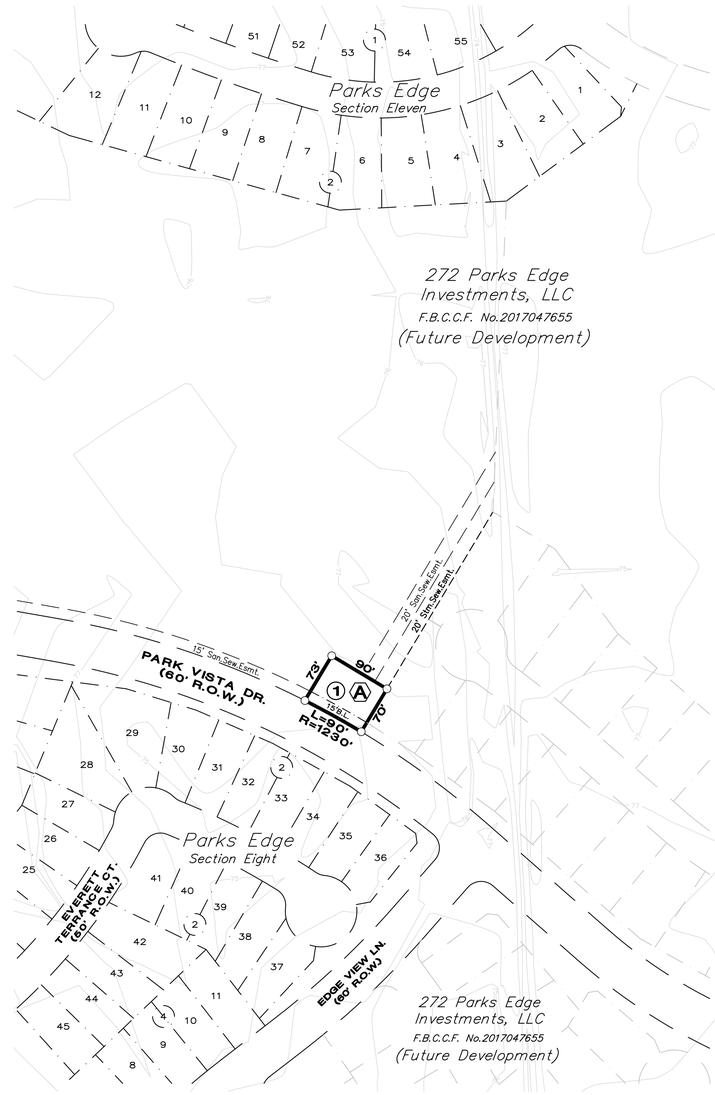
8.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
9.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
10.) CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER #PCM-003 LOCATED AT NORTHWEST CORNER OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD WITH A PUBLISHED ELEVATION OF 66.07, NAVD '88, 2001 ADJ.;

THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ.

11.) T.B.M. 5/8" IRON ROD CAP ELEVATION, 62.96'. ELEVATIONS BASED ON U.S.C. &G.S. MONUMENT STAMPED SUGARLAND 1942-1, ELEVATION: 62.96 FEET N.G.V.D. 1929, 1973 ADJUSTMENT.
12.) IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ACTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
13.) DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
14.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
15.) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE PARKS EDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014)
16.) ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY OF MISSOURI CITY.
17.) ALL SLAB ELEVATIONS SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOUT THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES. THE MINIMUM SLAB ELEVATION FOR SECTION 2 IS 75.50'.
18.) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
19.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
20.) REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
21.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
22.) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
23.) RESERVES CREATED BY THIS PLAT WILL BE OWNED AND MAINTAINED BY THE PARKS EDGE HOMEOWNERS ASSOCIATION.
24.) BASED ON FEMA FIRM PANEL NO. 48157C0285L, DATED APRIL 2, 2014, THE PROPERTY LIES PARTIALLY WITHIN ZONES AE, X, AND SHADED X. THIS PROPERTY IS CURRENTLY BEING FILLED ABOVE THE 100-YEAR FLOODPLAIN ELEVATION. ONCE THE FILL HAS BEEN PLACED AND VERIFIED, THE LETTER OF MAP REVISION BASED ON FILL (LOMR-F) WILL BE SUBMITTED TO FEMA FOR APPROVAL. BUILDING PERMITS WILL NOT BE RELEASED BY THE CITY OF MISSOURI CITY UNTIL FEMA HAS APPROVED THE LOMR-F.
25.) THERE IS 1 PIPELINE EASEMENT WITHIN THE LIMITS OF THE SUBDIVISION AS PER SECTION 82-97 (5)
26.) DRIVEWAY LOCATION – FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
27.) THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS.
28.) IN ACCORDANCE WITH PD, PLANNED DEVELOPMENT DISTRICT #95 (ORDINANCE O-15-52) THERE SHALL BE A REAR YARD OF NOT LESS THAN 8 FEET. EXCEPT AS SPECIFICALLY SET FORTH IN THE RESIDENTIAL BUILDER GUIDELINES, ADOPTED AS EXHIBIT D BY ORDINANCE O-15-52, A SIDE YARD OF ZERO (0) FEET IS ALLOWED, THE COMBINED SIDE YARDS BETWEEN A BUILDING ON A GIVEN LOT AND A BUILDING ON AN ADJACENT LOT SHALL BE NOT LESS THAN TEN FEET.
29.) ALL DRAINAGE AND FLOOD WAY 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.
30.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUES BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS {THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (D)} OR {THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION (E)} OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
31.) 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.

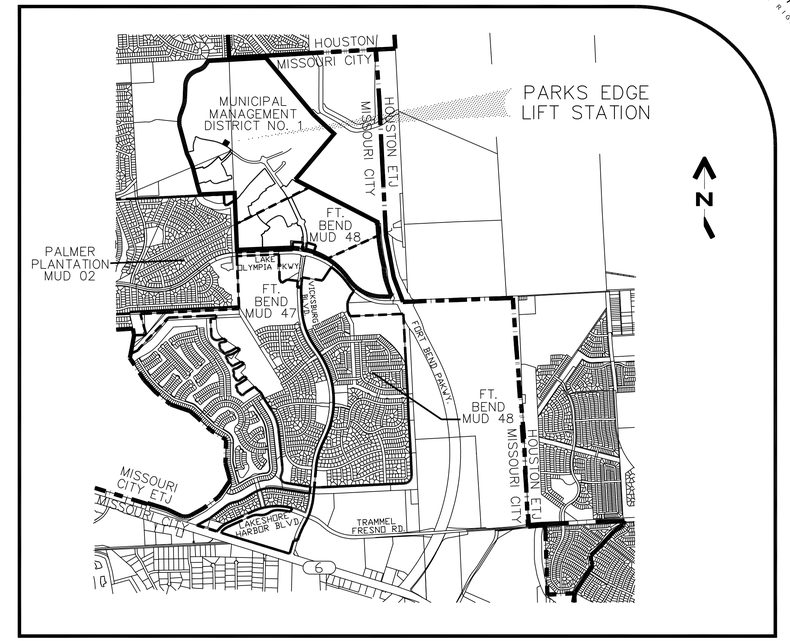
DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MISSOURI CITY SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF MISSOURI CITY PLANNING AND ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



NOTE:

(A) RESTRICTED RESERVE "A"
LIFT STATION
±0.15 ACRE



Vicinity Map
Scale: 1" = 2000'

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 PARKS EDGE SECTION SIX WHERE BUILDING SETBACK LINE OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

A PRELIMINARY PLAT OF

PARKS EDGE
LIFT STATION

BEING 0.15± ACRES OF LAND
CONTAINING ONE RESERVE IN ONE BLOCK.

OUT of THE
DAVID BRIGHTON LEAGUE, A-13
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

DEVELOPER:
DRH LAND OPPORTUNITIES I, INC.
14100 SW FREEWAY, SUITE 500
SUGAR LAND, TEXAS 77478
ATTN. CHRIS LINDHORST
(281) 566-2100

ENGINEER:
JONES & CARTER
6335 GULFTON, SUITE 100
HOUSTON, TEXAS 77081
ATTN. MR. SEAN BURCH
(713) 777-5337

PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

SCALE: 1" = 100'
0 50 100 200

FEBRUARY 21, 2019
MTA# 17002E

missouri CITY
TEXAS
the show me city.

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 13, 2019
AGENDA ITEM SUBJECT:	Final Plat of Parks Edge Section 6
AGENDA ITEM NUMBER:	6.A.(4)
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JTG for OTS **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director SK

PERMIT NUMBER:	PLAT1900124
PROPERTY ID:	0013-00-000-0502-907 (0013-00-000-0572-907)
LOCATION:	North of Lake Olympia Parkway; west of Park Vista Drive

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

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The site is subject to a Development Agreement created for the Missouri City Management District No. 1 to provide for utility and road agreements.

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. A parkland dedication was approved by the City Council on July 3, 2017. The approved dedication was for the provision of parkland. A cash payment for half of the number of platted lots ($32,900) is required to be made prior to final plat approval. A plat note should also be provided to reflect areas that have been identified as private parkland and/or containing a proposed trail. For example, Reserves A and B, are shown on the conceptual plan and the parkland dedication to contain a portion of the trail. Additionally, a proposed trails is shown along the street side of Edge View Lane.

   b. The **location, rights-of-way widths, and names** of all **existing** and **proposed public** and **private streets** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **The street name "Parkside" already exists within the city limits. Please provide a revised name for the "Parkside Court" segment.**

   c. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(8)(c).

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

   a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.

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

   None.

B. STANDARD PLAT NOTES:

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

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

a. All existing and proposed pipelines or pipeline easements through the subdivision have been shown.

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

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

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

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

APPLICATION FOR PLAT APPROVAL

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

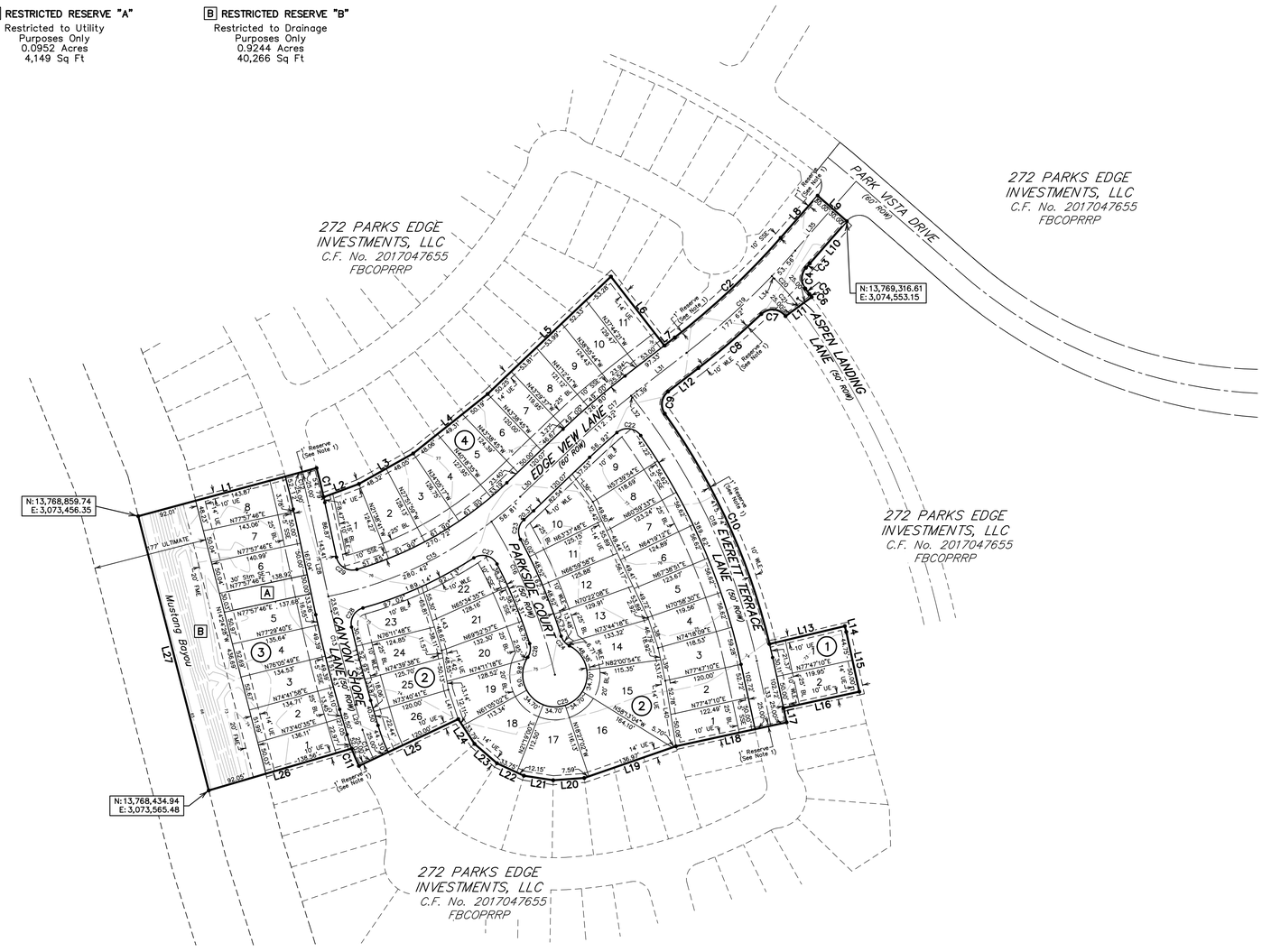
1. **Name of plat:** Parks Edge Section 6
2. **Name of preliminary plat that encompasses this plat** (if applicable): Parks Edge (conditionally approved 09-12-2018)
3. **Type of plat** (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. **Landowner's name** (If company or corporation, list chief officer): Mike Bohm
   Mailing Address: 14100 Southwest Freeway, Suite 500, Sugar Land TX 77478
   Phone No.: (281) 269 - 6832 Fax No.: ( ) -
   Email: MBohm@drhorton.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 Fax No.: (832) 913 - 4001
   Email: cjamnik@jonescarter.com
6. **Is plat located inside the City limits or City's ETJ?** (Circle One): CITY LIMITS ETJ

20. **Land distribution** (in acres)
   Private Streets: _____ Public Streets: 2.9227 Residential Lots: 7.5777
   Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: 0.9244 Recreational Uses: _____
   Utility Easements: 0.0952 Public Parkland: _____
   Other (explain): _____ (acres): _____
   TOTAL ACREAGE: 11.52

7. **Number of sections:** 1 **Blocks:** 4 **Reserves:** 2
8. **Number of residential lots/dwelling units:** 47
9. **Average lot area:** 46' · 128' **Typical lot area:** 46' · 128'
10. **Block Length:** **Average:** 900' **Longest:** 1081' **Shortest:** 258'
11. **Type of Streets** (Circle One): Public Private Combination Public/Private
12. **Type of Water System** (Circle One): Public Individual Water Wells Other (attach explanation)
13. **Type of Sanitary System** (Circle One): Public Individual Septic Tanks Other (attach explanation)
14. **Municipal Utility District:** missouri city management district no1

A RESTRICTED RESERVE "A"
Restricted to Utility Purposes Only
0.0952 Acres
4,149 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Drainage Purposes Only
0.9244 Acres
40,266 Sq Ft

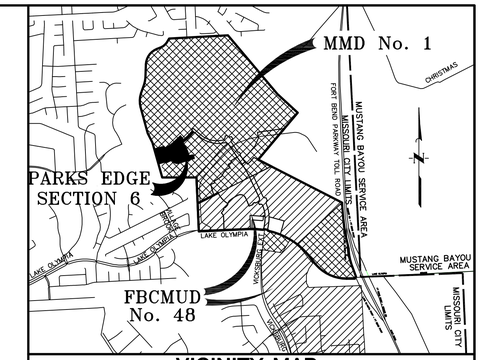


100-YEAR FLOOD PLAIN
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0285 L, DATED APRIL 2, 2014 & MAP NO. 48157C0295 L, DATED APRIL 2, 2014.

RESERVE TABLE

IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	UTILITY	0.0952	HOA
B	DRAINAGE	0.9244	FBC DD

0 50 100 200 300
SCALE: 1" = 100'



VICINITY MAP
Scale: 1" = 1/2 MILE

General Notes

1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

2) All block corner and cul-de-sac return to tangent radii are twenty five feet (25'). title fee thereto shall revert in the dedicator, his heirs, assigns or successors.

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

4) Restricted Reserve "A" is restricted to Utility space purposes only.
Restricted Reserve "A" is 0.0952 acres, 4,149 square feet.
Restricted Reserve "B" is restricted to drainage purposes only.
Restricted Reserve "B" is 0.9244 acres, 40,266 square feet.

5) All easements are centered on lot lines unless shown otherwise.

6) All building lines along street rights-of-way as shown on the plat.

7) Elevations shown hereon are based on Missouri City Benchmark PCM-007, located South of Pecan Court, 7.2 feet Northeast of the Northeast curb of Crown Valley Dr., 4 feet Northwest of the Northwest edge of a sidewalk on the North side of a bridge. 12.5 feet Northwest of an angle point in a fence with a published elevation of 68.78 feet, NAVD 88, 2001 adjustment.

8) Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.

9) 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.

10) 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.

11) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the HOA shall be responsible for such 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). Reserve "B" will be maintained by the Fort Bend County Drainage District.

12) All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.

13) 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.

14) All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.

15) Slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42-54 of the Missouri City Code of Ordinances. The minimum slab elevation for Parks Edge Sec 6 is 75.00

16) 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.

17) 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.

18) 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.

19) 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.

20) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732

21) Driveway Location – for the lot on the inside of a knuckle or 90 degree turn, driveway must be placed on the lot frontage along the inside approach lane prior to the right turn, to avoid sight obstruction safety hazards.

22) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.

23) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.

24) No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as the payment of money in lieu of parkland required under the provisions of subsection (e) of section 82-174 of the Code of Ordinances of the City of Missouri City, Texas, has been submitted and accepted by the city

25) In accordance with PD, planned development district #95 (Ordinance O-15-52) there shall be a rear yard of not less than 8 feet. Except as specifically set forth in the Residential Builder Guidelines, adopted as exhibit D by Ordinance O-15-52, a side yard of zero (0) feet is allowed, The combined side yards between a building on a given lot and a building on an adjacent lot shall not be less than ten feet.

26) Fort Bend County Drainage Distrcit shall be responsible for maintenance of the 177' Mustang Bayou drainage easement within Restricted Reserve "B".

27) Based on FEMA Firm Panel No. 48157C0295L, dated April 2, 2014, Lots 1 & 2, Block 3 within Parks Edge Sec 6 are located within Zone AE. These lots are currently being filled above the 100-year floodplain elevation. Once the fill has been placed and verified, the Letter of Map Revision based on Fill (LOMR-F) will be submitted to FEMA for approval. Building permits will not be released by the City of Missouri City until FEMA has approved the LOMR-F.

28) All property shall drain into drainage easements only through an approved drainage structure.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N74°54'00"E	285.80'
L2	N69°29'24"E	58.29'
L3	N60°40'14"E	96.37'
L4	N51°22'16"E	147.56'
L5	N46°24'36"E	263.66'
L6	S37°44'21"E	134.91'
L7	N52°15'39"E	20.39'
L8	N41°13'22"E	86.98'
L9	S48°46'38"E	60.00'
L10	S41°13'22"W	86.98'
L11	S53°52'49"W	50.00'
L12	S52°15'39"W	59.47'
L13	N76°35'29"E	119.80'
L14	S14°25'40"E	9.24'
L15	S12°16'13"E	94.75'
L16	S77°47'10"W	120.00'
L17	S12°12'50"E	22.61'
L18	S77°47'10"W	175.29'
L19	S70°53'54"W	150.25'
L20	S85°54'36"W	48.22'
L21	N81°11'30"W	45.90'
L22	N65°12'07"W	45.90'
L23	N49°12'44"W	45.90'
L24	N33°13'21"W	45.90'
L25	S64°46'21"W	170.00'
L26	S73°40'35"W	230.62'
L27	N14°24'28"W	438.65'
L28	N12°02'14"W	167.04'
L29	N16°19'19"W	40.50'
L30	N46°21'15"E	120.07'
L31	N52°15'39"E	97.33'
L32	N38°16'58"W	3.57'
L33	N12°12'50"W	102.72'
L34	N46°13'11"W	5.64'
L35	N41°13'22"E	86.98'
L36	N36°35'51"W	53.70'
L37	N25°26'52"W	198.38'
L38	N18°33'00"W	49.71'
L39	N12°19'58"W	52.04'
L40	N09°15'58"W	102.86'
L41	N18°41'44"W	48.03'
L42	N09°28'54"W	61.69'
L43	N17°23'33"W	103.92'

CURVE TABL

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1025.02'	2°35'22"	46.32'	S13°48'19"E	46.32'	23.17'
C2	1170.00'	11°02'17"	225.40'	N46°44'31"E	225.05'	113.05'
C3	1229.90'	0°25'42"	9.20'	S41°26'13"W	9.20'	4.60'
C4	25.00'	79°54'27"	34.87'	S01°41'51"W	32.11'	20.94'
C5	325.00'	1°52'57"	10.68'	S37°18'55"E	10.68'	5.34'
C6	1315.00'	0°15'15"	5.83'	S36°14'49"E	5.83'	2.92'
C7	25.00'	97°36'17"	42.59'	N84°55'20"W	37.62'	28.56'
C8	1230.00'	5°59'08"	128.49'	S49°16'05"W	128.44'	64.31'
C9	25.00'	87°42'50"	38.27'	S08°24'14"W	34.64'	24.02'
C10	1025.00'	22°02'41"	394.37'	S24°25'51"E	391.94'	199.65'
C11	335.00'	4°58'36"	29.10'	N22°44'21"W	29.09'	14.56'
C12	1000.00'	3°03'46"	53.46'	N13°34'07"W	53.45'	26.73'
C13	2000.00'	4°17'05"	149.56'	N14°10'47"W	149.53'	74.82'
C14	310.00'	8°54'21"	48.18'	N20°46'29"W	48.14'	24.14'
C15	600.00'	32°23'39"	339.23'	N62°33'05"E	334.73'	174.28'
C16	800.00'	18°27'50"	257.80'	N22°29'46"W	256.69'	130.03'
C17	1200.00'	5°54'24"	123.71'	N49°18'27"E	123.66'	61.91'
C18	1000.00'	26°04'08"	454.99'	N25°14'54"W	451.08'	231.50'
C19	1200.00'	11°02'17"	231.18'	N46°44'31"E	230.82'	115.95'
C20	300.00'	9°50'45"	51.55'	N41°17'49"W	51.49'	25.84'
C21	1280.00'	00°15'16"	5.72'	N36°14'49"W	5.72'	2.86'
C22	25.00'	95°44'55"	41.78'	N82°59'03"W	37.08'	27.64'
C23	25.00'	76°39'40"	33.45'	N09°52'33"E	31.01'	19.77'
C24	25.00'	46°16'36"	20.19'	N40°17'17"W	19.65'	10.68'
C25	50.00'	276°19'00"	241.13'	N74°43'55"E	66.71'	44.77'
C26	25.00'	50°17'28"	21.94'	N07°44'41"E	21.25'	11.74'
C27	25.00'	95°39'35"	41.74'	N75°05'10"W	37.06'	27.60'
C28	25.00'	87°12'25"	38.05'	N30°40'56"E	34.48'	23.81'
C29	25.00'	94°23'45"	41.19'	N59°14'07"W	36.69'	27.00'

PARKS EDGE
SECTION 6

A SUBDIVISION OF 11.52 ACRES OF LAND OUT OF THE DAVID BRIGHTON LEAGUE, A-13 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

47 LOTS 2 RESERVES 4 BLOCKS

FEBRUARY 2019

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS, LLC,
a Texas limited liability company
10003 NW Military Highway, Suite 2201
San Antonio, Texas 78231

DEVELOPER/OWNER:
D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:
JONES|CARTER
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10064100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:
JONES|CARTER
Texas Board of Professional Land Surveying Registration No. 100461-00
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
JANET M. BACCUS, P.E.

K:\15336\15336-0032-01 Parks Edge Section 6 Paving & Platting\2 Design Phase\CAD\PLAT\Parks Edge Section 6.dwg Feb 21,2019 – 12:43pm OKJ

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, acting by and through Chris Lindhorst, its Division President, and, Authorized Agent, attested by _____,_____ and 272 PARKS EDGE INVESTMENTS, _____ acting by and through _____ its _____, attested by _____ herein referred to as Owners of the 11.52 acre tract described in the above and foregoing plat of Parks Edge Section 6, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed;and do hereby bind myself, 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 11 feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for 14 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 thereon, whereby the aerial easements total 21 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 ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for 14 feet (14' 0") back-to-back ground easements or seven feet (7' 0") for 16 feet (16' 0") back-to-back ground easements, from a plane 16 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 thereon, whereby the aerial easements total 30 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 Parks Edge Section 6 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, the D.R. Horton – Texas, Ltd., a Texas Limited Partnership, by it's authorized agent has caused these presents to be signed by Chris Lindhorst, its Division President, thereunto authorized, attested by it's _____,_____ and its common seal hereunto affixed this _____ day of _____, 2019 and 272 PARKS EDGE INVESTMENTS, _____ has caused these present to be signed by _____, it's _____ hereunto authorized, attested by it's_____, _____ and its common seal hereunto affixed this _____ day of _____, 2019.

D.R. Horton – Texas, Ltd.,
a Texas limited partnership

By: _____
Chris Lindhorst,
Division President

Attest: _____
Name:
Title:

272 PARKS EDGE INVESTMENTS
_____

By: _____
_____
_____

Attest: _____
Name:
Title:

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lindhorst, Division 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

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 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 and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

_____
Steven 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 Parks Edge Section 6 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this_____,

day of _____, 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

PARKS EDGE
SECTION 6

A SUBDIVISION OF 11.52 ACRES OF LAND
OUT OF THE
DAVID BRIGHTON LEAGUE, A-13
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

47 LOTS **2 RESERVES** **4 BLOCKS**

FEBRUARY 2019

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS, LLC,
a Texas limited liability company
10003 NW Military Highway, Suite 2201
San Antonio, Texas 78231

DEVELOPER/OWNER:
D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:
JONES|CARTER
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:
JONES|CARTER
Texas Board of Professional Land Surveying Registration No. 100461-00
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
JANET M. BACCUS, P.E.

K:\15336\15336-0032-01 Parks Edge Section 6 Paving & Platting\2 Design Phase\CAD\PLAT\Parks Edge Section 6.dwg Feb 21,2019 - 12:44pm CKJ

missouri CITY
TEXAS
the show me city.

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 13, 2019
AGENDA ITEM SUBJECT:	Final Plat of Parks Edge Section 7
AGENDA ITEM NUMBER:	6.A.(5)
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JTG for OTS **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director SK

PERMIT NUMBER:	PLAT1900123
PROPERTY ID:	0313-00-000-0126-907 / 0313-00-000-0180-907
LOCATION:	North of Lake Olympia Parkway, east of Parks Edge Boulevard

ZONING DISTRICT DESIGNATION: PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The site is subject to a Development Agreement created for the Missouri City Management District No. 1 to provide development standards, utility and road agreements.

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

    a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. A parkland dedication was approved by the City Council on July 3, 2017. The approved dedication was for the provision of parkland. A cash payment for half of the number of platted lots ($9,800) is required to be made prior to final plat approval. A plat note should also be provided to reflect areas that have been identified as private parkland and/or containing a proposed trail. For example, Reserve A is shown on the conceptual plan and the parkland dedication to contain a portion of the trail.

    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).

    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). **The tax certificate provided shows that taxes are due. Please provide an updated receipt of payment.**

    d. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(b). **Please provide for all owners.**

    e. 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). **Please ensure that any lienholder is reflected and remove the reference to the lienholder for Parks Edge Boulevard.**

    f. The plat for Park Vista Drive (PLAT1900127) must be approved and recorded prior to the subject plat.

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

    a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.

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

   None.

B. STANDARD PLAT NOTES:

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

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

   a. Plat note #1 and #13 are redundant. Please remove one.

   b. All existing and proposed pipelines or pipeline easements through the subdivision have been shown.

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

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

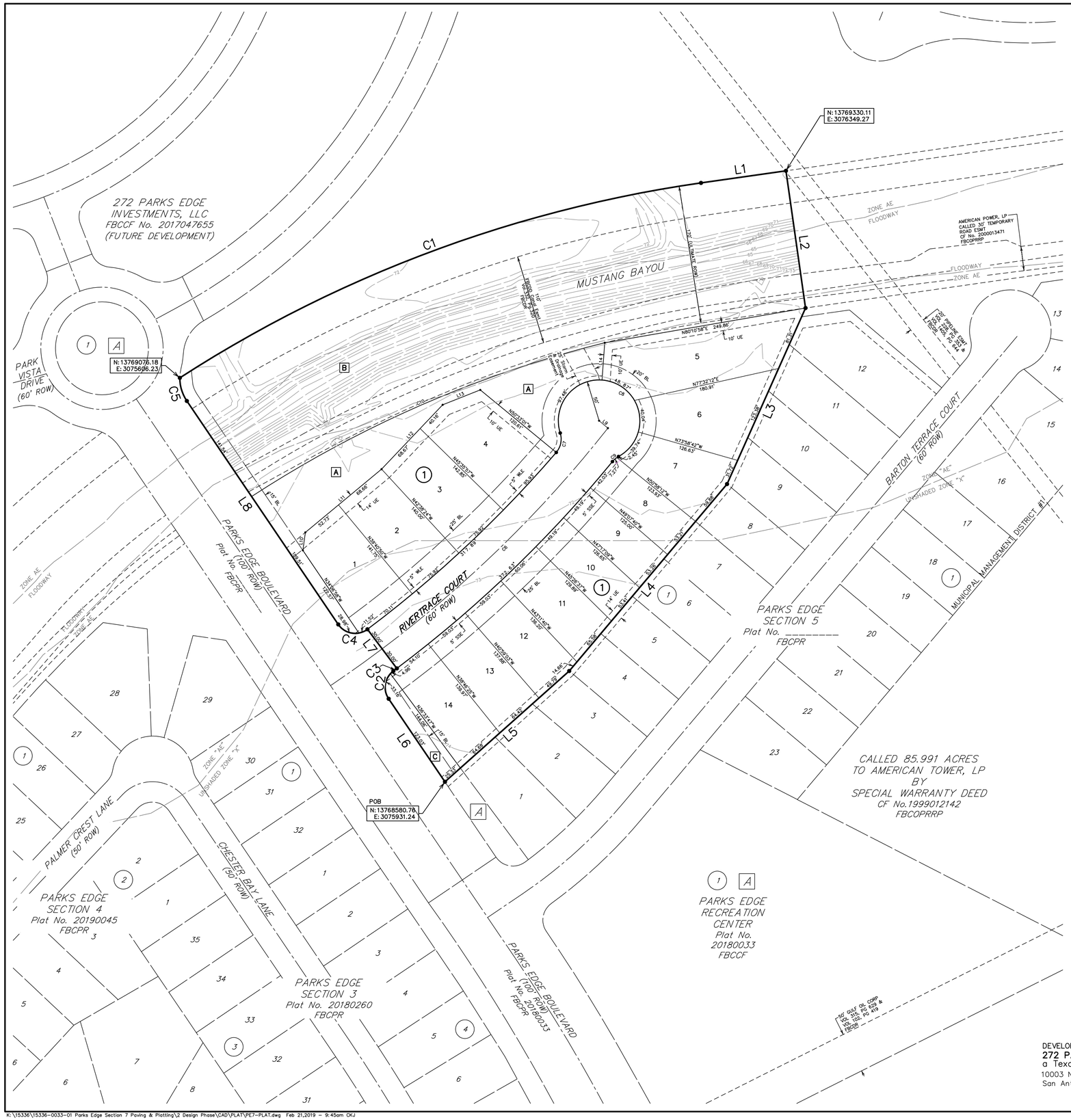
----------END OF REPORT----------

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

APPLICATION FOR PLAT APPROVAL

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

1. **Name of plat:** Parks edge Sec 7
2. **Name of preliminary plat that encompasses this plat** (if applicable): Parks Edge (conditionally approved 09-12-2018)
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): Mike Bohm
   Mailing Address: 14100 SW Freeway, suite 500 sugar land TX 78418
   Phone No.: (281) 269 - 6832 Fax No.: ( ) -
   Email:
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 Fax No.: ( ) -
   Email: cjamnik@jonescarter.com
6. **Is plat located inside the City limits or City's ETJ?** (Circle One): CITY LIMITS ETJ
20. **Land distribution** (in acres)
   Private Streets: _____ Public Streets: 0.656 Residential Lots: 3.034
   Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: 2.989 Recreational Uses: _____
   Utility Easements: _____ Public Parkland: _____
   Other (explain): landscape/open space (acres): 0.640
   TOTAL ACREAGE: 7.319
7. **Number of sections:** 1 **Blocks:** 1 **Reserves:** 3
8. **Number of residential lots/dwelling units:** 14
9. **Average lot area:** 58' x 130' **Typical lot area:** 58' x 130'
10. **Block Length:** **Average:** 388.28' **Longest:** 388.28' **Shortest:** 388.28'
11. **Type of Streets** (Circle One): Public Private Combination Public/Private
12. **Type of Water System** (Circle One): Public Individual Water Wells Other (attach explanation)
13. **Type of Sanitary System** (Circle One): Public Individual Septic Tanks Other (attach explanation)
14. **Municipal Utility District:** missouri city management district no. 1

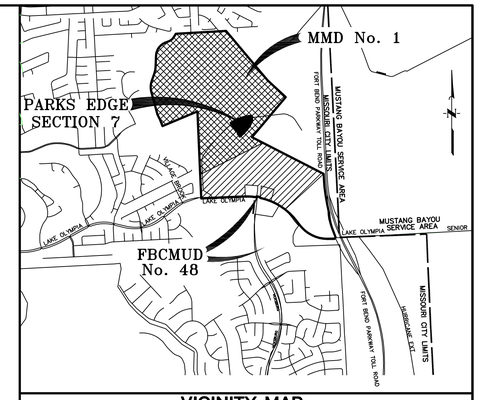


A RESTRICTED RESERVE "A"
RESTRICTED TO
LANDSCAPE/OPEN SPACE
PURPOSES ONLY
0.5687 ACRES
24,773 SQ FT

B RESTRICTED RESERVE "B"
RESTRICTED TO
DRAINAGE
PURPOSES ONLY
2.9890 ACRES
130,201 SQ FT

C RESTRICTED RESERVE "C"
RESTRICTED TO
LANDSCAPE/OPEN SPACE
PURPOSES ONLY
0.0710 ACRES
3,094 SQ FT

0 30 60 120 180
SCALE: 1" = 60'



FORT BEND COUNTY
KEY MAP: 610 Q

VICINITY MAP
Scale: NTS

General Notes

1) Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater.
2) All block corner and cul-de-sac return to tangent radii are twenty five feet (25').
3) AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
CF . . . . . "Clerk's File"
DE . . . . . "Drainage Easement"
Esmt . . . . . "Easement"
FC . . . . . "Film Code"
FBCDR . . . . . "Fort Bend County Deed Records"
FBCMR . . . . . "Fort Bend County Map Records"
FBCMUD . . . . . "Fort Bend County Municipal Utility District"
FBCOPR . . . . . "Fort Bend County Official Public Records"
FBCOPRRP . . . . "Fort Bend County Official Public Records of Real Property"
FBCPR . . . . . "Fort Bend County Plat Records"
FME . . . . . "Force Main Easement"
FND . . . . . "Found"
MMD No. 1 . . . . "Missouri City Management District Number 1"
No . . . . . "Number"
POB . . . . . "Point of Beginning"
ROW . . . . . "Right-of-Way"
Sq Ft . . . . . "Square Feet"
SSE . . . . . "Sanitary Sewer Easement"
Strm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol __, Pg __ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"
● . . . . . Set 3/4-inch Iron With Cap Stamped "Jones|Carter" as Per Certification
"F" . . . . . Found 3/4-inch Iron With Cap Stamped "Cotton Surveying"
4) Restricted Reserve "A" is restricted to landscape/open space space purposes only.
Restricted Reserve "A" is 0.5687 acres 24,773 square feet.
Restricted Reserve "B" is restricted to drainage purposes only.
Restricted Reserve "B" is 2.9890 acres 130,201 square feet.
Restricted Reserve "C" is restricted to landscape/open space purposes only.
Restricted Reserve "C" is 0.0710 acres 3,094 square feet.
5) All easements are centered on lot lines unless shown otherwise.
6) All building lines along street rights-of-way as shown on the plat.
7) Elevations shown hereon are based on Missouri City Benchmark PCM-007, located South of Pecan Court, 7.2 feet Northeast of the Northeast curb of Crown Valley Dr. 4 feet Northwest of the Northwest edge of a sidewalk on the North side of a bridge. 12.5 feet Northwest of an angle point in a fence with a published elevation of 68.78 feet, NAVD 88, 2001 adjustment.
8) Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
9) 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.
10) 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.
11) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the HOA shall be responsible for such 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). Reserve "B" will be maintained by the Fort Bend County Drainage District.
12) All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
13) 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.
14) All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
15) Slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42-54 of the Missouri City Code of Ordinances. The minimum slab elevation for Parks Edge Sec 7 is 75.10
16) 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.
17) 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.
18) 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.
19) 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.
20) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732
21) Driveway Location – for the lot on the inside of a knuckle or 90 degree turn, driveway must be placed on the lot frontage along the inside approach lane prior to the right turn, to avoid sight obstruction safety hazards.
22) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
23) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
24) No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as the payment of money in lieu of parkland required under the provisions of subsection (e) of section 82-174 of the Code of Ordinances of the City of Missouri City, Texas, has been submitted and accepted by the city
25) In accordance with PD, planned development district #95 (Ordinance O-15-52) there shall be a rear yard of not less than 8 feet. Except as specifically set forth in the Residential Builder Guidelines, adopted as exhibit D by Ordinance O-15-52, a side yard of zero (0) feet is allowed, the combined side yards between a building on a given lot and a building on an adjacent lot shall not be less than ten feet.
26) Based on FEMA Firm Panel No. 48157C0295L, dated April 2, 2014, Lots 1-30, Block 1, and Lots 1, 5-9, Block 2 within Parks Edge Sec 4 are located within Zone AE. These lots are currently being filled above the 100-year floodplain elevation. Once the fill has been placed and verified, the Letter of Map Revision based on Fill (LOMR-F) will be submitted to FEMA for approval. Building permits will not be released by the City of Missouri City until FEMA has approved the LOMR-F.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1590.00'	24°46'40"	687.61'	N69°29'08"E	682.26'	349.26'
C2	25.00'	87°22'07"	38.12'	N09°34'06"E	34.53'	23.88'
C3	1530.00'	0°12'02"	5.35'	N53°09'08"E	5.35'	2.68'
C4	25.00'	92°49'55"	40.51'	N80°31'55"W	36.22'	26.27'
C5	50.00'	34°29'52"	30.11'	N16°52'02"W	29.65'	15.52'
C6	1500.00'	14°49'53"	388.28'	N45°38'11"E	387.20'	195.23'
C7	25.00'	58°13'23"	25.40'	N11°33'01"E	24.33'	13.92'
C8	50.00'	259°07'36"	226.13'	N67°59'53"W	77.09'	60.52'
C9	25.00'	22°16'01"	9.72'	S50°25'54"W	9.65'	4.92'
C10	1420.00'	19°08'42"	474.48'	N66°27'34"E	472.28'	239.47'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N81°52'28"E	105.20'
L2	N08°07'32"W	170.00'
L3	S24°01'47"W	236.42'
L4	S40°09'26"W	300.00'
L5	S48°15'43"W	204.21'
L6	N34°06'58"W	123.03'
L7	N36°56'53"W	60.00'
L8	N34°06'58"W	331.05'
L9	N49°50'34"W	14.14'
L10	N08°05'30"E	22.22'
L11	N50°17'57"E	121.39'
L12	N43°30'11"E	108.83'
L13	N68°25'29"E	49.60'
L14	N04°08'26"E	45.85'

RESERVE TABLE

IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	LANDSCAPE/OPEN SPACE	0.5687	HOA
B	DRAINAGE	2.9890	FBCDD
C	LANDSCAPE/OPEN SPACE	0.0710	HOA

PARKS EDGE
SECTION 7

A SUBDIVISION OF 7.319 ACRES OF LAND
OUT OF THE
H. SHROPSHIRE SURVEY A-313
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

14 LOTS 3 RESERVES 1 BLOCK

FEBRUARY 2019

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS, LLC,
a Texas limited liability company
10003 NW Military Highway, Suite 2201
San Antonio, Texas 78231

DEVELOPER/OWNER:
D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:
JONES|CARTER
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10064100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:
JONES|CARTER
Texas Board of Professional Land Surveying Registration No. 10064100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
JANET M. BACCUS, P.E.

K:\15336\15336-0033-01 Parks Edge Section 7 Paving & Platting\2 Design Phase\CAD\PLAT\PE7-PLAT.dwg Feb 21,2019 – 9:45am OKJ

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, acting by and through Chris Lindhorst, its Division President, and, Authorized Agent, attested by Jonathan Woodruff, its Assistant Vice President and 272 PARKS EDGE INVESTMENTS, LLC, a Texas limited liability company acting by and through Israel Fogiel its President, attested by herein referred to as Owners of the 7.319 acre tract described in the above and foregoing plat of Parks Edge Section 7, 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 11 feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for 14 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 thereon, whereby the aerial easements total 21 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 ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for 14 feet (14' 0") back-to-back ground easements or seven feet (7' 0") for 16 feet (16' 0") back-to-back ground easements, from a plane 16 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 thereon, whereby the aerial easements total 30 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 Parks Edge Section 7 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, the D.R. Horton – Texas, Ltd., a Texas Limited Partnership, by it's authorized agent has caused these presents to be signed by Chris Lindhorst, its Division President, thereunto authorized, attested by it's Jonathan Woodruff, its Assistant Vice President and its common seal hereunto affixed this _____ day of _____, 2019 and 272 PARKS EDGE INVESTMENTS, LLC, a Texas limited liability company has caused these present to be signed by Israel Fogiel, it's President hereunto authorized, and its common seal hereunto affixed this _____ day of _____, 2019.

D.R. Horton – Texas, Ltd.,
a Texas limited partnership

By: _____
Chris Lindhorst,
Division President

Attest: _____
Jonathan Woodruff
Assistant Vice President

272 PARKS EDGE INVESTMENTS, LLC,
a Texas limited liability company

By: _____
Israel Fogiel
President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lindhorst, Division 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

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 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 and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

_____
Steven Jares
Registered Professional Land Surveyor
No. 5317

We, Frost Bank, owners and holders of liens against the property described in the plat known as Parks Edge Boulevard, said lien being evidenced by instrument of record in Clerk's File No. 2017047655, 2017047656, 2017047756, 2017048231 of the Official Public Records of Fort Bend County,Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 (Affix Notary Seal)
My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Parks Edge Section 7 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

PARKS EDGE
SECTION 7

A SUBDIVISION OF 7.319 ACRES OF LAND
OUT OF THE
H. SHROPSHIRE SURVEY A-313
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

14 LOTS **3 RESERVES** **1 BLOCK**

FEBRUARY 2019

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS, LLC,
a Texas limited liability company
10003 NW Military Highway, Suite 2201
San Antonio, Texas 78231

DEVELOPER/OWNER:
D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:
JONES|CARTER
Cotton Surveying Division
Texas Board of Professional Land Surveying Registration No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:
JONES|CARTER
Texas Board of Professional Land Surveying Registration No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
JANET M. BACCUS, P.E.

K:\15336\15336-0033-01 Parks Edge Section 7 Paving & Platting\2 Design Phase\CAD\PLAT\PE7-PLAT.dwg Feb 21,2019 - 9:46am OKJ

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 13, 2019
AGENDA ITEM SUBJECT:	Final Plat of Parks Edge Section 8
AGENDA ITEM NUMBER:	6.A.(6)
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JGG for OTS **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

---

PERMIT NUMBER:	PLAT1900125
PROPERTY ID:	0013-00-000-0600-907
LOCATION:	North of Lake Olympia Parkway, west of Park Vista Drive
ZONING DISTRICT DESIGNATION:	PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The site is subject to a Development Agreement created for the Missouri City Management District No. 1 to provide for utility and road agreements.

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 Conceptual Plan and Preliminary Plat must be approved or information provided as requested.

   b. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. A parkland dedication was approved by the City Council on July 3, 2017. The approved dedication was for the provision of parkland. A cash payment for half of the number of platted lots ($42,000) is required to be made prior to final plat approval. A plat note should also be provided to reflect areas that have been identified as private parkland and/or containing a proposed trail. For example, Reserves A and C, are shown on the conceptual plan and the parkland dedication to contain a portion of the trail and a pedestrian bridge to connect to Community Park.

   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). The tax certificate provided was not for the parcel containing the subject site.

   d. Building lines shall be labeled in accordance with Section 2.D(17). **Please provide the label for Block 2, Lots 12-18.**

   e. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(b).

   f. 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). **Please ensure that all lienholders are reflected and remove the reference to the lienholder for Parks Edge Boulevard.**

   g. The final plat for Park Vista Drive must be approved and recorded prior to recordation of the subject plat.

h. Please revise the street name "Everett Terrace Court" so that it does not create confusion with the proposed "Everett Terrace Lane" in Section 6.

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

a. All conditions placed on the approval of the Conceptual Plan and Preliminary Plat must be approved or information provided as requested.

b. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

c. 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).

d. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

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

None.

B. STANDARD PLAT NOTES:

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

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

a. Plat notes #13 and #27 are redundant. Please remove one.

b. All existing and proposed pipelines or pipeline easements through the subdivision have been shown.

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

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

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

MISSOURI CITY TEXAS
the show me city

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

APPLICATION FOR PLAT APPROVAL

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

1. **Name of plat:** Parks Edge Sec 8
2. **Name of preliminary plat that encompasses this plat** (if applicable): Parks Edge (conditionally approved 09-12-2018)
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): Mike Bohm
   Mailing Address: 14100 Southwest Freeway, Suite 500, Sugarland TX 77478
   Phone No.: (281) 269-6832 Fax No.: ( ) -
   Email: Mbohm@drhorton.com
5. **Applicant's name** (Engineer, Planner, Architect, Etc.): Jones|Carter Chantelle Jamnik
   Mailing Address: 2322 W. Grand Parkway N., Suite 150 Katy TX 77494
   Phone No.: (832) 913-4000 Fax No.: (832) 913-4001
   Email: cjamnik@jonescarter.com
6. **Is plat located inside the City limits or City's ETJ?** (Circle One): CITY LIMITS ETJ
20. **Land distribution** (in acres)
   Private Streets: _____ Public Streets: 4.3095 Residential Lots: 10.0643
   Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: 1.6730 Recreational Uses: _____
   Utility Easements: _____ Public Parkland: _____
   Other (explain): landscape/open space (acres): 1.8232
   TOTAL ACREAGE: 17.87
7. **Number of sections:** 1 **Blocks:** 2 **Reserves:** 3
8. **Number of residential lots/dwelling units:** 60
9. **Average lot area:** 56' · 128' **Typical lot area:** 56' · 128'
10. **Block Length:** **Average:** 683' **Longest:** 1,113.65 **Shortest:** 299'
11. **Type of Streets** (Circle One): Public Private Combination Public/Private
12. **Type of Water System** (Circle One): Public Individual Water Wells Other (attach explanation)
13. **Type of Sanitary System** (Circle One): Public Individual Septic Tanks Other (attach explanation)
14. **Municipal Utility District:** Missouri City Management district No. 1

A RESTRICTED RESERVE "A"
RESTRICTED TO DRAINAGE PURPOSES ONLY
1.6730 ACRES
72,877 SQ FT

B RESTRICTED RESERVE "B"
RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY
0.6266 ACRES
27,295 SQ FT

C RESTRICTED RESERVE "C"
RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY
1.1966 ACRES
52,125 SQ FT

0 50 100 200 300
SCALE: 1" = 100'

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE	1.6730	FBCDD
B	LANDSCAPE/OPEN SPACE	0.6266	HOA
C	LANDSCAPE/OPEN SPACE	1.1966	HOA

General Notes

1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

2) All block corner and cul-de-sac return to tangent radii are twenty five feet (25').

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

4) Restricted Reserve "A" is restricted to drainage space purposes only.
Restricted Reserve "A" is 1.6730 acres, 72,877 square feet.
Restricted Reserve "B" is restricted to landscape/open purposes only.
Restricted Reserve "B" is 0.6266 acres, 27,295 square feet.
Restricted Reserve "C" is restricted to landscape/open space purposes only.
Restricted Reserve "C" is 1.1966 acres, 52,125 square feet.

5) All easements are centered on lot lines unless shown otherwise.

6) All building lines along street rights-of-way as shown on the plat.

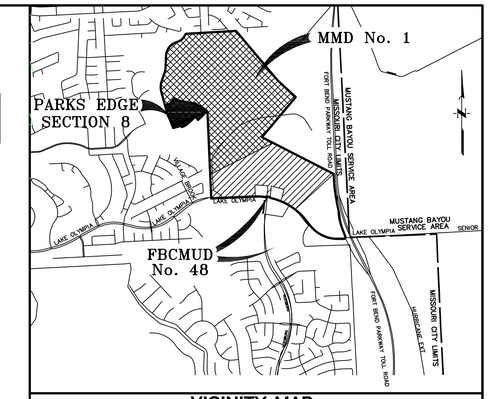
7) Elevations shown hereon are based on Missouri City Benchmark PCM-007, located South of Pecan Court, 7.2 feet Northeast of the Northeast curb of Crown Valley Dr. 4 feet Northwest of the Northwest edge of a sidewalk on the North side of a bridge. 12.5 feet Northwest of an angle point in a fence with a published elevation of 68.78 feet, NAVD 88, 2001 adjustment.

8) Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.

9) 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.

10) 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.

11) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the HOA shall be responsible for such 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). Reserve "B" will be maintained by the Fort Bend County Drainage District.



FORT BEND COUNTY
KEY MAP: 610 Q

VICINITY MAP
Scale: 1" = 1/2 MILE

12) All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.

13) 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.

14) All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.

15) Slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42-54 of the Missouri City Code of Ordinances. The minimum slab elevation for Parks Edge Sec 4 is 75.10

16) 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.

17) 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.

18) 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.

19) 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.

20) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732

21) Driveway Location – for the lot on the inside of a knuckle or 90 degree turn, driveway must be placed on the lot frontage along the inside approach lane prior to the right turn, to avoid sight obstruction safety hazards.

22) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.

23) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.

24) No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as the payment of money in lieu of parkland required under the provisions of subsection (e) of section 82-174 of the Code of Ordinances of the City of Missouri City, Texas, has been submitted and accepted by the city

25) In accordance with PD, planned development district #95 (Ordinance O-15-52) there shall be a rear yard of not less than 8 feet. Except as specifically set forth in the Residential Builder Guidelines, adopted as exhibit D by Ordinance O-15-52, a side yard of zero (0) feet is allowed, The combined side yards between a building on a given lot and a building on an adjacent lot shall not be less than ten feet.

26) Based on FEMA Firm Panel No. 48157C0295L, dated April 2, 2014, Lots 1-30, Block 1, and Lots 1, 5-9, Block 2 within Parks Edge Sec 4 are located within Zone AE. These lots are currently being filled above the 100-year floodplain elevation. Once the fill has been placed and verified, the Letter of Map Revision based on Fill (LOMR-F) will be submitted to FEMA for approval. Building permits will not be released by the City of Missouri City until FEMA has approved the LOMR-F.

27) 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.

Line Table

LINE	BEARING	DISTANCE
L1	N74°48'57"E	156.48'
L2	N39°51'50"E	254.39'
L3	S80°06'19"E	259.04'
L4	S70°32'20"E	50.00'
L5	S38°53'29"W	60.00'
L6	S41°13'22"W	86.98'
L7	S52°15'39"W	20.39'
L8	N37°44'21"W	134.91'
L9	S46°24'36"W	263.66'
L10	S51°22'16"W	147.56'
L11	S60°40'14"W	96.37'
L12	S69°29'24"W	58.29'
L13	S74°54'00"W	285.87'
L14	N14°24'28"W	63.93'
L15	N21°48'08"W	226.10'
L16	N26°10'50"W	183.34'
L17	N15°11'03"W	318.72'
L18	N25°08'15"W	301.13'
L19	N30°16'00"E	31.44'
L20	N21°19'08"W	8.13'
L21	N35°46'36"E	15.34'
L22	N64°51'45"E	18.26'
L23	N80°06'19"W	259.04'
L24	N19°27'40"E	54.00'
L25	N69°15'12"W	119.17'
L26	N80°59'32"E	11.97'
L27	N68°47'32"W	97.65'
L28	N44°02'49"W	20.00'
L29	N53°43'35"E	20.00'
L30	N78°55'35"W	143.90'
L31	N82°39'29"W	61.93'
L32	N73°00'09"W	102.55'
L33	N66°29'34"W	116.35'
L34	N61°03'46"W	123.26'
L35	N54°16'32"W	113.26'
L36	N07°55'05"W	13.80'
L37	N38°26'22"E	104.92'
L38	N79°29'39"E	20.00'
L39	N08°48'36"E	20.00'
L40	N43°00'39"E	110.62'
L41	N64°09'40"W	150.89'
L42	N26°18'21"E	190.67'
L43	N37°19'12"E	194.53'
L44	N51°41'35"E	97.90'
L45	N60°27'14"E	107.93'
L46	N14°24'28"W	68.76'
L47	N21°48'08"W	235.56'
L48	N26°10'50"W	178.00'
L49	N15°11'03"W	309.87'
L50	N72°08'42"E	131.52'
L51	N76°56'37"E	54.71'
L52	N47°22'49"E	47.81'
L53	N38°23'24"E	47.81'
L54	N04°08'23"E	86.71'
L55	N24°19'50"E	59.91'

Curve Table

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	470.00'	29°58'09"	245.84'	S65°07'14"E	243.04'	125.80'
C2	1230.00'	7°16'59"	156.35'	S76°27'49"E	156.24'	78.28'
C3	25.00'	87°43'00"	38.27'	N63°19'10"E	34.64'	24.02'
C4	25.00'	87°43'00"	38.27'	S24°23'50"E	34.64'	24.02'
C5	1230.00'	17°08'49"	368.10'	S59°40'55"E	366.73'	185.44'
C6	25.00'	92°19'53"	40.29'	S04°56'34"E	36.07'	26.04'
C7	1170.00'	11°02'17"	225.40'	S46°44'31"W	225.05'	113.05'
C8	1025.00'	2°35'22"	46.32'	N13°48'19"W	46.32'	23.17'
C9	1000.00'	10°02'15"	175.19'	N20°07'08"W	174.96'	87.82'
C10	400.00'	48°13'49"	336.71'	N01°01'21"W	326.86'	179.06'
C11	450.00'	7°10'27"	56.35'	N26°40'43"E	56.31'	28.21'
C12	800.00'	39°56'30"	557.69'	N47°22'38"E	546.47'	290.71'
C13	50.00'	84°20'39"	73.60'	N69°34'43"E	67.14'	45.29'
C14	1005.00'	14°01'34"	246.03'	S61°14'11"E	245.41'	123.63'
C15	450.00'	50°20'52"	395.43'	N39°41'19"E	382.83'	211.50'
C16	500.00'	29°58'09"	261.53'	N65°07'14"W	258.56'	133.83'
C17	1200.00'	28°59'48"	607.30'	S65°36'25"E	600.84'	310.30'
C18	25.00'	87°49'06"	38.32'	S71°07'49"W	34.68'	24.07'
C19	25.00'	94°33'02"	41.26'	S72°24'47"E	36.73'	27.07'
C20	25.00'	52°04'42"	22.72'	N03°58'11"W	21.95'	12.21'
C21	50.00'	276°10'49"	241.01'	S71°55'07"E	66.80'	44.88'
C22	25.00'	44°54'02"	19.59'	S43°43'17"W	19.09'	10.33'
C23	25.00'	86°21'39"	37.68'	S18°02'34"W	34.21'	23.46'
C24	25.00'	92°50'37"	40.51'	S70°04'57"E	36.22'	26.27'
C25	25.00'	24°10'19"	10.55'	N15°32'13"E	10.47'	5.35'
C26	50.00'	130°33'06"	113.93'	N68°43'36"E	90.83'	108.59'
C27	25.00'	22°15'44"	9.71'	S57°07'43"E	9.65'	4.92'
C28	25.00'	28°23'32"	12.39'	S70°29'04"E	12.26'	6.32'
C29	50.00'	270°59'10"	236.48'	S50°48'44"W	70.10'	49.15'
C30	25.00'	64°26'57"	28.12'	N25°55'09"W	26.66'	15.76'
C31	25.00'	82°20'00"	35.92'	S22°59'16"W	32.91'	21.86'
C32	25.00'	82°25'54"	35.97'	N13°23'45"W	32.94'	21.90'

PARKS EDGE
SECTION 8

A SUBDIVISION OF 17.87 ACRES OF LAND OUT OF THE DAVID BRIGHTON LEAGUE A-13 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

60 LOTS 3 RESERVES 2 BLOCKS

FEBRUARY 2019

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS, LLC,
a Texas limited liability company
10003 NW Military Highway, Suite 2201
San Antonio, Texas 78231

DEVELOPER/OWNER:
D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:
JONES|CARTER
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10061300
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:
JONES|CARTER
Texas Board of Professional Land Surveying Registration No. 10061-00
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
JANET M. BACCUS, P.E.

K:\15336\15336-0034-01 Parks Edge Section 8 Paving & Platting\2 Design Phase\CAD\PLAT\PARKS-EDGE-SEC-8-PLAT.dwg Feb 21,2019 – 1:49pm CKJ

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, acting by and through Chris Lindhorst, its Division President, and, Authorized Agent, attested by Jonathan Woodruff, its Assistant Vice President and 272 PARKS EDGE INVESTMENTS, LLC, a Texas limited liability company acting by and through Israel Fogiel its President, attested by herein referred to as Owners of the 17.87 acre tract described in the above and foregoing plat of Parks Edge Section 8, 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 11 feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for 14 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 thereon, whereby the aerial easements total 21 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 ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for 14 feet (14' 0") back-to-back ground easements or seven feet (7' 0") for 16 feet (16' 0") back-to-back ground easements, from a plane 16 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 thereon, whereby the aerial easements total 30 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 Parks Edge Section 4 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, the D.R. Horton – Texas, Ltd., a Texas Limited Partnership, by it's authorized agent has caused these presents to be signed by Chris Lindhorst, its Division President, thereunto authorized, attested by it's Jonathan Woodruff, its Assistant Vice President and its common seal hereunto affixed this _____ day of _____, 2019 and 272 PARKS EDGE INVESTMENTS, LLC, a Texas limited liability company has caused these present to be signed by Israel Fogiel, it's President hereunto authorized, and its common seal hereunto affixed this _____ day of _____, 2019.

D.R. Horton – Texas, Ltd.,
a Texas limited partnership

By: _____
Chris Lindhorst,
Division President

Attest: _____
Jonathan Woodruff
Assistant Vice President

272 PARKS EDGE INVESTMENTS, LLC,
a Texas limited liability company

By: _____
Israel Fogiel
President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lindhorst, Division 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

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 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 and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

_____
Steven Jares
Registered Professional Land Surveyor
No. 5317

We, Frost Bank, owners and holders of liens against the property described in the plat known as Parks Edge Boulevard, said lien being evidenced by instrument of record in Clerk's File No. 2017047655, 2017047656, 2017047756, 2017048231 of the Official Public Records of Fort Bend County,Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 (Affix Notary Seal)
My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Parks Edge Section 8 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

PARKS EDGE
SECTION 8

A SUBDIVISION OF 17.87 ACRES OF LAND
OUT OF THE
DAVID BRIGHTON LEAGUE A-13
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

60 LOTS **3 RESERVES** **2 BLOCKS**

FEBRUARY 2019

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS, LLC,
a Texas limited liability company
10003 NW Military Highway, Suite 2201
San Antonio, Texas 78231

DEVELOPER/OWNER:
D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:
JONES|CARTER
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:
JONES|CARTER
Texas Board of Professional Land Surveying Registration No. 100461-00
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
JANET M. BACCUS, P.E.

K:\15336\15336-0034-01 Parks Edge Section 8 Paving & Platting\2 Design Phase\CAD\PLAT\PARKS-EDGE-SEC-8-PLAT.dwg Feb 21,2019 – 1:48pm CKJ

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: March 13, 2019

AGENDA ITEM SUBJECT: Final Plat of Park Vista Drive

AGENDA ITEM NUMBER: 6.A.(7)

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

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

---

PERMIT NUMBER: PLAT1900127

PROPERTY ID: 0013-00-000-0600-907 / 0313-00-000-0126-907 (0013-00-000-0572-907)

LOCATION: North of Lake Olympia Parkway and Parks Edge Boulevard

ZONING DISTRICT DESIGNATION: PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The site is subject to a Development Agreement created for the Missouri City Management District No. 1 to provide for utility and road agreements.

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f). **The tax certificate provided shows that taxes are due. Please provide an updated receipt of payment.**

   b. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(b).

   c. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(8)(c). **Based upon the submitted title report, there are no lienholders on the subject plat. Please remove the lienholder acknowledgement.**

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

   a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.

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

   None.

B. STANDARD PLAT NOTES:

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

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

   a. There are no existing and proposed pipeline easements within the limits of the subdivision. – OR – All existing and proposed pipelines or pipeline easements through the subdivision have been shown.

   b. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than

200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."

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

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

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

MISSOURI CITY
the show me city

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

APPLICATION FOR PLAT APPROVAL

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

1. **Name of plat:** Park Vista drive
2. **Name of preliminary plat that encompasses this plat** (if applicable): Parks Edge (conditionally approved 09-12-2018)
3. **Type of plat** (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit
   Other (Explain): Street dedication
4. **Landowner's name** (If company or corporation, list chief officer): Mike Bohm
   Mailing Address: 14100 Southwest Freeway, Suite 500, Sugar land TX 77478
   Phone No.:(281) 269 - 6832 Fax No.:( ) -
   Email: MBohm@jonescarter.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 Fax No.:(832) 913 - 4001
   Email: cjamnik@jonescarter.com
6. **Is plat located inside the City limits or City's ETJ?** (Circle One): CITY LIMITS ETJ
20. **Land distribution** (in acres)
   Private Streets: _____ Public Streets: 4.082 Residential Lots: _____
   Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____
   Utility Easements: _____ Public Parkland: _____
   Other (explain): _____ (acres): _____
   TOTAL ACREAGE: 4.082
7. **Number of sections:** 1 **Blocks:** 1 **Reserves:** 1
8. **Number of residential lots/dwelling units:** Ø
9. **Average lot area:** n/a **Typical lot area:** n/a
10. **Block Length:** **Average:** 1,080' **Longest:** 1,247' **Shortest:** 912'
11. **Type of Streets** (Circle One): Public Private Combination Public/Private
12. **Type of Water System** (Circle One): Public Individual Water Wells Other (attach explanation)
13. **Type of Sanitary System** (Circle One): Public Individual Septic Tanks Other (attach explanation)
14. **Municipal Utility District:** missouri city management district no 1

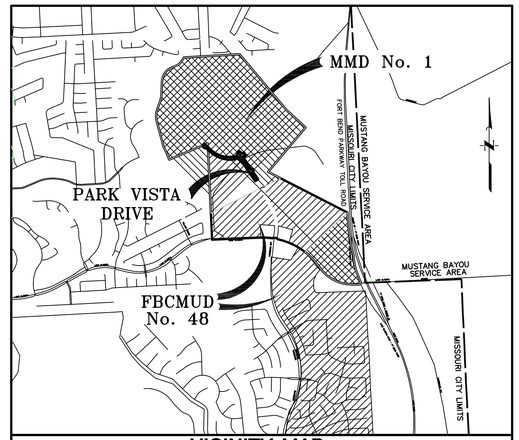
100-YEAR FLOOD PLAIN

The location of the subject tract on the F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48157C0295L, Effective date of April 2, 2014, indicates that the subject tract is within Unshaded Zone "X" . (Areas determined to be outside the 500 year flood plain). This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, floods can and will occur and flood heights may be increased by manmade or natural causes.

A RESTRICTED RESERVE "A"
Restricted to Landscape
Purposes Only
0.110 AC
4,775 Sq Ft

0 50 100 200 300
SCALE: 1" = 100'

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	LANDSCAPE	0.110	Missouri City Management District No 1



VICINITY MAP
Scale: 1" = 1/2 MILE

General Notes

1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert in the dedicator, his heirs, assigns or successors.

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

3) All block corner and cul-de-sac return to tangent radii are twenty five feet (25').

4) All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.

5) Elevations shown hereon are based on Missouri City Survey Control Monument Marker No. PCM-003 located at the northwest corner of Sienna Parkway and Trammel-Fresno Road with a published elevation of 66.07 feet, NAVD 88, 2001 Adjustment.

6) Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.

7) 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.

8) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the Missouri City Management District No. 1 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.

9) 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.

10) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732.

11) There are no existing or proposed pipeline easements within the limits of the section.

12) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.

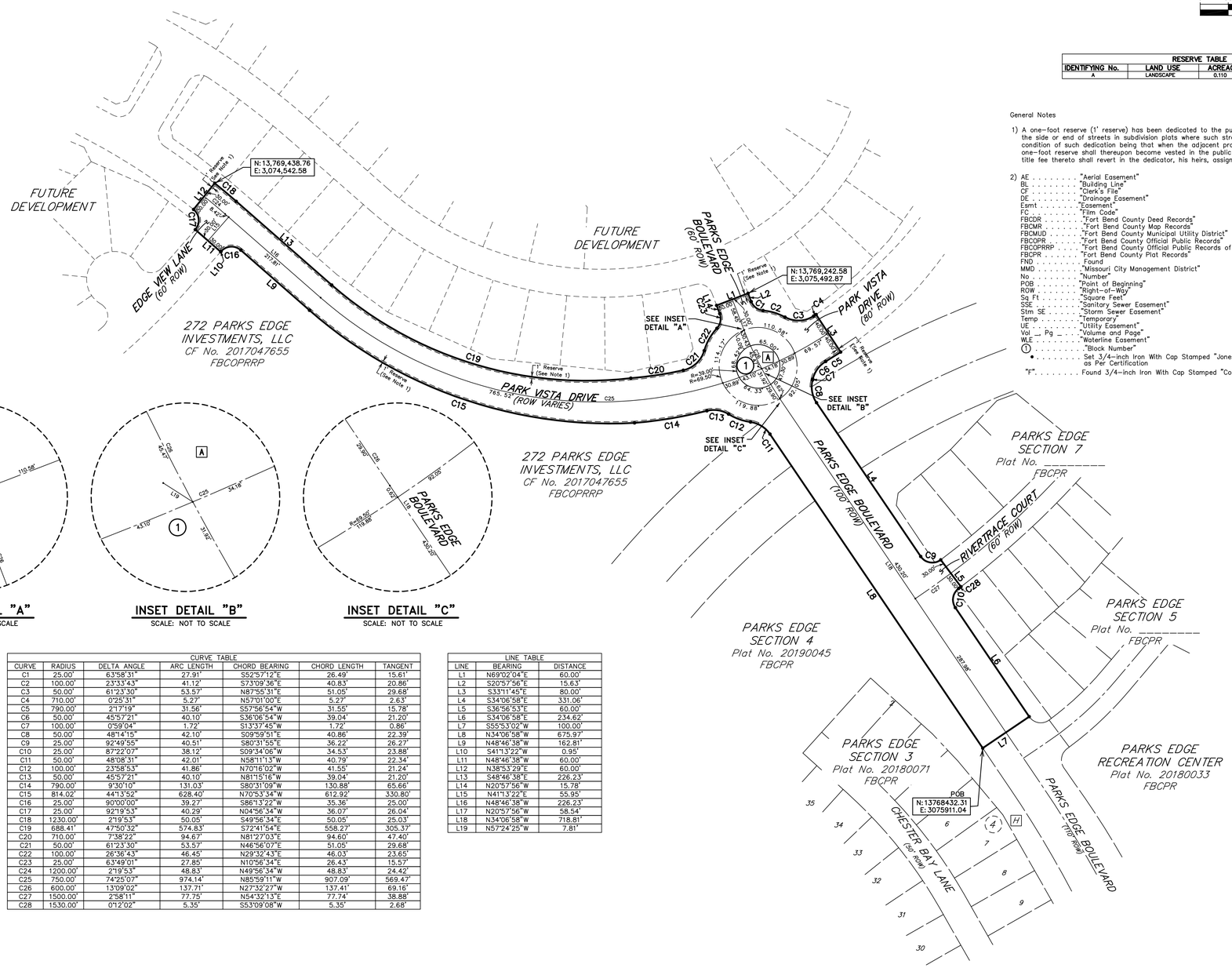
13) Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.

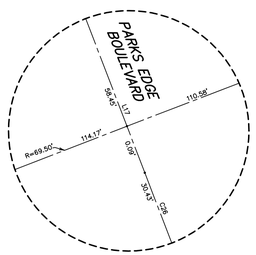
14) No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the 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.

15) 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.

16) Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.

17) 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.





INSET DETAIL "A"
SCALE: NOT TO SCALE

INSET DETAIL "B"
SCALE: NOT TO SCALE

INSET DETAIL "C"
SCALE: NOT TO SCALE

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	63°58'31"	27.91'	S52°57'12"E	26.49'	15.61'
C2	100.00'	23°33'43"	41.12'	S73°09'36"E	40.83'	20.86'
C3	50.00'	61°23'30"	53.57'	N87°55'31"E	51.05'	29.68'
C4	710.00'	0°25'31"	5.27'	N57°01'00"E	5.27'	2.63'
C5	790.00'	2°17'19"	31.56'	S57°56'54"W	31.55'	15.78'
C6	50.00'	45°57'21"	40.10'	S36°06'54"W	39.04'	21.20'
C7	100.00'	0°59'04"	1.72'	S13°37'45"W	1.72'	0.86'
C8	50.00'	48°14'15"	42.10'	S09°59'51"E	40.86'	22.39'
C9	25.00'	92°49'55"	40.51'	S80°31'55"E	36.22'	26.27'
C10	25.00'	87°22'07"	38.12'	S09°34'06"W	34.53'	23.88'
C11	50.00'	48°08'31"	42.01'	N58°11'13"W	40.79'	22.34'
C12	100.00'	23°58'53"	41.86'	N70°16'02"W	41.55'	21.24'
C13	50.00'	45°57'21"	40.10'	N81°15'16"W	39.04'	21.20'
C14	790.00'	9°30'10"	131.03'	S80°31'09"W	130.88'	65.66'
C15	814.02'	44°13'52"	628.40'	N70°53'34"W	612.92'	330.80'
C16	25.00'	90°00'00"	39.27'	S86°13'22"W	35.36'	25.00'
C17	25.00'	92°19'53"	40.29'	N04°56'34"W	36.07'	26.04'
C18	1230.00'	2°19'53"	50.05'	S49°56'34"E	50.05'	25.03'
C19	688.41'	47°50'32"	574.83'	S72°41'54"E	558.27'	305.37'
C20	710.00'	7°38'22"	94.67'	N81°27'03"E	94.60'	47.40'
C21	50.00'	61°23'30"	53.57'	N46°56'07"E	51.05'	29.68'
C22	100.00'	26°36'43"	46.45'	N29°32'43"E	46.03'	23.65'
C23	25.00'	63°49'01"	27.85'	N10°56'34"E	26.43'	15.57'
C24	1200.00'	2°19'53"	48.83'	N49°56'34"W	48.83'	24.42'
C25	750.00'	74°25'07"	974.14'	N85°59'11"W	907.09'	569.47'
C26	600.00'	13°09'02"	137.71'	N27°32'27"W	137.41'	69.16'
C27	1500.00'	2°58'11"	77.75'	N54°32'13"E	77.74'	38.88'
C28	1530.00'	0°12'02"	5.35'	S53°09'08"W	5.35'	2.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N69°02'04"E	60.00'
L2	S20°57'56"E	15.63'
L3	S33°11'45"E	80.00'
L4	S34°06'58"E	331.06'
L5	S36°56'53"E	60.00'
L6	S34°06'58"E	234.62'
L7	S55°53'02"W	100.00'
L8	N34°06'58"W	675.97'
L9	N48°46'38"W	162.81'
L10	S41°13'22"W	0.95'
L11	N48°46'38"W	60.00'
L12	N38°53'29"E	60.00'
L13	S48°46'38"E	226.23'
L14	N20°57'56"W	15.78'
L15	N41°13'22"E	55.95'
L16	N48°46'38"W	226.23'
L17	N20°57'56"W	58.54'
L18	N34°06'58"W	718.81'
L19	N57°24'25"W	7.81'

PARK VISTA DRIVE

A SUBDIVISION OF 4.082 ACRES OF LAND
OUT OF THE
H. SHROPSHIRE SURVEY, A-313
DAVID BRIGHTON LEAGUE SURVEY, A-13
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

0 LOTS **1 RESERVE** **1 BLOCK**

FEBRUARY 22, 2019

DEVELOPER/OWNER:
D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS, LLC,
a Texas limited liability company
10003 NW Military Highway, Suite 2201
San Antonio, Texas 78231

SURVEYOR:
JONES|CARTER
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046100
4200 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
Steven Jares, R.P.L.S. No. 5317

ENGINEER:
JONES|CARTER
Texas Board of Professional Land Surveying Registration No. 10046100
4200 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
Sean P. Burch, P.E.

K:\15336\15336-0028-01 Park Vista Drive Paving & Platting\2 Design Phase\CAD\PLAT\Park Vista Drive Street Dedication.dwg Feb 21,2019 – 3:57pm CKJ

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited Partnership, acting by and through Chris Lindhorst, its Division President, and Authorized Agent, attested by Jonathan Woodruff, its Assistant Vice President and 272 PARKS EDGE INVESTMENTS, LLC, a Texas limited liability company, acting by and through Israel Fogiel, its President, herein referred to as Owners of the 4.082 acre tract described in the above and foregoing plat of PARK VISTA DRIVE, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an 11 feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for 14 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 thereon, whereby the aerial easements total 21 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 ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for 14 feet (14' 0") back-to-back ground easements or seven feet (7' 0") for 16 feet (16' 0") back-to-back ground easements, from a plane 16 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 thereon, whereby the aerial easements total 30 feet (30' 0") in width.

IN TESTIMONY WHEREOF, the D.R. Horton – Texas, Ltd., a Texas Limited Partnership, by it's authorized agent has caused these presents to be signed by Chris Lindhorst, its Division President, thereunto authorized, attested by Jonathan Woodruff, its Assistant Vice President and its common seal hereunto affixed

this _____ day of _____, 2019 and 272 PARKS EDGE INVESTMENTS, LLC, a Texas limited liability company, has caused these present to be signed by Israel Fogiel, its Presidnet, hereunto authorized,

and its common seal hereunto affixed this _____ day of _____, 2019.

D.R HORTON – TEXAS, LTD.,
a Texas limited partnership

By: _____
Chris Lindhorst,
Division President

Attest: _____
Jonathan Woodruff
Assistant Vice President

272 PARKS EDGE INVESTMENTS, LLC,
a Texas limited liability company

By: _____
Israel Fogiel
President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lindhorst, Division 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 (Affix Notary Seal)

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person 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 (Affix Notary Seal)

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person 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 (Affix Notary Seal)

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 (Affix Notary Seal)

My Commission Expires: _____

We, PlainsCapital Bank, National Association, owners and holders of liens against the property described in the plat known as Parks Vista Drive, said lien being evidenced by instrument of record in Clerk's File No. 2015022123, 2015022124, 2017021871 of the Official Public Records of Fort Bend County,Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: _____

Name: _____

Title: _____

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

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

_____
Steven Jares
Registered Professional Land Surveyor
No. 5317

PARK VISTA DRIVE

A SUBDIVISION OF 4.082 ACRES OF LAND
OUT OF THE
H. SHROPSHIRE SURVEY, A-313
DAVID BRIGHTON LEAGUE SURVEY, A-13
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

0 LOTS **1 RESERVE** **1 BLOCK**

FEBRUARY 22, 2019

DEVELOPER/OWNER:
D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS, LLC,
a Texas limited liability company
10003 NW Military Highway, Suite 2201
San Antonio, Texas 78231

SURVEYOR:
JONES|CARTER
Coyote Surveying Division
Texas Board of Professional Land Surveying Registration No. 10046300
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
Steven Jares, R.P.L.S. No. 5317

ENGINEER:
JONES|CARTER
Texas Board of Professional Land Surveying Registration No. 10046300
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
Sean P. Burch, P.E.

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 13, 2019
AGENDA ITEM SUBJECT:	Final Plat of Pebble Creek North Commercial
AGENDA ITEM NUMBER:	6.A.(8)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JJ for OTS
	Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

---

PERMIT NUMBER:	PLAT1900119
PROPERTY ID:	0077-00-000-1400-907
LOCATION:	North of Oilfield Rd., southeast of Highway 6, west of Pebble Creek at Riverstone residential subdivision
ZONING DISTRICT DESIGNATION:	LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9). **The title report submitted exceeds the time frame listed above. Please provide an updated report.**

   b. Building lines shall be labeled in accordance with Section 2.D(17).

   c. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).

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

   a. 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. **The letter provided, dated February 20, 2019 indicates that impact fees are due. Please provide receipt of payment and/or updated letter.**

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

   None

B. STANDARD PLAT NOTES:

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

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

   a. Please remove plat note #15 and replace with: "Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas."

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

   None

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

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

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat: PEBBLE CREEK NORTH COMMERCIAL
2. Name of preliminary plat that encompasses this plat (if applicable): N/A
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): RIVER GABLE LLC
   Mailing Address: 5102 CHINABERRY GROVE MISSOURI CITY TX 77459
   Phone No.:(262) 716-1406 Fax No.:( ) N/A
   Email: HJOSHI300@YAHOO.COM
5. Applicant's name (Engineer, Planner, Architect, Etc.): GBI PARTNERS / JON BORDOVSKY
   Mailing Address: 12340 South GESSNER MISSOURI CITY TX 77489
   Phone No.:(281) 499-4539 Fax No.:( ) N/A
   Email: JBORD@GBI SURVEY.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: 1.321
9. Number of sections: 1 Blocks: 1 Reserves: 1
10. Number 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): COMMERCIAL RESERVE (acres): 1.321
12. Average lot area: N/A
13. Typical lot area: N/A
14. Block Length: Average: N/A Longest: N/A Shortest: N/A
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: FORT BEND COUNTY MUD 46

STATE OF TEXAS
COUNTY OF FORT BEND

We, River Gable, LLC, acting by and through Himanshu N. Joshi, its principal, and Nileshkumar Purohit, its principal, hereinafter referred to as owner of the 1.321 acre tract described in the above and foregoing plat of Pebble Creek North Commercial, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

IN TESTIMONY WHEREOF, River Gable, LLC has caused these presents to be signed by Himanshu N. Joshi, its principal, thereunto authorized, and Nileshkumar Purohit, its principal, thereunto authorized and its common seal hereunto affixed this _____ day of _____, 2019

By: _____
Himanshu N. Joshi
River Gable, LLC
Principal

By: _____
Nileshkumar Purohit
River Gable, LLC
Principal

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Himanshu N. Joshi, Principal of River Gable, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this____ day of_____, 2019.

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

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Nileshkumar Purohit, Principal of River Gable, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this____day of_____, 2019.

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

GENERAL NOTES:

1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L.E. INDICATES WATERLINE EASEMENT; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNT DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
2. FIVE EIGHTHS (5/8) INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.9998726
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 317316, EFFECTIVE DATE NOVEMBER 26, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. BENCHMARK: CITY OF MISSOURI CITY MONUMENT No. SCM-11051. BRASS DISC ON INLET LOCATED ON THE WEST SIDE OF PEBBLE CREEK DRIVE IN FRONT OF LOT 44, BLOCK 1. ELEV.= 64.65 NAVD 88. 2001 ADJUSTMENT AS PER THE CITY OF MISSOURI CITY.
6. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 48157C0295L, MAP REVISED APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X", AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FAILURE OR OVERTOPPING OF LEVEES IS POSSIBLE.
7. THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF LOTS OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED APRIL 2, 2014 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-97 (11) OF THE CODE OF ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS.
8. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA.
9. THERE ARE NO APPARENT PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
10. THIS PLAT LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT AND THE CITY OF MISSOURI CITY.
11. THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 46 AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT.
12. THIS PLAT LIES WITH IN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
13. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
14. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL STREET RIGHTS-OF-WAY WILL BE MONUMENTED.
15. SIDEWALKS/ TRAILS SHALL BE CONSTRUCTED AS REQUIRED BY THE SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT WITH THE CITY OF MISSOURI CITY AND AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCE FOR THE CITY OF MISSOURI CITY. SIDEWALK/ TRAILS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES DO NOT FRONT OR SIDE PRIOR TO ACCEPTANCE OF STREETS WITHIN THIS SUBDIVISION BY FORT BEND COUNTY INTO THE ONE YEAR MAINTENANCE PERIOD. BEFORE CERTIFICATES OF OCCUPANCY SHALL BE ISSUED, BUILDERS OF HOMES SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
16. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
17. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND RESERVES.
18. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
19. METER LOCATION: IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
20. 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.
21. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
22. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
23. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
24. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
25. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
26. 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.

We, American First National Bank, owner and holder of a lien against the property described in the plat known as Pebble Creek North Commercial, said lien being evidenced by instrument of record in file number XXXXXXXX of the Official Records of Fort Bend County, Texas do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and I hereby confirm that I am the present ower of said lien and have not assigned the same nor any part thereof.

American First National Bank
as Administrative Agent

By: _____
XXXXXXXXXX, Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS

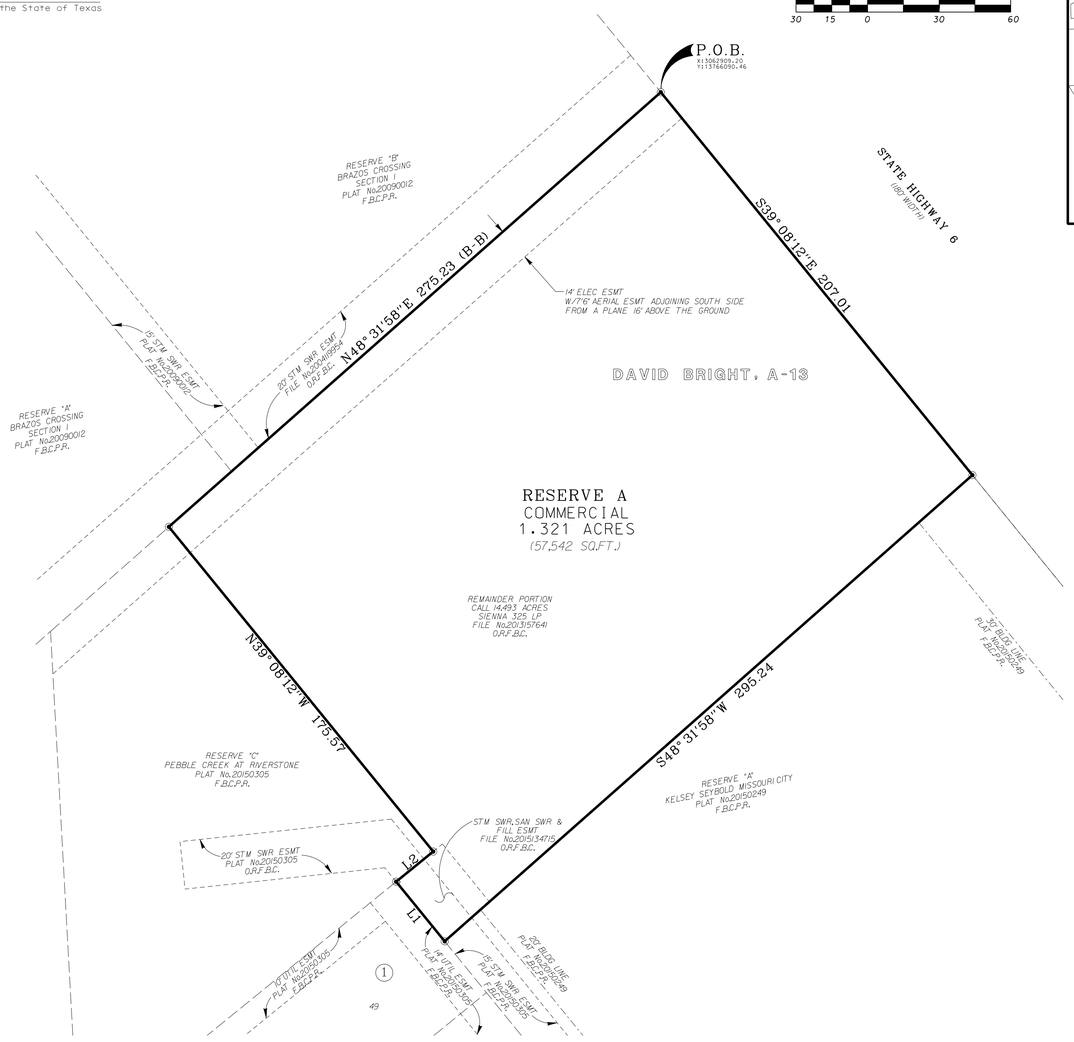
This instrument was acknowledged before me on _____, 2019, by XXXXXXXXXX senior vice president of American First National Bank, a national banking association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity and for the purposes and consideration stated herein.

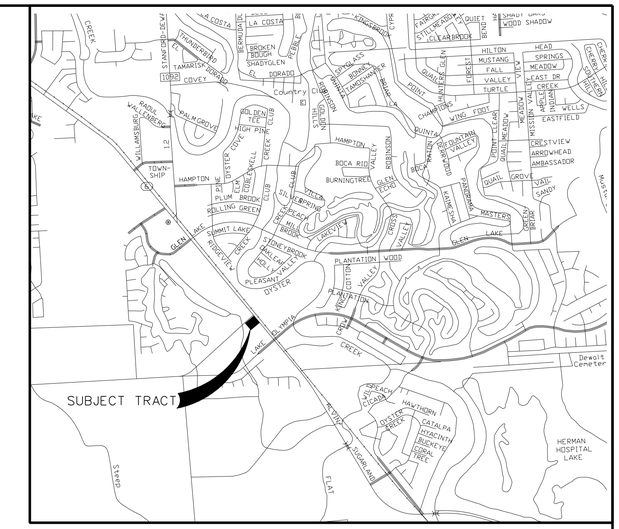
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this_____day of _____,2019.

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

RESERVE TABLE			
RESERVE No.	TYPE	ACREAGE	SQ.FT.
"A"	COMMERCIAL	1.321	57,542

LINE TABLE		
L1	N39°08'12"W	32.25
L2	N50°51'48"E	20.00





VICINITY MAP - 1"=1/2 mi. KEY MAP No. 650T

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Pebble Creek North Commercial 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 _____, 20__ at ____o'clock ____m., in plat number _____ of the Plat Records of Fort Bend County

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

_____
Laura Richard, County Clerk
Fort Bend County, Texas

By:_____
Deputy

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

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

FINAL PLAT
PEBBLE CREEK NORTH COMMERCIAL
A SUBDIVISION OF 1.321 ACRES
LOCATED IN THE DAVID BRIGHT LEAGUE, A-13
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

BEING A PORTION OF A CALL 14.493 ACRE TRACT STYLED AS TRACT 1 AND RECORDED IN THE NAME OF SIENNA 325, L.P., IN FILE NUMBER 2013157640 OF THE O.R.F.B.C.

0 LOTS 1 RESERVE 1 BLOCK

FEBRUARY 7, 2019

SURVEYOR:

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
TBPLS FIRM No. 10130300
13340 S.Gessner Missouri City, TX 77489
Phone: 281-499-4539 • www.gbisurvey.com
JON P. BORDOVSKY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 6405

OWNER:
RIVER GABLE LLC
HIMANSHU JOSHI, PRINCIPAL
5102 CHINABERRY GROVE
MISSOURI CITY, TEXAS 77459
PHONE: (262) 716-1406

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 13, 2019
AGENDA ITEM SUBJECT:	Final Plat of HFCU at Sienna
AGENDA ITEM NUMBER:	6.A.(9)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JVL for OTS
	Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

---

PERMIT NUMBER:	PLAT1900120
PROPERTY ID:	0077-00-000-1400-907 / 0077-00-000-1101-907 (0077-00-000-1162-907 / 0077-00-000-1162-907 / 0077-00-000-1162-907)
LOCATION:	North of Sienna Ranch Road, west of Highway 6

ZONING DISTRICT DESIGNATION: LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. 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). **Tax certificates provided indicate taxes are due. Please provide a receipt of payment.**

   b. The scale must be indicated numerically and graphically. Both the numerical and graphical displays of the scale must be located adjacent to each other. The minimum scale acceptable shall be one inch equals 100 feet in accordance with Section 2.D(8). **Please show property within 200 feet of the subject plat.**

   c. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).

   d. The Certificate for Planning and Zoning Commission must be made a part of the final plat in accordance with Section 3.C(8)(f). **Please correct the subdivision name.**

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

   None.

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

   None.

B. STANDARD PLAT NOTES:

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

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

   None.

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

a. Please revise plat note #3 which references surface distance. Distances should be shown in Grid.

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

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

APPLICATION FOR PLAT APPROVAL

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

1.	**Name of plat:** HFCU at Sienna
2.	**Name of preliminary plat that encompasses this plat** (if applicable): n/a
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): Houston Federal Credit Union - Christopher Choat, President/CEO
	Mailing Address: 16320 Kensington Drive, Sugar Land, Texas 77479
	Phone No.: (877) 389-3480 Fax No.: ( ) n/a -
	Email: ljones@aljlindsey.com (owner representative for email contact)
5.	**Applicant's name** (Engineer, Planner, Architect, Etc.): Windrose Land Services, Jeff Boutte
	Mailing Address: 11111 Richmond Ave., Suite 150, Houston, TX 77082
	Phone No.: (713) 458 -2281 Fax No.: (713) 461 - 1151
	Email: jeff.boutte@windroseservices.com
6.	**Is plat located inside the City limits or City's ETJ?** (Circle One): (CITY LIMITS) ETJ
20.	**Land distribution** (in acres) Private Streets: _____ Public Streets: _____ Residential Lots: _____ Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: .2245 Public Parkland: _____ Other (explain): Commercial (acres): 1.1483 ***TOTAL ACREAGE:*** 1.3728 acres
7.	**Number of sections:** n/a **Blocks:** 1 **Reserves:** 1
8.	**Number of residential lots/dwelling units:** n/a
9.	**Average lot area:** n/a **Typical lot area:** n/a
10.	**Block Length:** **Average:** n/a **Longest:** n/a **Shortest:** n/a
11.	**Type of Streets** (Circle One): (Public) Private Combination Public/Private
12.	**Type of Water System** (Circle One): Public Individual Water Wells (Other (attach explanation)) MUD
13.	**Type of Sanitary System** (Circle One): Public Individual Septic Tanks (Other (attach explanation)) MUD
14.	**Municipal Utility District:** Sienna Plantation Management District

STATE OF TEXAS
COUNTY OF FORT BEND

We, Houston Federal Credit Union, acting by and through Christopher Choat, President / CEO, and Anthony Bryant, Vice President of Risk Management, hereinafter referred to as owners of the 1.3728 acre tract described in the above and foregoing plat of HFCU at Sienna, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

IN TESTIMONY WHEREOF, Houston Federal Credit Union, has caused these presents to be signed by Christopher Choat, President / CEO, and Anthony Bryant, Vice President of Risk Management of Houston Federal Credit Union, thereunto authorized this ____ day of _____, 2019.

Houston Federal Credit Union

By: _____
Christopher Choat
President / CEO

By: _____
Anthony Bryant
Vice President of Risk Management

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Christopher Choat and Anthony Bryant, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

_____
Notary Public in and for the
State of Texas

_____
My Commission Expires:

I, Robert Kness, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the 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 have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet, unless otherwise noted, and that the plat boundary corners have been tied to the Texas State Plane Coordinate System.

STATE OF TEXAS
REGISTERED
ROBERT KNESS
6486
PROFESSIONAL
LAND SURVEYOR

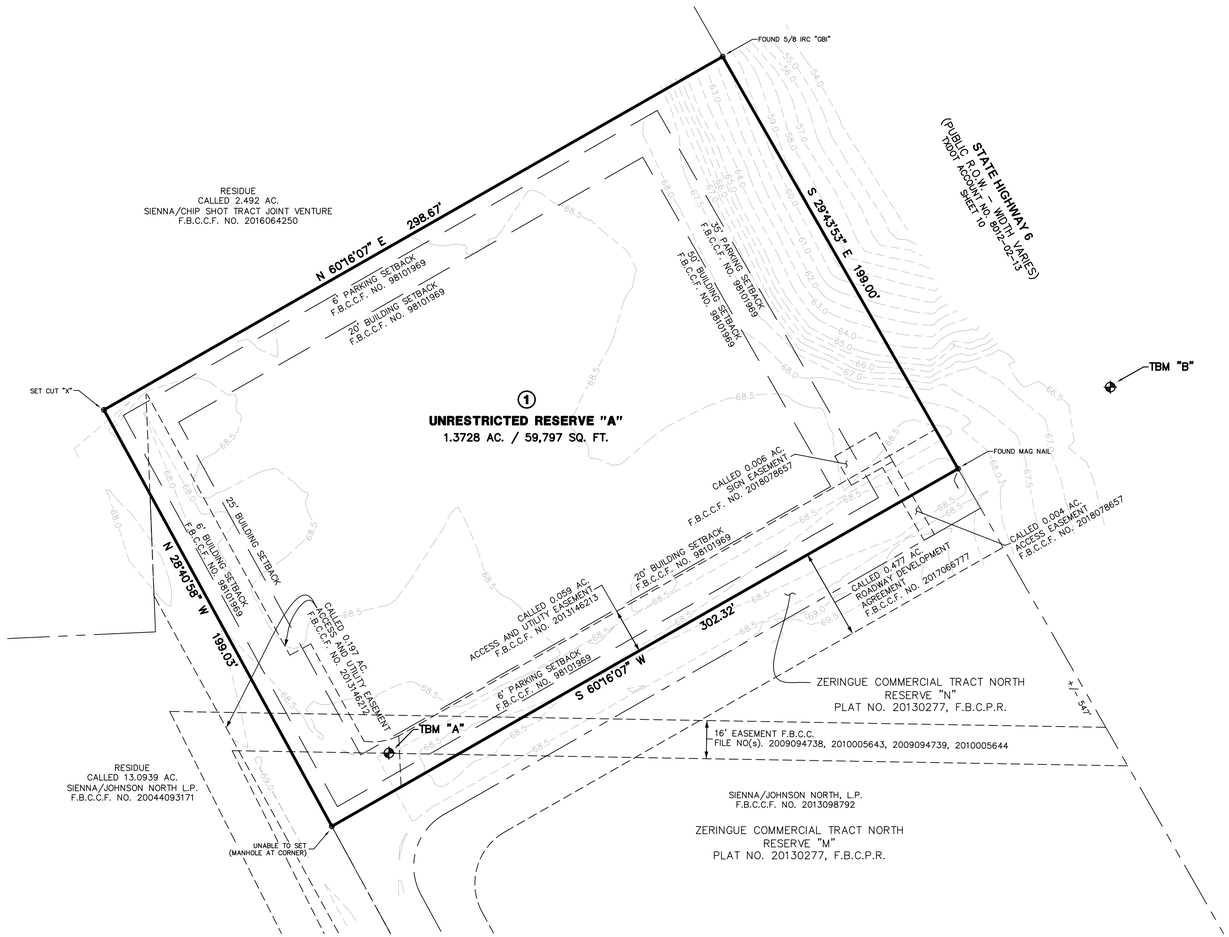
_____
ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

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

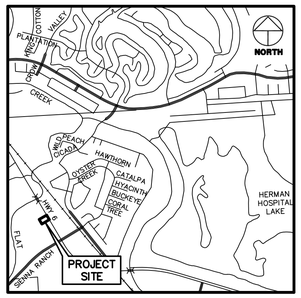
By: _____
Sonya Brown-Marshall
Chairman

By: _____
Timothy R. Haney
Vice-Chairman



ABBREVIATIONS

FND	–	FOUND
F.C.	–	FILM CODE
F.B.C.C.F.	–	FORT BEND COUNTY CLERKS FILE
F.B.C.D.R.	–	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	–	FORT BEND COUNTY PLAT RECORDS
IP	–	IRON PIPE
IR	–	IRON ROD
NO.	–	NUMBER
PG.	–	PAGE
R.O.W.	–	RIGHT-OF-WAY
SQ. FT.	–	SQUARE FEET
VOL.	–	VOLUME
A.E.	–	AERIAL EASEMENT
B.L.	–	BUILDING LINE
S.S.E.	–	SANITARY SEWER EASEMENT
ST.S.E.	–	STORM SEWER EASEMENT
U.E.	–	UTILITY EASEMENT
W.L.E.	–	WATER LINE EASEMENT
(S)	–	SET 5/8" CAPPED IR "WINDROSE LAND SERVICES"



CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'

NORTH

30 0 30 60 90 Feet

GRAPHIC SCALE: 1" = 30'

I, Laura Richard, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2019, at _____ o'clock___m. , and duly recorded on _____, 2019, in Plat No. _____ of the Map Records of Fort Bend County, for said county.

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

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

By: _____
Deputy

GENERAL NOTES

1. ALL PROPERTIES SUBDIVIDED IN THIS PLAT ARE WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
2. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 18001712 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JULY 5, 2018, ISSUED DATE OF JULY 13, 2018, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
3. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999870553.
4. ELEVATIONS A BASED ON CITY OF MISSOURI CITY SURVEY MARKER NO. PCM-003, BEING A 4 INCH BRASS DISK IN CONCRETE FOUND AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD. ELEVATION 66.07' (NAVD88, 2001 ADJUSTED)
5. TBM "A" – SET CUT "BOX" AT BACK OF CURB ALONG THE NORTHWEST CURB OF DRIVEWAY BETWEEN SUBJECT TRACT AND UNITED METHODIST EMERGENCY CARE CENTER. APPROX. 263 FEET SOUTHWEST OF THE SOUTHWESTERLY R.O.W. LINE OF STATE HIGHWAY 6. ELEVATION = 68.94'

   TBM "B" – SET MAG NAIL IN CONCRETE NEAR THE CENTERLINE OF THE ACCESS DRIVE ALONG THE COMMON LINE OF THE SUBJECT TRACT AND UNITED METHODIST EMERGENCY CARE CENTER, BEING APPROX. 72 FEET NORTHEAST OF THE SOUTHWESTERLY R.O.W. LINE OF STATE HIGHWAY 6. ELEVATION = 65.59'
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0295L REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
7. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
8. THE MINIMUM SLAB ELEVATIONS FOR RESTRICTED RESERVES "B1" AND "B2" IS SEVENTY-FOUR AND ONE-HALF (74.5) FEET. 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.
9. ALL STORM WATER DETENTION INFRASTRUCTURE FOR THIS SUBDIVISION SHALL BE PRIVATE AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CURRENT OR SUBSEQUENT PROPERTY OWNER(S).
10. 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.
11. 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.
12. 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.
13. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 46-161 AND 82-160 OF THE CODE OF ORDINANCES OF MISSOURI CITY, TEXAS.
14. SHARED ACCESS AND PARKING SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
15. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 46-191 AND 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES.
17. THERE ARE NO EXISTING AND PROPOSED PIPELINE AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION AS PER SECTION 82-97(5).
18. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED AND APPROVED BY THE CITY.
19. FUTURE REMOVAL/REPLACEMENT OF ANY STRUCTURES OR LANDSCAPING IMPROVEMENTS PLACED WITHIN PUBLIC EASEMENTS OR RESERVES WILL BE AT THE LANDOWNER'S EXPENSE.
20. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
21. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
22. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW AS SET FORTH ON SLIDE NO. 1854/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND BY INSTRUENT FILED FOR RECORD UNDER VOLUME 432, PAGE 445 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; AND BY INSTRUMENTS FILED FOR RECORD UNDER FORT BEND COUNTY CLERKS'S FILE NO(s). 9670899 AND 98101969.
23. TERMS AND PROVISIONS AS SET FORTH IN THAT CERTAIN FIRST OPPORTUNITY AGREEMENT, FILED FOR RECORD UNDER FORT BEND COUNTY CLERKS FILE NO. 2018078654. (BLANKET IN NATURE)
24. TERMS AND PROVISIONS AS SET FORTH IN THAT CERTAIN REPURCHASE OPTION AGREEMENT, FILED FOR RECORD UNDER FORT BEND COUNTY CLERKS FILE NO. 2018078655 (BLANKET IN NATURE)
25. TERMS AND PROVISIONS AS SET FORTH IN THAT CERTAIN ACCESS EASEMENT AGREEMENT, FILED FOR RECORD UNDER FORT BEND COUNTY CLERKS FILE NO. 2018078656. (BLANKET IN NATURE)

REASON FOR REPLAT:
CREATE ONE COMMERCIAL RESERVE

HFCU at Sienna

A SUBDIVISION OF
1.3728 AC. / 59,797 SQ. FT.
BEING A REPLAT OF A PORITON OF RESERVE "A",
ZERINGUE FAMILY ESTATE, SLIDE NO. 1854A, F.B.C.P.R.,
AND 1.2538 AC. / 54,614.35 SQ. FT. OF LAND SITUATED
IN THE ELIJAH ROARK SURVEY, ABSTRACT NO. 77
CITY OF MISOURRI CITY, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE 0 LOTS

FEBRUARY 2019

Owners / Developers

Houston Federal Credit Union
16320 Kensington Drive
Sugar Land, Texas 77479

Surveyor

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Z:\54824-HFCU - SIENNA\PLAT\HFCU AT SIENNA-54824-20190219.DWG - -8500\TTE - 02/20/19

STATE OF TEXAS:

COUNTY OF FORT BEND:

We, W. J and Joyce G. Zeringue, owners of the 22.0734 acre tract described in the above and foregoing plat of "Zeringue Family Estate", do hereby make and establish said subdivision of said property, according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, or our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, we acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon 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 hreby waive any claim, damage, or cause of action that we may have as a result of the dedications or exactions made herein.

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

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

WITNESS, our hand in the City of Missouri City, Texas this 14th day of May, 1999.

W. J. Zeringue, Owner

Joyce G. Zeringue, Owner

STATE OF TEXAS:

COUNTY OF FORT BEND:

BEFORE ME, the undersigning authority, on this day personally appeared W. J. Zeringue and Joyce G. Zeringue, known to me to be the persons whose names are subscribed to the forgoing instruments and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of May, 1999.

L. A. Thompson
Notary Public
State of Texas
My Commission Expires
July 25, 2001

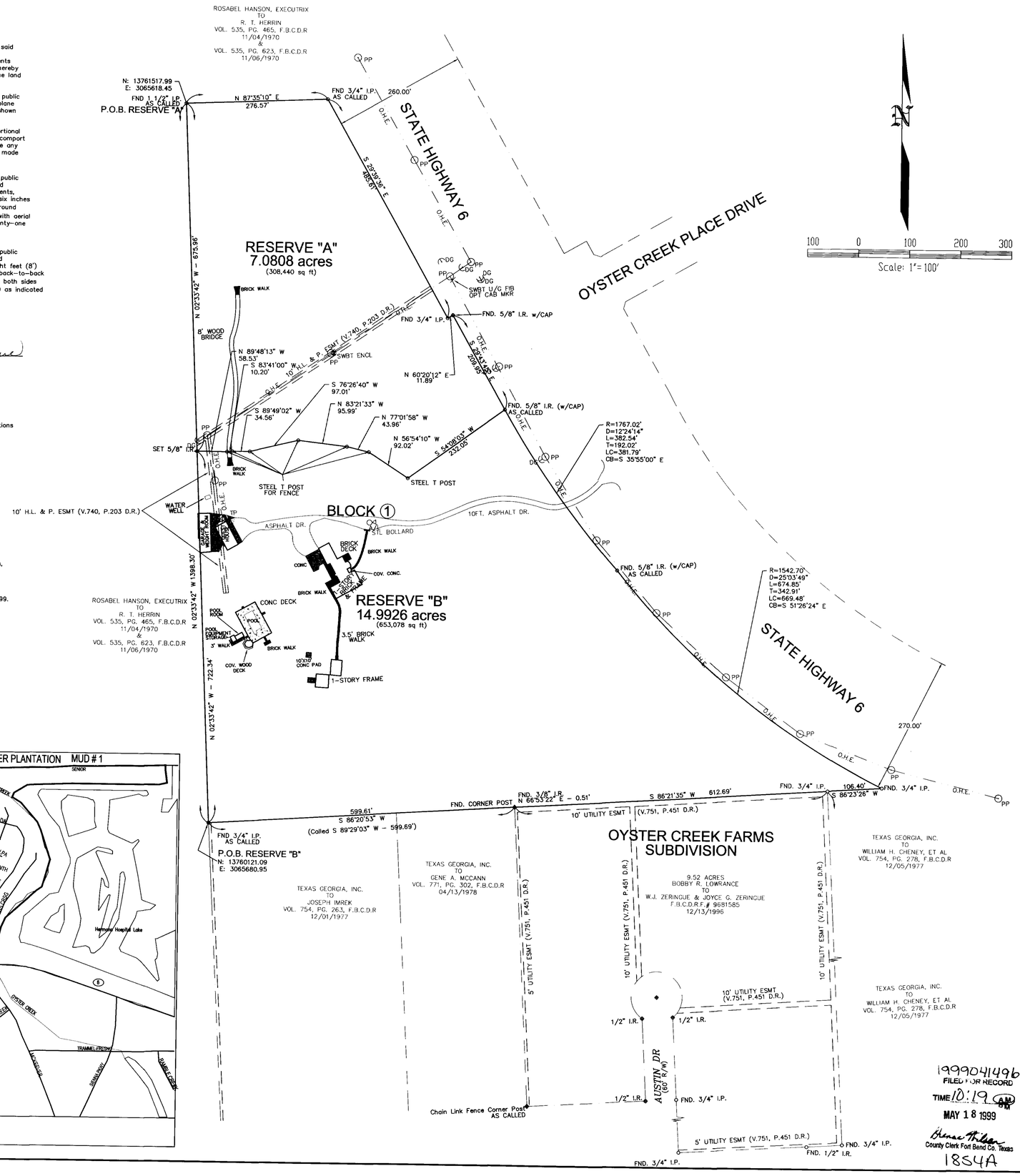
Notary public in and for the State of Texas

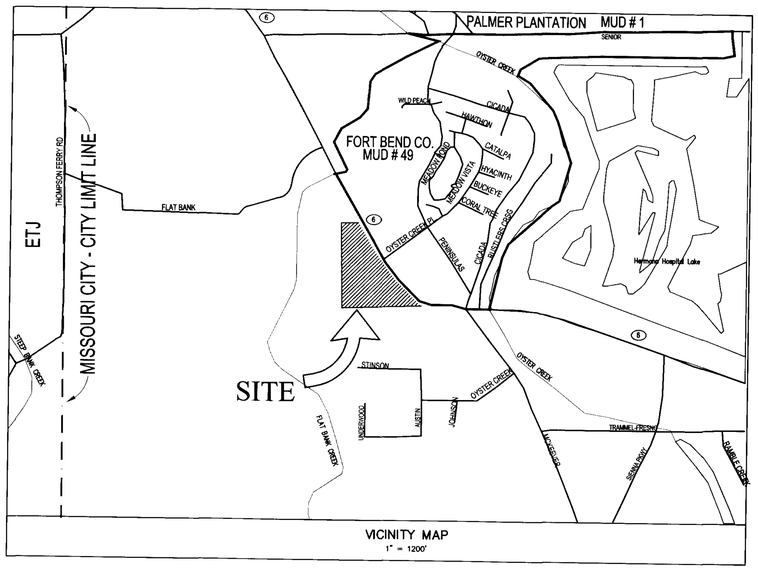
My Commission Expires: 7/25/2001

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of "Zeringue Family Estate" in conformance with the laws of State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this 14th, day of May, 1999.

By: Robert Heath
Chairman

By: James W. Keller
Vice-Chairman





I, L. A. THOMPSON, AM REGISTERED 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 FIVE EIGTHS INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE (3') FEET, UNLESS ORIGINAL MONUMENTATION WAS RECOVERED, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).

STATE OF TEXAS REGISTERED L. A. THOMPSON 3987 PROFESSIONAL LAND SURVEYOR

L. A. THOMPSON
TEXAS REGISTRATION NO. 3987

Scale: 1"= 100'

I, DIANNE WILSON, CLERK OF THE COMMISSIONERS COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON MAY 18, 1999 AT 10:19 O'CLOCK A.m., AND DULY RECORDED ON MAY 18, 1999 AT 10:19 O'CLOCK A.m., AND AT SLIDE NO. 1854 A OF THE MAP RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.

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

DIANNE WILSON
COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: DEPUTY
CINDY TWARDOWSKI

GENERAL NOTES

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE CORDINATE SYSTEM, SOUTH CENTRAL (NORTH AMERICAN DATUM 1983), AS DETERMINED BY GPS OBSERVATIONS. THIS SURVEY IS TIED INTO THE HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT MONUMENTATION SYSTEM.
2. B.L. INDICATES BUILDING LINE
3. ESMT. INDICATES EASMENT
4. A.E. INDICATES AERIAL EASEMENT
5. U.E. INDICATES UTILTIY EASEMENT
6. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION, ACCORDING TO THE CURRENT TITLE POLICY #99MS027, OR BY VISIBLE INSPECTION.
7. BENCHMARK REFERENCE – CITY OF MISSOURI CITY, TEXAS RM-563, 3 INCH DOMED BRASS DISK SET IN CONCRETE. ELEVATION 63.91 (1973 ADJUSTMENT).
8. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES.
9. FUTURE SLAB ELEVATIONS SHALL MEET THE STANDARDS ESTABLISHED BY FEMA AND SHALL MEET ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE "CITY INFRASTRUCTURE CODE", AS PER SEC. 23-11(g) (11) AS AMENDED (ORDINANCE O-98-38, ADOPTED SEPTEMBER 21, 1998).
10. NO PERMITS FOR DEVELOPMENT, CONSTRUCTION OR IMPROVEMENTS OF THE RESERVES OF ANY KIND WILL BE ISSUED BY THE CITY OF MISSOURI CITY UNTIL SUCH RESERVES ARE REPLATTED IN ACCORDANCE WITH THE TERMS OF CHAPTER 23 OF THE ORDINANCE NO. O-86-27, (ADOPTED JUNE 2, 1986).
11. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
12. IN ACCORDANCE WITH HOUSTON LIGHTING & POWER COMPANY SERVICE STANDARDS, ARTICLE 406.52., ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS, OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL 281-561-2999.

ZERINGUE FAMILY ESTATE

A SUBDIVISION OF

22.0734 ACRES

OUT OF THE
ELIJAH ROARK SURVEY, ABSTRACT 77
F.B.C. FILE NO.9681585
CITY OF MISSOURI CITY, TEXAS
FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES

APRIL 1999

1999041496
FILED FOR RECORD
TIME 10:19 AM
MAY 18 1999
County Clerk Fort Bend Co. Texas
1854A

*** OWNER ***

W. J. & JOYCE G. ZERINGUE
7930 Highway 6
Missouri City, Texas 77456
281-499-7501

*** SURVEYOR ***

THOMPSON SURVEYING COMPANY
Land Surveying/Mapping/GPS/GIS
L. A. Thompson, R.P.L.S.
10034 Clay Road
Houston, Texas 77080
713-895-7348
FAX 713-895-8528

JOB NO. 990106
990106P2.DWG

G:\1999\990106\Dwgs\990106p2.dwg Mon Apr 26 14:14:04 1999

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 13, 2019
AGENDA ITEM SUBJECT:	Concept Plan of Sienna Plantation 3A (Sections 33A/B/C, 34 A/B, 37, Heritage Parkway C/D, Sienna Oaks Drive A)
AGENDA ITEM NUMBER:	6.B.
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JTW for OTS **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

---

PERMIT NUMBER:	PLAT1900122
PROPERTY ID:	0031-00-000-3048-907 / 0031-00-000-3038-907 / 0031-00-000-3081-907
LOCATION:	South of Plantation River Parkway/Sienna Parkway, east of the Brazos River and west of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **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. **The conceptual plan indicates the location of a potential FBISD school site that is not shown on the parcelization plan, Exhibit D-13d of the 8th amendment to the development agreement, as modified. Please provide an updated parcelization plan to determine if a minor or major modification needs to be considered.**

   b. The number of sections indicated on the plan and on the application (10) do not match the number shown (6). Please revise or clarify.

   c. The number of lots shown on the plan and referenced in the title block and the application (343) does not match the total lots shown in the breakdown by lot size (175 units + 169 units = 344). Please revise or clarify.

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

   None

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

   None

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

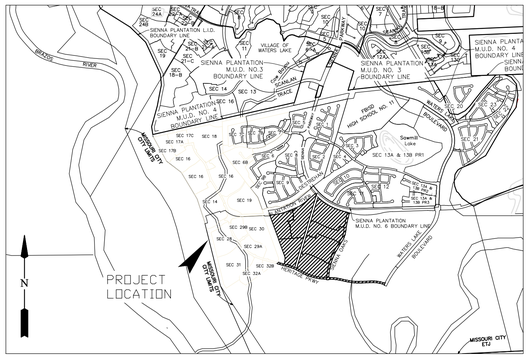
DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

Date of Application: 02/22/2019

1. Name of plat: Sienna Plantation 3A	
2. Name of conceptual plan that encompasses this plat (if applicable):	
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):	
4. Landowner's name (If company or corporation, list chief officer): Toll-GTIS Property Owners LLC.	
Mailing Address: 10110 W. Sam Houston Pkwy. Suite 210	
Phone No.: (281) 985 - 5076	
Email: jjenkins@tollbrothers.com	
5. Applicant's name (Engineer, Planner, Architect, Etc.): TBG Partners, c/o Jake Burgus	
Mailing Address: 3050 Post Oak Blvd. Suite 1100	
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 ETJ	
7. Is plat located inside the City's ETJ? (Circle One): YES NO	
8. Total acreage: 133.24	
9. Estimated # of Sections: 10 Blocks: 22 Reserves: 18	
10. Estimated # of residential lots/dwelling units: 343	
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*: Private Streets: _____ Public Streets: 32.63 Residential Lots: 74.55 Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): Reserve: 9.65acres School: 16.41acres (acres): _____	
12. Residential lot dimensions:	Average: 60'x130' Smallest: 55'x130'
13. Lot area:	Non cul-de-sac: Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: Cul-de-sac:
16. Depth:	Non cul-de-sac: Cul-de-sac
17. Block Length: _____	Average: _____ Longest: _____ Shortest: _____
18. Type of Streets (Circle One):	Public Private Combination Public/Private
19. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:	



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

RESIDENTIAL LAND USE:
TYPICAL LOT SIZE:

LOT DIMENSIONS	SQ. FT.
28'X125'	3,500
35'X125'	4,375
45'X130'	5,850
50'X120'	6,000
55'X130' (PATIO)	7,150
60'X130' (PATIO)	7,800
60'X130'	7,800
65'X130'	8,450
75'X130'	9,750
85'X140'	11,900
100'X140	14,000

TOTAL LOTS = 343

LEGEND

LP	LOW POINT
LS	LIFT STATION
OS	OPEN SPACE
➡	CONCEPTUAL DRAINAGE FLOW
DET.	DETENTION
RES.	RESERVE

TBG

CONCEPT PLAN SIENNA PLANTATION 3A

SIENNA PLANTATION SECTIONS 33A/B/C,34A/B,37, Heritage Parkway C/D, Sienna Oaks Drive A

A CONCEPT PLAN OF 133.24 ACRES OUT OF THE DAVID FITZGERALD SURVEY, ABSTRACT 25, FORT BEND COUNTY, TEXAS

343 LOTS
55'X130' = 175 UNITS
65'X130' = 169 UNITS

22 BLOCKS
10 TOTAL SECTIONS

OWNER:
TOLL GTIS PROPERTY OWNER, LLC

ENGINEER:
AMANDA CARRIAGE, P.E.
LJA ENGINEERING, INC.

Job Number:
H19000

Drawn:
JB

Rev.Date:
02-21-2019

File Number:
TBG 14010

NORTH

0 200' 400' 800' 1600'
GRAPHIC SCALE
ORIGINAL SCALE:1" =400'

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

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 13, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Avalon at Sienna Plantation Section 4
AGENDA ITEM NUMBER:	6.C.
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JGH for OTS
	Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director
PERMIT NUMBER:	PLAT1900113
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 9th amendment to the Sienna Plantation Joint Development Agreement (SPJDA).

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please adjust scale.**

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

   a. The street names listed on the plat and preliminary one-lines do not match. **Please revise one-lines.**

   b. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.

   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.

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

   None.

B. STANDARD PLAT NOTES:

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

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

   None.

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

   None.

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

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

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat:	Avalon at Sienna Plantation Section 4
2. Name of conceptual plan that encompasses this plat (if applicable):	Avalon at Sienna Plantation Section 4
3. Type of use (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development **Single Family Residential** Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	Taylor Morrison of Texas, Inc. (Robert L. Skinner)
Mailing Address:	5353 W. Houston Pkwy, Suite 190 - Houston - Texas 77041
Phone No.:(281)	598-3073
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. (Marie Escue)
Mailing Address:	1904 W. Grand Pkwy. N., Suite 100 - Katy, Texas 77449
Phone No.:(713)	380-4443
Email:	mescue@lja.com
6. Is plat located inside the City limits or City's ETJ? (Circle One):	CITY LIMITS **ETJ**
7. Is plat located inside the City's ETJ? (Circle One):	**YES** NO
8. Total acreage:	24.930
9. Estimated # of Sections: 1	Blocks: 3 Reserves: 1
10. Estimated # of residential lots/dwelling units:	58
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: 3.242 Public Streets: _____ Residential Lots: 14.403 Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: 7.285 Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): _____ (acres): _____
12. Residential lot dimensions:	Average: 135'x60' Smallest: 130'x60'
13. Lot area:	Non cul-de-sac: 8,100sqft. Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: 60' Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: 60' Cul-de-sac:
16. Depth:	Non cul-de-sac: 135' Cul-de-sac
17. Block Length: _____	Average: 719' Longest: 1,062' Shortest: 399'
18. Type of Streets (Circle One):	Public **Private** Combination Public/Private
19. Type of Water System (Circle One):	**Public** Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	**Public** Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:	Sienna Plantation Municipal Utility District No. 12

NOTES:

1. BENCHMARK: FND. 4 INCH BRASS DISC SET IN CONCRETE AT THE SOUTHWESTERN CORNER OF THE INTERSECTION SIENNA PARKWAY AND TRAMMEL–FRESNO ROAD. SURVEY MARKER NO. PCM–003
ELEV.= 66.07 2001 ADJUSTMENT

2. T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "_____"

3. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986797.

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

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____, DATED _____. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WHOLLY WITHIN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.

7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C 0295L, REVISED APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" AS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AND ZONE "AE" AS DEFINED AS AREAS OF THE 1% ANNUAL CHANCE FLOOD (100–YEAR FLOOD). LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

8. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "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.

10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.20 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 PONDING 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.

11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

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

13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

14. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACES; THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH 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).

17. SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5–FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS–OF–WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT–OF–WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.

18. SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82–164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

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

20. DRIVEWAY LOCATION – FOR THE LOTS ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.

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

22. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281–778–6250.

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

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

25. PRIOR TO THE BEGINNING OF THE ONE–YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT–OF–WAY WILL BE MONUMENTED.

26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.

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

28. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

29. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.

30. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC. (S.P.R.A.I.) OR THE SIENNA PLANTATION MANAGEMENT DISTRICT.

31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 1.

32. 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.

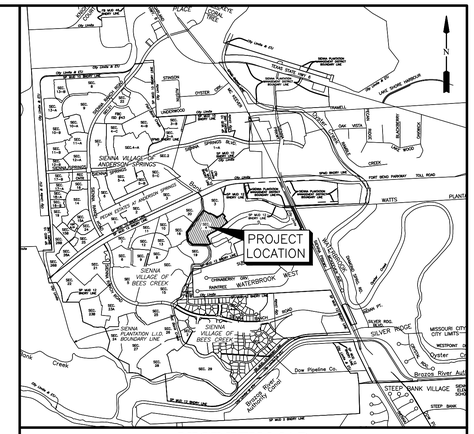
33. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

34. ALL PAVING ISLANDS WITH THE RIGHTS–OF–WAY OF THIS PLAT WILL BE MAINTAINED BY THE SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC. (S.P.R.A.I.) AND IS NOT THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY OR FORT BEND COUNTY.

35. 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 RIGH–OF–WAY.

36. THIS PLAT IS SUBORDINATED BY:
ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER, SIENNA 325, L.P., AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

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



VICINITY MAP
SCALE: 1"= 2,640'

KEY MAP NO. 650–A

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 _____, 2019.

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

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
KP GEORGE
COUNTY JUDGE

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

_____
KEN R. DEMERCHANT
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 OF

AVALON AT SIENNA PLANTATION SECTION 4

A SUBDIVISION OF 24.930 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN SURVEY, ABSTRACT 86, FORT BEND COUNTY, TEXAS.

58 LOTS 1 RESERVE (7.285 ACRES) 3 BLOCKS
JANUARY 24, 2019 JOB NO. 0074–1404

OWNERS:

TAYLOR MORRISON OF TEXAS, INC.
ROBERT L. SKINNER, AUTHORIZED AGENT
2929 BRIARPARK DRIVE NORTH, SUITE 400, HOUSTON, TEXAS 77042
PH. (281) 598–3040

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
KEN BECKMAN, PRESIDENT
202 CENTURY SQUARE BLVD., SUGAR LAND, 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.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

Date\Time : Thu, 24 Jan 2019 – 1:26pm
Path\Name : C:\Users\mescue\appdata\local\temp\AcPublish_5540\avalon at Sienna 4.dwg
MYLAR CHECK: COORD _____ DIR _____
AVALON AT SIENNA PLANTATION SECTION 4
LJA JOB No. 0074–1404

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	425.00'	2°23'25"	17.73'	17.73'	S 51°28'09" W
C2	750.00'	17°26'46"	228.37'	227.49'	S 37°57'53" W
C3	750.00'	8°22'10"	109.56'	109.46'	S 42°30'11" W
C4	2000.00'	2°55'36"	102.16'	102.15'	S 36°51'18" W
C5	50.00'	86°46'30"	75.73'	68.69'	S 07°59'44" E
C6	450.00'	26°46'48"	210.33'	208.42'	S 64°46'23" E
C7	50.00'	88°56'19"	77.61'	70.05'	N 57°22'03" E
C8	450.00'	32°41'42"	256.79'	253.32'	N 29°14'44" E
C9	2000.00'	4°58'32"	173.68'	173.62'	N 48°04'51" E
C10	450.00'	15°31'46"	121.97'	121.60'	N 58°20'00" E
C11	450.00'	13°27'23"	105.69'	105.44'	N 59°22'11" E
C12	450.00'	25°39'37"	201.53'	199.85'	S 49°09'05" E
C13	25.00'	91°13'24"	39.80'	35.73'	S 16°22'11" E
C14	475.00'	25°39'37"	212.73'	210.96'	S 49°09'05" E
C15	25.00'	93°06'37"	40.63'	36.30'	S 82°52'35" E
C16	475.00'	15°31'46"	128.74'	128.35'	N 58°20'00" E
C17	425.00'	13°26'01"	99.65'	99.42'	N 59°22'52" E
C18	475.00'	13°28'37"	111.73'	111.47'	S 59°21'35" W
C19	425.00'	15°31'46"	115.19'	114.84'	S 58°20'00" W
C20	1975.00'	4°58'32"	171.51'	171.45'	S 48°04'51" W
C21	425.00'	30°05'03"	223.15'	220.60'	S 30°33'03" W
C22	25.00'	40°42'17"	17.76'	17.39'	S 04°50'37" E
C23	50.00'	145°22'49"	126.87'	95.47'	S 47°29'39" W
C24	25.00'	18°20'52"	8.01'	7.97'	N 68°59'22" W
C25	475.00'	23°40'17"	196.24'	194.85'	N 66°19'39" W
C26	25.00'	39°29'18"	17.23'	16.89'	N 74°14'09" W
C27	50.00'	140°01'07"	122.19'	93.97'	N 23°58'14" W
C28	25.00'	11°27'06"	5.00'	4.99'	N 40°18'46" E
C29	2025.00'	3°43'53"	131.88'	131.86'	N 36°27'10" E
C30	775.00'	8°22'10"	113.21'	113.11'	N 42°30'11" E
C31	725.00'	17°26'46"	220.76'	219.90'	N 37°57'53" E
C32	25.00'	86°46'30"	37.86'	34.35'	N 07°59'44" W
C33	1975.00'	2°55'36"	100.88'	100.87'	N 36°51'18" E
C34	725.00'	8°22'10"	105.90'	105.81'	N 42°30'11" E
C35	775.00'	17°26'46"	235.98'	235.07'	N 37°57'53" E
C36	25.00'	88°46'36"	38.74'	34.98'	N 73°33'49" E
C37	425.00'	25°39'37"	190.34'	188.75'	S 49°09'05" E
C38	25.00'	85°46'17"	37.42'	34.03'	S 06°33'52" W
C39	2025.00'	3°51'26"	136.32'	136.30'	S 47°31'18" W
C40	475.00'	32°41'42"	271.05'	267.39'	S 29°14'44" W
C41	25.00'	88°56'19"	38.81'	35.03'	S 57°22'03" W
C42	425.00'	26°46'48"	198.65'	196.84'	N 64°46'23" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 62°54'11" E	91.89'
L2	S 60°45'29" E	180.87'
L3	N 29°14'31" E	20.06'
L4	S 72°31'07" E	137.12'
L5	S 59°15'58" E	142.56'
L6	N 73°44'28" E	91.51'
L7	N 62°17'29" E	54.28'
L8	N 55°13'46" E	84.33'
L9	S 74°44'48" E	28.12'
L10	S 38°19'55" E	119.89'
L11	S 50°16'27" W	41.77'
L12	S 37°44'43" E	220.13'
L13	S 53°08'22" W	155.05'
L14	S 74°09'14" W	139.46'
L15	S 46°41'16" W	56.51'
L16	S 38°19'06" W	89.74'
L17	S 78°09'48" E	100.92'
L18	N 66°05'53" E	50.00'
L19	S 36°19'16" E	70.03'
L20	S 29°14'31" W	104.14'
L21	S 61°58'53" E	75.94'
L22	S 36°19'16" E	17.24'
L23	N 50°34'07" E	66.33'
L24	N 66°05'53" E	50.00'
L25	S 66°05'53" W	50.00'
L26	N 78°09'48" W	118.17'
L27	N 38°19'06" E	89.74'
L28	N 46°41'16" E	56.51'
L29	N 38°19'06" E	89.74'
L30	N 46°41'16" E	56.51'
L31	N 29°14'31" E	100.02'
L32	S 61°58'53" E	78.07'
L33	S 36°19'16" E	23.06'
L34	N 78°09'48" W	100.92'
L35	S 74°50'21" E	14.86'
L36	N 63°08'45" E	70.44'
L37	N 60°54'10" E	80.17'
L38	N 57°31'41" E	80.00'
L39	N 24°06'16" E	95.47'
L40	N 62°03'05" E	80.29'
L41	N 72°06'55" E	41.65'
L42	N 59°01'00" E	39.78'
L43	N 49°24'49" E	80.59'
L44	N 05°50'03" E	14.49'
L45	S 28°52'41" W	110.37'
L46	S 14°43'23" E	14.48'
L47	S 77°29'21" W	14.92'
L48	S 02°12'06" W	65.09'
L49	S 52°12'35" E	109.43'
L50	S 46°19'58" E	91.98'
L51	S 79°32'36" E	75.39'
L52	S 87°45'10" E	7.43'
L53	N 77°14'15" E	57.88'
L54	N 47°18'22" E	35.57'
L55	N 06°51'40" E	93.29'
L56	S 48°09'13" E	45.87'

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	OWNERSHIP/MAINTENANCE
A	7.285	317,338	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
TOTAL	7.285	317,338		

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
S.N.	INDICATES SEE NOTE
U.V.E.	INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
PVT.	INDICATES PRIVATE
P.A.E./P.U.E.	INDICATES PUBLIC ACCESS EASEMENT/PUBLIC UTILITY EASEMENT

PRELIMINARY PLAT OF

AVALON AT SIENNA PLANTATION SECTION 4

A SUBDIVISION OF 24.930 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN SURVEY, ABSTRACT 86, FORT BEND COUNTY, TEXAS.

58 LOTS 1 RESERVE (7.285 ACRES) 3 BLOCKS

JANUARY 24, 2019 JOB NO. 0074-1404

OWNERS:

TAYLOR MORRISON OF TEXAS, INC.
ROBERT L. SKINNER, AUTHORIZED AGENT
2929 BRIARPARK DRIVE NORTH, SUITE 400, HOUSTON, TEXAS 77042
PH. (281) 598-3040

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
KEN BECKMAN, PRESIDENT
202 CENTURY SQUARE BLVD., SUGAR LAND, TEXAS 77478-3796
PH. (281) 500-6050

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13349 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • 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

SHEET 2 OF 2

AVALON AT SIENNA PLANTATION SECTION 4
LJA JOB No. 0074-1404

Date\Time : Thu, 24 Jan 2019 - 1:26pm
Path\Name : C:\Users\rescue\appdata\local\temp\AcPublish_5540\Avalon at Sienna 4.dwg
MYLAR CHECK: COORD _____ DIR _____

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 13, 2019
AGENDA ITEM SUBJECT:	Avalon at Sienna Plantation Section 3 Partial Replat No. 1
AGENDA ITEM NUMBER:	6.D.
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JGY for OTS
	Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

---

PERMIT NUMBER:	PLAT1900114
PROPERTY ID:	0086-00-000-5011-907
LOCATION:	The subject site is located west of the intersection of Watts Plantation and Sienna Parkway.

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please revise the scale.**

   b. Update the name of the subject plat within the Certificate for Planning and Zoning Commission.

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

   None

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

   a. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a revise .dwg. The one submitted does not project properly.**

B. STANDARD PLAT NOTES:

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

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

   None

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

   None

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

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

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1.	Name of plat: Avalon at Sienna Plantation Section 3 Partial RePlat No. 1
2.	Name of preliminary plat that encompasses this plat (if applicable): Avalon at Sienna Plantation Section
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): Taylor Morrison of Texas, Inc. (Robert L. Skinner)
	Mailing Address: 5353 W. Houston Pkwy, Suite 190 - Houston - Texas 77041
	Phone No.:(281) 598-3073 Fax No.:( ) -
	Email: BSkinner@taylormorrison.com
5.	Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. (Marie Escue)
	Mailing Address: 1904 W. Grand Pkwy. N., 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: 1.462
9.	Number of sections: 1 Blocks: 1 Reserves: 1
10.	Number of residential lots/dwelling units: 6
11.	Land distribution (in acres) - *Must total acreage indicated in Line 8 above*: Private Streets: _____ Public Streets: _____ Residential Lots: 1.319 Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): Landscape/Utilities (acres): 0.143
12.	Average lot area: 137'x50'
13.	Typical lot area: 137'x50'
14.	Block Length: N/A Average: _____ Longest: _____ Shortest: _____
15.	Type of Streets (Circle One): N/A 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. 12

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OWNERS OF THE 1.462 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT SIENNA PLANTATION SECTION 3 PARTIAL REPLAT No. 1, 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, (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS 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 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 AVALON AT SIENNA PLANTATION SECTION 3 PARTIAL REPLAT No. 1 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, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, AUTHORIZED AGENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2019.

TAYLOR MORRISON OF TEXAS, INC.,
A TEXAS CORPORATION

BY:_____
ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2019.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT

BY:_____
KEN BECKMAN, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEN BECKMAN, PRESIDENT OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND 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 (SEE NOTE 9).

_____
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 AVALON AT SIENNA PLANTATION SECTION 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

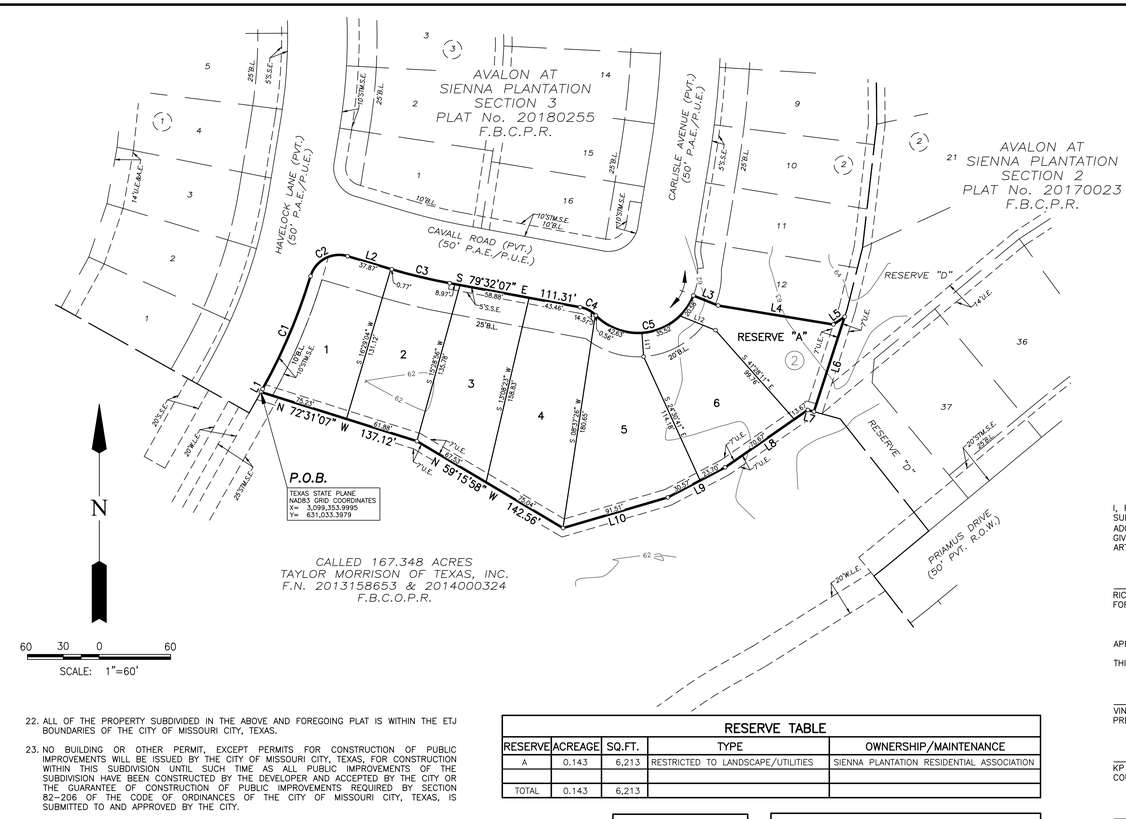
THIS _____ DAY OF _____, 2019.

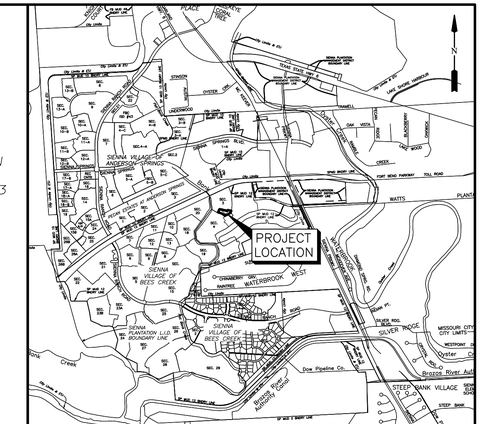
_____
SONYA BROWN-MARSHALL, CHAIRMAN

_____
TIMOTHY HANEY, VICE CHAIRMAN

NOTES:

1. BENCHMARK: FND. 4 INCH BRASS DISC SET IN CONCRETE AT THE SOUTHWESTERN CORNER OF THE INTERSECTION SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD. SURVEY MARKER NO. PCM-003
   ELEV.= 66.07 2001 ADJUSTMENT
2. T.B.M. INDICATES TEMPORARY BENCHMARK FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING"
3. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986797.
4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1890146CPL, DATED JUNE 22, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.
7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C 0295L, REVISED APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" AS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AND ZONE "AE" AS DEFINED AS AREAS OF THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "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.
10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.80 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 PONDING 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.
11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
12. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
15. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACES; THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH 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).
16. SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
17. SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
18. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
19. DRIVEWAY LOCATION - FOR THE LOTS ON THE INSIDE OF A 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.
20. 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.
21. 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.





VICINITY MAP
SCALE: 1"= 2,640'

KEY MAP NO. 650-A

22. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
23. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION 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.
24. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
25. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
26. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
27. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM 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.
28. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
29. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC. (S.P.R.A.I.) OR THE SIENNA PLANTATION MANAGEMENT DISTRICT.
30. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 1.
31. 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.
32. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
33. ALL PAVING ISLANDS WITH THE RIGHTS-OF-WAY OF THIS PLAT WILL BE MAINTAINED BY THE SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC. (S.P.R.A.I.) AND IS NOT THE RESPONSIBILITY OF THE _____ CITY OF MISSOURI CITY OR FORT BEND COUNTY.
34. U.V.E. INDICATES 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 RIGH-OF-WAY.
35. THIS PLAT IS SUBORDINATED BY:
    ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER, SIENNA 325, L.P., AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
36. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	OWNERSHIP/MAINTENANCE
A	0.143	6,213	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION RESIDENTIAL ASSOCIATION
TOTAL	0.143	6,213		

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 29°14'31" E	2.87'
L2	S 73°30'56" E	38.64'
L3	S 68°07'54" E	22.41'
L4	S 80°39'31" E	97.94'
L5	N 55°33'13" E	11.47'
L6	S 17°56'20" W	83.72'
L7	N 74°44'48" W	5.37'
L8	S 55°13'46" W	84.33'
L9	S 62°17'29" W	54.28'
L10	S 73°44'28" W	91.51'
L11	S 03°51'00" E	20.00'
L12	S 68°07'54" E	32.28'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	475.00'	12°25'41"	103.03'	102.83'	N 23°01'40" E
C2	25.00'	89°40'14"	39.13'	35.25'	N 61°38'57" E
C3	475.00'	6°01'11"	49.91'	49.88'	S 76°31'31" E
C4	25.00'	34°32'25"	15.07'	14.84'	S 62°15'55" E
C5	50.00'	113°08'12"	98.73'	83.45'	N 78°26'12" E

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
U.V.E.	INDICATES UNOBSTRUCTED VIEW EASEMENT
PVT.	INDICATES PRIVATE
P.A.E./P.U.E.	INDICATES PUBLIC ACCESS EASEMENT/PUBLIC UTILITY EASEMENT

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 _____, 2019.

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

_____
KP GEORGE
COUNTY JUDGE

_____ _____
W. A. (ANDY) MEYERS KEN R. DEMERCHANT
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

AVALON AT SIENNA PLANTATION SECTION 3 PARTIAL REPLAT No. 1

A SUBDIVISION OF 1.462 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN SURVEY, ABSTRACT 86, FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT:
DEPTH CHANGE OF LOTS 13-18 AND RESERVE D IN BLOCK 2 ALONG THE SOUTHERN BOUNDARY LINE

6 LOTS 1 RESERVES (0.143 ACRES) 1 BLOCKS

JANUARY 17, 2019 JOB NO. 0074-1403A

OWNERS:

TAYLOR MORRISON OF TEXAS, INC.
ROBERT L. SKINNER, AUTHORIZED AGENT
2929 BRIARPARK DRIVE NORTH, SUITE 400, HOUSTON, TEXAS 77042
PH. (281) 598-3040

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
KEN BECKMAN, PRESIDENT
202 CENTURY SQUARE BLVD., SUGAR LAND, 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.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

SHEET 1 OF 1

AVALON AT SIENNA PLANTATION SECTION 3 PARTIAL REPLAT No. 1
LJA JOB No. 0074-1403A

MYLAR CHECK: COORD DIR:

Date\Time : Thu, 17 Jan 2019 - 6:43am
Path\Name : C:\Users\rescue\appdata\local\temp\AcPublish_8772\Avalon at Sienna 3_PR1.dwg

missouri CITY
TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

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

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, March 13, 2019, at the City Council Chambers – 2nd Floor, City Hall Building,1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

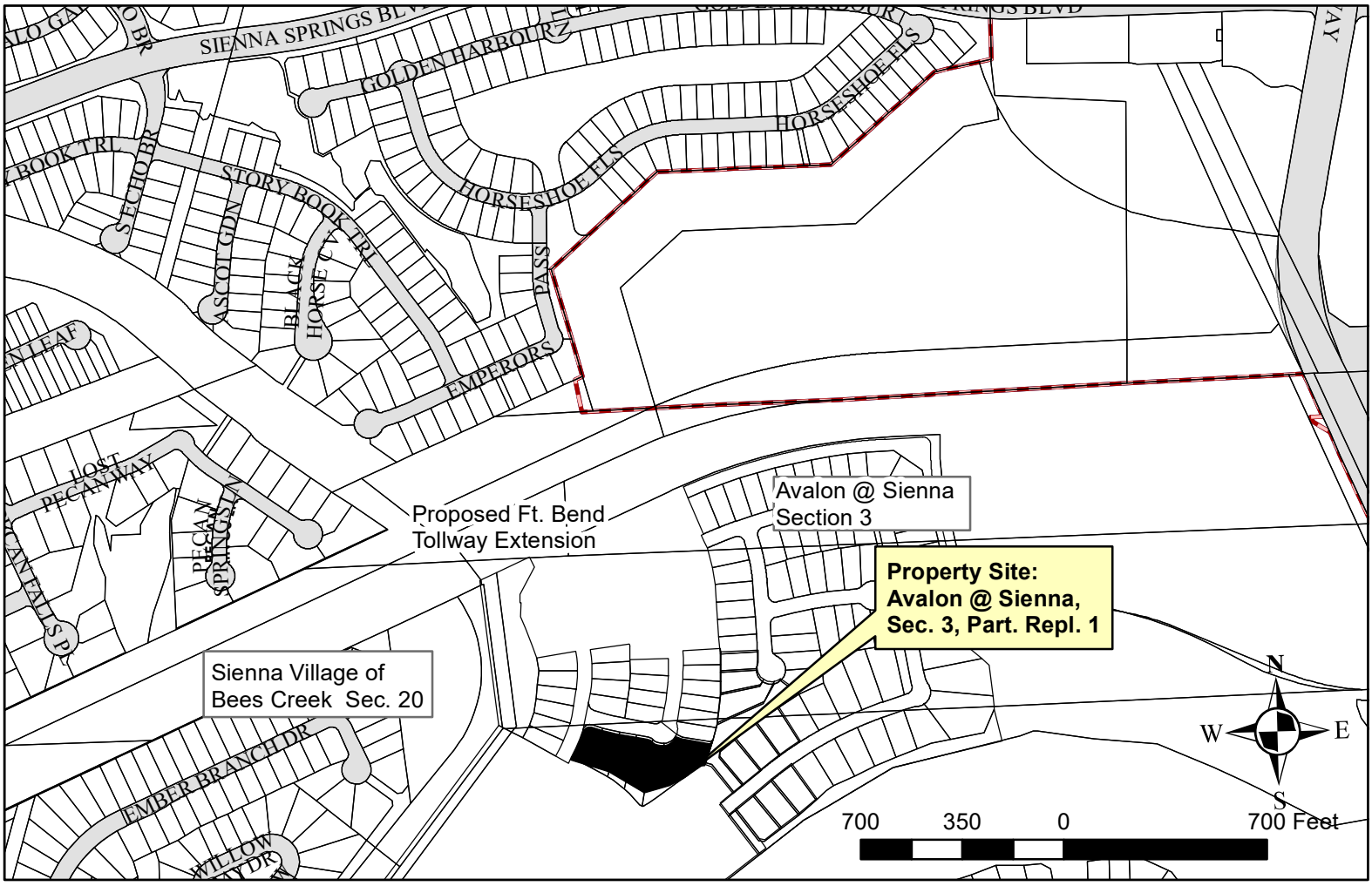
PURPOSE: To receive comments for or against Avalon at Sienna Plantation Section 3 Partial Replat No. 1 for the purpose of changing the depth of Block 2, Lots 13 through 18 and Reserve D.

SITE LOCATION: The subject site is located west of the intersection of Watts Plantation Road and Sienna Parkway.

SITE LEGAL DESCRIPTION: The subject site is described as being, Block 2, Lots 13 through 18 and Reserve D of Avalon at Sienna Plantation Section 3, a subdivision recorded as instrument number 20180255 of the Fort Bend County Plat Records.

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

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


SIENNA SPRINGS BLVD
GOLDEN HARBOUR
HORSESHOE FLS
STORY BOOK TRL
ECHO BR
ASCOT GDN
BLACK HORSE CVN
PASS
EMPEROR'S
LOST PECAN WAY
PECAN SPRINGS
Proposed Ft. Bend Tollway Extension
Avalon @ Sienna Section 3
Property Site: Avalon @ Sienna, Sec. 3, Part. Repl. 1
Sienna Village of Bees Creek Sec. 20
EMBER BRANCH DR
WILLOW
N
W
E
S
700
350
0
700 Feet

DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY **MISSOURI CITY, TEXAS 77489**

February 22, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, March 13, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Marie Escue on behalf of Taylor Morrison of Texas, Inc., to replat an approximate 1.462 acres tract of land including 6 lots, 1 Reserve and 1 Block of Avalon at Sienna Plantation Section 3 PD, Planned Development District to allow for the development of single family residential homes.

This letter is being sent to property owners within the original subdivision and within 200 feet of the property subject to replat as required by law. It is also sent to others on request.

****

Dear City Representatives:

____ I/We protest this proposed partial replat because

___ I/We support this proposed partial replat because

Sincerely,

_____ _____
Signature Print Name

_____ _____
Street Address Subdivision

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

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

_____
Print Name Signature

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 13, 2019
AGENDA ITEM SUBJECT:	Fort Bend County WC&ID No. 2 Wastewater Treatment Plant No. 2
AGENDA ITEM NUMBER:	7.A.
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JTG for OTS

PERMIT NUMBER:	SUP1900004
PROPERTY ID:	0116-00-000-6004-907 / 0116-00-000-6001-907
LOCATION:	The subject site is located north of Thurgood Marshall High School/Buffalo Run Park, east of Echo Creek Drive, west of S. Cravens Road, and south of Highway 90

RECOMMENDED ACTION:

The proposal complies with the provisions of the 2017 Comprehensive Plan and the policies contained in the Future Land Use Map.

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

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, April 1, 2019

Revised submittals due prior to March 20, 2019. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission,

including the provision of the width of the detention basin, a development schedule, and a parking statement, must be submitted no later than 10:00 a.m. on March 20, 2019, which is prior to the deadline for submittals to the City Council for their April 1, 2019, meeting.

SUMMARY:

To facilitate the provision of utility services within the area, Fort Bend County Water Control & Improvement District No. 2 seeks to amend SUP, Specific Use Permit No. 65 (Ordinance O-86-36) to expand the boundaries of a proposed waste water treatment plant.

The district purchased an approximate 5.80 acre tract of land in the mid-1980s, was subsequently approved on July 21, 1986 for SUP No. 65 and platted this acreage, to allow for the development of a sewage treatment plant.

A lift station was constructed on the site however the overall treatment plant was not.

In 2015, the district purchased additional acreage adjoining the original site to accommodate the same development using newer technologies.

The proposed wastewater treatment plant would include the existing lift station site and provide for an additional lift station, several buildings and structures including basins. A proposed detention basin would be situated along the Echo Creek Drive portion of the property.

The location and operation of wastewater treatment plants are subject to the requirements of the Texas Commission of Environmental Quality (TCEQ).

GENERAL SITE INFORMATION:

A. Legal Description:

The subject site can be described as being a certain 14.31 acre tract of land situated in the B.B.B. & C. Railroad Company Survey Section 8, Abstract No. 116 in Fort Bend County, Texas, being out of a called 14.5041 acre tract of land conveyed to Fort Bend County Water Control and Improvement District No. 2 recorded in Clerk's File No. 2015069032 of the Fort Bend County Official Public Records of Real Property and being a portion of Wastewater Treatment Plant No. 2, plat of which is recorded in Slide No. 873A of the Fort Bend County Plat Records.

B. Size: 14.31 acres

C. Existing Land Use and Zoning Designation: Lift station / SUP No. 65 (Ordinance O-86-36); R-6, condominium residential district

D. Surrounding Land Uses and Zoning Designations:

North: 300 foot Centerpoint (HL&P) easement / R-5, townhouse residential district

South: Thurgood Marshall High School, Buffalo Run Park / SUP No. 144 (Ordinance O-00-11)

East: Park 8Ninety / PD, Planned Development District No. 94 (Ordinance O-14-37)

West: Single family residential / R-1, single family residential

E. Zoning History:

09-21-1959:	Subject site annexed by the City of Missouri City (Ordinance 48)
01-19-1981:	Subject site zoned R-5, townhouse residential district (Ordinance O-81-01)
04-04-1983:	Subject site rezoned R-6, condominium district (Ordinance O-83-15)
07-21-1986:	SUP No. 65 approved to allow for a sewage treatment plant (Ordinance O-86-36)

ANALYSIS OF SUBJECT SITE:

A. Development Potential

To facilitate the provision of utility services within the area, Fort Bend County Water Control & Improvement District No. 2 seeks to amend SUP, Specific Use Permit No. 65 (Ordinance O-86-36) to expand the boundaries of a proposed waste water treatment plant.

The district purchased an approximate 5.80 acre tract of land in the mid-1980s, was subsequently approved on July 21, 1986 for SUP No. 65 and platted this acreage, to allow for the development of a sewage treatment plant.

A lift station was constructed on the site however the overall treatment plant was not.

In 2015, the district purchased additional acreage adjoining the original tract to accommodate the same development using newer technologies.

The proposed wastewater treatment plant would include the existing lift station site and provide for an additional lift station, several buildings and structures including basins. A proposed detention basin would be situated along the Echo Creek Drive portion of the property.

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

- A more cohesive city. Building upon public…intergovernmental and institutional…partnerships.

Conformance with the Land Use Plan: The Future Land Use Map identifies the subject tract Suburban residential. Suburban Character is summarized below.

> **Suburban Character** *(Suburban residential and Suburban commercial)*. This designation is for areas where both residential and commercial development forms result in a more green, open feel compared to more intensively developed areas where buildings, parking areas, and other improvements cover more of their sites. In Suburban Residential areas, there is more separation between homes (whether through larger minimum lot sizes or setbacks), and the intervening spaces are devoted more to trees and vegetation than paved surfaces…Suburban commercial development is appropriate for office, retail and service uses abutting residential neighborhoods (subject to scale limitations and "residential in appearance" design standards) and in other areas where the community's image and aesthetic value is to be promoted, such as at gateways and along high profile corridors.

Staff recommendation: Approve the amendment to SUP No. 65 to expand the boundaries for the wastewater treatment plant site contingent upon the recommendations included in this report.

B. Height and area requirements. Except as set forth herein, the height and area regulations for R-6, condominium residential district apply to the subject site.

The R-6 condominium residential district provides that "no building or structure shall exceed three stories or 45 feet." The regulation also provides that the city's board of adjustment may make special exceptions to allow a height not to exceed five stories or 75 feet, where to do so will not be contrary to public interest or result in substantial injury to surrounding property or the appropriate use.

Additionally, the R-6 district requires a front yard of not less than 15 feet; rear yard of not less than 10 feet; and a side yard of not less than 5 feet.

Properties to the west of the subject site and along Echo Creek Drive are presently zoned R-1, single family residential district and a few homes including one newly constructed are located within this area. The R-1 district allows for a maximum height of two and one half stories or 35 feet.

The proposed wastewater treatment plant would include the existing lift station site and provide for an additional lift station, several buildings and structures including basins. A proposed detention basin would be situated along the Echo Creek Drive portion of the property.

The district has described that the proposed buildings and structures would be between approximately 14 feet and 18 feet in height. The "headworks" structure would be approximately 35 feet in height.

TCEQ requires buffer zones including one limiting the location of wastewater treatment plant units to be no closer than 150 feet to the nearest property line.

Staff recommendation: Establish a yard (setback) along Echo Creek Lane (rear yard) to be no less than the width of the detention basin as shown on the site plan. The location of buildings and structures should be setback, at this minimum, from this property line due to its proximity to residential uses.

Staff recommends no changes to the height requirements for the R-6 district as applicable to the proposed development contingent upon the recommendations included in this report.

C. Architectural design standards. All buildings and structures constructed should comply with the building codes of the City of Missouri City. Buildings and structures should meet the following architectural design standards.

For nonresidential uses, Section 7A.C.2 requires that "one hundred percent of exterior walls, excluding windows and doors…" to consist of masonry. Section 7A.F.1. provides for primary and accent materials and colors for buildings, structures and fencing.

Section 7A.3 prohibits construction materials and details including: Exposed exterior metal walls, bright or glossy colors including electric, fluorescent, neon, or metallic color schemes; concrete cinder block, except that painted cinder block may be used on the rear of buildings not backing a street; corrugated materials uses as walls or roofs; and temporary buildings.

The proposed wastewater treatment plant would include the existing lift station site and provide for an additional lift station, several buildings and structures including basins. A proposed detention basin would be situated along the Echo Creek Drive portion of the property.

The district has described exterior material for the proposed buildings and structures as follows:

Building/Structure	***Proposed Height***	***Proposed Material***
Dewatering & operations building	*Approximately 14 feet to 18 feet*	CMU
Digester Basin	*Approximately 14 feet*	Concrete
Thickeners	*Approximately 18 feet*	Concrete
Electrical building	*Approximately 14 feet*	CMU

Clarifiers	*Approximately 15 feet*	Concrete
Disinfection Chemical Building	*Approximately 15 feet*	CMU
Aeration Basins	*Approximately 16 feet*	Concrete
Anoxic/Anaerobic basins – future	*Unknown*	Unknown
Headworks	*Approximately 35 feet*	Concrete
Primary Clarifies - future	*Unknown*	Unknown
Grit Removal System - future	*Unknown*	Unknown

Additionally, the district is proposing to construct a wood fence along Echo Creek and a chain link fence along all other sides of the site to screen from public view and to secure the site.

Staff recommendation: The city's architectural design standards as it relates to one hundred percent use of masonry materials, primary and accent colors and prohibited materials and details should apply to buildings, structures and fencing on the subject site due to its proximity to residential uses and the visibility of the site from the Buffalo Run Park as well as Thurgood Marshall high school. The purpose of these standards includes the protection of scenic views and prohibiting eyesores.

D. Trash disposal regulations. The trash disposal regulations for R-6, condominium residential district should apply to the subject site.

Ordinance O-86-36 provides that "refuse" was not applicable.

The screening requirements for residential zones now applies to the R-6 district. These requirements include the screening of a trash disposal area if within view of a public or private roadway when viewed from a height of six feet above the ground level. Screening can consist of fencing.

Staff recommendation: Apply the regulations for the R-6 district to the subject development. The district nor applicant has expressed or shown a need for a nonresidential type disposal area. Thus the fencing requirements imposed by this ordinance could be sufficient to adequately screen any needs for trash disposal.

E. Landscaping regulations. The landscaping regulations set forth herein should apply.

The purpose of the city's landscaping regulations are in part to "enhance and preserve the value of buildings, reduce adverse effects of…lighting, noise, dust and odor, and to protect building occupants' privacy by requiring spacing and screening between uses of different types or intensities…The greater the

difference in intensities the deeper the transitional buffer yard; the less the difference in intensities the shallower the transitional buffer yard…"

Ordinance O-86-36 did not apply requirements for landscaping or buffer yards to the originally proposed development. However, the ordinance does require that "each phase of the project [to be] screened by an opaque structure of fence." The ordinance goes on to indicate that "sufficient buffering is provided by the Cangelosi Ditch and the H.L.&P. fee strip on both the north and south sides of the subject site.

The Commission should note that neither Thurgood Marshall High School nor Buffalo Run Park, south of the Cangelosi Ditch, existed in 1986 at the time of the ordinance approval.

The district is proposing to construct a wood fence along Echo Creek Drive and a chain link fence along all other sides of the site to screen from public view and to secure the site. Generally, landscaping has not been presented as part of the site plan. The site plan provides for an existing tree to remain as part of screening on the Echo Creek Drive side of the property.

Staff recommendation: A minimum 8 foot tall wood fence with the finished side of the fence facing out from the property and meeting all other requirements for community fencing should be required along the Echo Creek Drive (rear) side as well as along the side adjacent to the Cangelosi Ditch and visible from both Thurgood Marshall High School and Buffalo Run Park. These requirements should include the placement of masonry pilasters or columns in intervals not greater than 300 feet. At least two masonry pilasters or columns should be placed along the Echo Creek Drive side of the property (rear). CMU or concrete could be permitted for masonry pilasters and columns.

The site plan provides for the location of a detention basin along the Echo Creek Drive side of the property and the staff recommendations included under the height and area regulations provide for this area to serve as a minimum setback to restrict buildings and structures in proximity to the residential uses.

<u>However, the Commission should consider whether a landscape buffer of between 10 to 20 feet and including ornamental/accent trees and/or shrubs should be incorporated on the Echo Creek Drive side of the property.</u>

F. Parking regulations. The parking regulations of Section 12, Zoning Ordinance should apply.

The submitted site plan indicates approximately 14 parking spaces to be provided on site. The parking as situated would be behind the existing and future lift station sites and enclosed within the fencing for the overall site.

Staff recommendation: The applicant should provide a statement to include the employee breakdown and access to the site. The district has indicated that the site would not be open to customers.

G. Sign regulations. The sign regulations for nonresidential zoning district should apply to the subject use.

Ordinance O-86-36 provided that "the only signage permitted shall be that signage permitted by Section 13.16 of the City of Missouri City Zoning Ordinance."

The ordinance section reference appears to be a typo and appears to reference Section 13.14 which provided exceptions and exemptions for certain signs. These included signs types that are now listed under the current Section 13.16, Exemptions and Section 13.10 Regulations for conditionally exempt signs.

Staff recommendation: Apply Section 13 and the nonresidential zoning district standards. The district has not provided specific needs or plans related to signage however the updates that have been made to the city's sign regulations, existing today in Section 13 should allow for the location of appropriate signage, if needed or required.

H. Odor. The Texas Commission on Environmental Quality (TCEQ) requires that an applicant for a new or expanded wastewater treatment facility provide a nuisance odor prevention request for approval. Such request is required to be an engineering report that details the existing climate conditions, surrounding land uses (existing and future), potential odor generating units, and proposed solutions to mitigate. This request must be submitted prior to construction.

TCEQ defines nuisance odor prevention as the "reduction, treatment, dispersal of potential odor conditions that interfere with another's use and enjoyment of property that are caused by or generated from a wastewater treatment plant unit, which conditions cannot be prevented by normal operations and maintenance procedures of the wastewater treatment unit.

Staff is not recommending any additional regulations pertaining to the mitigation of odor.

I. Ingress and egress. All driveways and off-street parking areas, including locations, should comply with the Public Infrastructure Design Manual.

Ordinance O-86-36 provides that "sufficient access is available from Cravens Road to serve the proposed [development]".

The submitted site plan includes access off of Cravens Road and does not indicate a proposed or planned driveway or connection to Echo Creek Drive.

J. Platting. The original site has been platted. The additional acreage will be required to be platted prior to pulling permits for construction.

K. Development Schedule. The applicant has advised the development phase is not planned to be beyond the five-year period required by Section 15 of the city's zoning ordinance however, the applicant should provide a general development schedule.

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

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

APPLICATION FOR:

Check One:
[ ] SPECIFIC USE PERMIT
[X] SPECIFIC USE PERMIT AMENDMENT
[ ] PLANNED DEVELOPMENT DISTRICT
[ ] PLANNED DEVELOPMENT DISTRICT AMENDMENT

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

1.	**Project Name:** Fort Bend County WC&ID No. 2 Wastewater Treatment Plant No. 2
2.	**Address/Location of Property:**
3.	**Applicant's Name:** Jones|Carter
	Mailing Address: 2322 W. Grand Parkway N., Suite 150, Katy, Texas 77449
	Phone No. :(832) 913 - 4000
	Email: Dvaldez@jonescarter.com
4.	**Status of Applicant:** Owner (Agent) Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)
5.	**Property Owner:** Fort Bend County WC&ID No. 2
	Mailing Address: 2331 South Main Street, Stafford, Texas 77477
	Phone No.:(281) 261 - 8082
	Email:
6.	**Existing Zoning District:** R-6 and SUP 65
7.	**Total Acreage:** 14.3143
8.	**Proposed Development and Reasons for Application:** Extend the SUP 65 to allow for the plant to have the space needed to be constructed and to abandon the unnecessary easements and building lines.
9.	**Legal Description of the Property** (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.): A Subdivision of 14.3143 Acres of land also being a replat of Fort Bend County WC&ID No. 2 Wastewater Treatment Plant No. 2 As recorded in instrument No. 8660363 of the B.B.B. & C. Railroad Company Survey Section, Abstract No. A-118
10.	**Central Appraisal District tax identification numbers of property** (Attach Paid Tax Receipts): R139670 and R133165
11.	**Do deed restrictions or restrictive covenants exist for the property?** (Circle One): YES (NO) (If yes, submit with application.)
12.	**Does this application include an Architectural Design Review**: (Circle One): YES (NO) (If yes, see page 8, Exhibit C for materials required to be submitted.)
	FILING FEE: $1,200.00

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

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

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

Daniel Valdez
Print Name of Applicant

Signature of Applicant

Owen Matherne
Print Name of Property Owner

Signature of Property Owner, Agent or Attorney

Fort Bend County W.C. & I.D. No. 2
2331 South Main
Stafford, Texas 77477
Phone: (281) 499-2041 Fax: (281) 499-6732
www.fbcwcid2.com

February 20, 2019

Ms. Jennifer Thomas Gomez
City of Missouri City
1522 Texas Parkway
Missouri City, Texas 77489

Re: Authorization for Plat and SUP for Fort Bend County WC&ID No. 2
Wastewater Treatment Plant No.2

Dear Ms. Gomez:

We, Fort Bend County WC&ID No. 2, hereby authorize Jones & Carter, Inc. to submit the necessary documentation for a Specific Use Permit Amendment and Plat application to City of Missouri City regarding Fort Bend County WC&ID No. 2 Wastewater Treatment Plant No. 2.

Should you have any questions or require additional information, please call.

Sincerely,

Owen Matherne
General Manager

ORDINANCE NO. 0-86-36

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT AUTHORIZING THE USE OF A 5.80 ACRE TRACT OF LAND AS A SPECIFIC USE-SEWAGE TREATMENT PLANT; PROVIDING LIMITATIONS, RESTRICTIONS, AND CONDITIONS ON SUCH SPECIFIC USE; AMENDING THE ZONING DISTRICT MAP OF THE CITY AS ADOPTED BY ORDINANCE NO. 0-81-1 ADOPTED ON JANUARY 19, 1981; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, Fort Bend County Water Control and Improvement District No. 2 is the owner of a 5.80 acre tract of land situated within the corporate limits of the City of Missouri City, Texas; and

WHEREAS, said 5.80 acre tract of land presently has a zoning classification of R-6 Condominium Residential under Ordinance No. 0-81-1, the City of Missouri City Zoning Ordinance; and

WHEREAS, Fort Bend County Water Control and Improvement District No. 2 has made application to the City of Missouri City for a specific use permit authorizing the use of said tract of land as a Specific Use-Sewage Treatment Plant, as authorized by the City's Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have conducted, in the time and manner and after the notice required by law and the Zoning Ordinance of the City, a public hearing on such request for a specific use permit; and

WHEREAS, the Planning and Zoning Commission recommended and the City Council now deems it appropriate to grant such requested specific use permit, subject to certain limitations, restrictions, and conditions; now, therefore

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

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

Section 2. The public hearing before City Council on such request for a specific use permit is declared closed at final adoption of this Ordinance.

Section 3. Said 5.80 acre tract of land located in the City of Missouri City, Fort Bend County, Texas, and more particularly described in Exhibit "A" attached hereto and made a part hereof, is hereby granted a specific use permit authorizing the use of said tract of land as a Specific Use-Sewage Treatment Plant, as authorized by the City of Missouri City Zoning Ordinance and subject to the limitations, restrictions and conditions contained in Section 5 herein.

Section 4. The Specific Use of such tract of land authorized and permitted by this Ordinance is Sewage Treatment Plant.

Section 5. The Specific Use authorized and permitted by this Ordinance shall be, and is, subject to the following limitations, restrictions, and conditions:

A. Ingress and Egress. Sufficient access is available from Cravens Road to serve the proposed plant.

B. Off-street Parking. Sufficient off-street parking is planned to serve the proposed plant.

C. Refuse. Not applicable.

D. Utilities. Not applicable.

E. Screening and Buffering. Each phase of the project shall be screened by an opaque structure of fence. Sufficient buffering is provided by Cangelosi Ditch and the H.L.&P. fee strip.

F. Signage. The only signage permitted shall be that signage permitted by Section 13.16 of the City of Missouri City Zoning Ordinance.

G. Landscaping and Required Yards. Not applicable.

Section 6. The Zoning District Map of the City of Missouri City shall be revised and amended to show the specific use permitted on said 5.80 acre tract of land as provided in Sections 3 and 4 hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and brief description of the nature of the change.

Section 7. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the specific use permit granted to said 5.80 acre tract of land described in Section 3 hereof authorizing the Specific Use-Sewage Treatment Plant and the imposition of the findings, limitations, restrictions, and conditions contained herein.

PASSED AND APPROVED on first reading this 7th day of July, 1986.

PASSED, APPROVED, AND ADOPTED on second and final reading this the 21st day of July, 1986.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

Specific Use Permit Amendment
Current Conditions – Site Pictures

Fort Bend County Water Control & Improvement District No. 2

Looking south from S. Cravens Road

Centerpoint (HL&P)
300' easement

Looking southwest from S. Cravens Road

Thurgood Marshall
High School

Looking south from S. Cravens Road

Centerpoint (HL&P)
300' easement

Park 8Ninety
Pine Meadow
Southwest Commerce
(Under Construction)
Bolton Estates
Existing SUP #65
Proposed SUP #65 expansion
Crestmont Place
Garden Park Village
Marshall High School
Lakeview Business Park
Hunters Park
US 90A - SOUTH MAIN ST
S CRAVENS RD
SIMPSON DR
BUFFALO LAKES DR
PALOMA BEND DR
PINE MEADOW DR
PHEASANT VALLEY DR
DREAM CT
MESA VERDE DR
ECHO CRK
CRESTMONT DR
FM 2254 - TEXAS PKWY
BUFFALO RUN
WILLOW OAK DR
MIMOSA RD
SCANLIN RD
KENFOREST DR
TWINING OAK DR
Legend
City Limits Line.lyr
ETJ Line.lyr
Subject Site
SUP #65 proposed expansion
SUP #65 Existing
0
350
700
1,400
Feet
1 inch = 700 feet

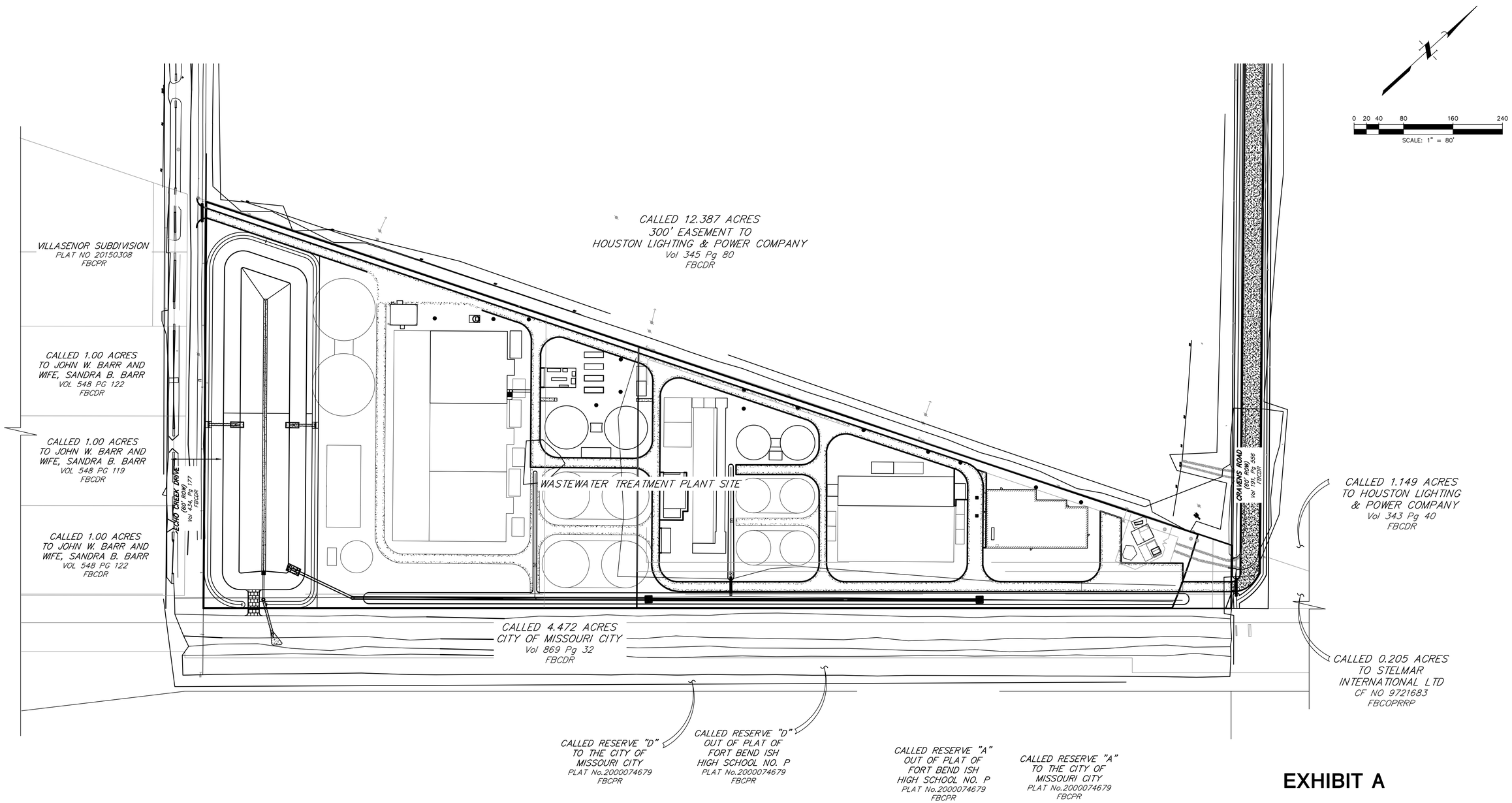


EXHIBIT A

WWTP No. 2 - 2.0 MGD

FORT BEND COUNTY, TEXAS

JANUARY 2019

JONES | CARTER

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

K:\00146\00146-0393-00 Wastewater Treatment Plant No. 2 - 2.0 M\2 Design Phase\CAD\Exhibits\20180124 WWTP Exhibit.dwg Feb 21,2019 - 2:47pm WRS

missouri CITY
TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY **MISSOURI CITY, TEXAS 77489**

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

DATE OF NOTICE: February 28, 2019

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, March 13, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Jones and Carter on behalf of Fort Bend County WC&ID No. 2 to amend the Specific Use Permit No. 65 to expand the boundaries of the SUP, of an approximately 14.3143 acre tract of land, to allow for the conditional development of a waste water treatment plant, and to the extent such use deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of Thurgood Marshall High School/Buffalo Run Park and east of Echo Creek Dr., west of S. Cravens, and south of Hwy 90.

SITE LEGAL DESCRIPTION: The subject site can be described as being a certain 14.31 acre tract of land situated in the B.B.B. & C. Railroad Company Survey Section 8, Abstract No. 116 in Fort Bend County, Texas, being out of a called 14.5041 acre tract of land conveyed to Fort Bend County Water Control and Improvement District No. 2 recorded in Clerk's File No. 2015069032 of the Fort Bend County Official Public Records of Real Property and being a portion of Wastewater Treatment Plant No. 2, plat of which is recorded in Slide No. 873A of the Fort Bend County Plat Records.

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

missouri CITY
TEXAS

DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY **MISSOURI CITY, TEXAS 77489**

February 28, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, March 13, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Jones and Carter on behalf of Fort Bend County WC&ID No. 2 to amend the Specific Use Permit No. 65 to expand the boundaries of the SUP, of an approximately 14.3143 acre tract of land, to allow for the conditional development of a waste water treatment plant.

This letter is being sent to property owners within the original subdivision and within 200 feet of the property subject to replat as required by law. It is also sent to others on request.

****

Dear City Representatives:

____ I/We protest this proposed partial replat because

___ I/We support this proposed partial replat because

Sincerely,

_____ _____
Signature Print Name

_____ _____
Street Address Subdivision

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

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

missouri CITY
TEXAS
the show me city.

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 13, 2019
AGENDA ITEM SUBJECT:	Tenth Amendment to the Sienna Plantation Joint Development Agreement
AGENDA ITEM NUMBER:	9.A.
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP**, Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP**, Director, Development Services

PERMIT NUMBER:	N/A
PROPERTY ID:	Various
LOCATION:	The subject site is located north and south of Watts Plantation Road, south of the Fort Bend Parkway, east and west of Sienna Parkway and contains various Sections of the Avalon at Sienna Plantation subdivision.

RECOMMENDED ACTION:

The proposed amendment is supported by the goals of the Comprehensive Plan.

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

PROPOSED TENTH AMENDMENT:

The Developer has petitioned the City to modify the total single family lot count and Master Plan applicable to Tract D and to add a process to present and review major and minor modifications to the agreement.

Existing Agreements – Single family lot count:

Third Amendment, Article II, Agreement, Section 2.02. Development of Sienna North.

Developer hereby agrees that the development of Sienna North shall be in accordance with the Master Plan and the Amended Agreement both as amended hereby. ***The number of residential housing units within Sienna North shall not exceed 7000 units*** *and commercial acreage shall not be more than 800 acres.*

Seventh Amendment, Article III, Amendments to the Amended Agreement, Section 3.01. Amending Section 2.02 of the Amended Agreement.

Developer hereby agrees that the development of Sienna North shall be in accordance with the Master Plan and the Amended Agreement both as amended hereby. ***The number of residential units within Sienna North shall not exceed 7000 units*** *and commercial acreage shall not be more than 800 acres.*

Ninth Amendment, Article I, Amendments to the Amended Agreement, Section 1.02. Amended use allocations for Tract D.

The chart specifying certain uses allocations contained in Section 3.01 of the Seventh Amendment is hereby amended to read in its entirety as follows:

	Tract D
Residential units	
- **Single Family**	**400 units**
- Multifamily	870 units
- Retirement Residential	0
- Commercial / Retail / Civic Community	95.82 acres
- Rural Estate Lot Acreage	0 acres

[1]Of the 95.82 acres allocated to Commercial/Retail/Civic Community uses, DeWalt intends to develop 59 acres as a "mixed use" development. A "mixed use" may be comprised of multifamily residential, condominium residential, commercial/office and retail uses. A "mixed use" may also include concert and performance halls, movie theaters, and outdoor amphitheaters. Such use may include one, some or all such uses. To the extent that a mixed use includes a residential use, the number of residential units provided by such development shall be included in the total number of residential units allocated for Tract D and allocated to the specific type of each residential unit. To the extent that a mixed use includes a commercial use, the acreage for such use shall be included in the total acreage allocated for commercial/retail/civic community uses in Tract D.

Proposed Tenth Amendment – Single family lot count:

Section 2.02. Development of Sienna North.

Developer hereby agrees that the development of Sienna North shall be in accordance with the Master Plan and the Amended Agreement both as amended

hereby. ***The allocations of the residential units and commercial acreage for the individual tracts in Sienna North are set forth below:***

	Tract D[1]
Residential units	
- Single Family	450 units
- Multifamily	870 units
- Retirement Residential	0
- Commercial / Retail / Civic Community	95.82 acres
- Rural Estate Lot Acreage	0 acres

[1]Of the 95.82 acres allocated to Commercial/Retail/Civic Community uses, DeWalt intends to develop 59 acres as a "mixed use" development. A "mixed use" may be comprised of multifamily residential, condominium residential, commercial/office and retail uses. A "mixed use" may also include concert and performance halls, movie theaters, and outdoor amphitheaters. Such use may include one, some or all such uses. To the extent that a mixed use includes a residential use, the number of residential units provided by such development shall be included in the total number of residential units allocated for Tract D and allocated to the specific type of each residential unit. To the extent that a mixed use includes a commercial use, the acreage for such use shall be included in the total acreage allocated for commercial/retail/civic community uses in Tract D.

BACKGROUND INFORMATION:

On February 19, 1996, the City executed the Sienna Plantation Joint Development Agreement with the developer, Sienna Plantation Development Company, and the landowners, Sienna Plantation Partners, L.P., AFG Pacific Properties, Inc., and Thompson Lake Partners, LTD. The primary purposes of entering into such an agreement were to define the City's regulatory authority over approximately 7, 361 acres (referenced as Tracts A, B, and C) located within the City's ETJ, extraterritorial jurisdiction to identify and establish a master plan, to provide the developer assurances concerning the timing of future annexation and regulation of development by the City, to authorize the creation of municipal utility districts, to require City building standards, and to establish a semi-annual fee of $15,375 to defray the costs of periodic spot inspections of private improvements within the development.

The **First Amendment** to the Development Agreement added Tracts D, E, and F (called "Sienna North"), and was executed February 16, 1998. The terms of the first amendment included the City's consent for the creation of six additional municipal utility districts, and an increase to the semi-annual inspection fee paid to the City to $22,375 with future annual CPI (Consumer Price Index) adjustments.

The **Second Amendment** to the Development Agreement was approved on October 18, 1999, and annexed Tract G (Called "Brushy Lake") to the Agreement with provisions for it to be annexed by SP MUD No. 3 and SPLID. The second amendment also included the approval of a maximum density of 1,000 single-family housing units for Tract G, and a revised Sienna Master Plan.

The **Third Amendment** to the Development Agreement was approved on May 15, 2000. This amendment included: (1) the annexation of Tracts H and I into the Development

Agreement; (2) the annexation of Tract H in to the City's corporate limits; (3) the deannexation of areas located in Sienna North; (4) the consent to the creation of Sienna North MUDs; (5) the approval of an amended Master Plan; and, (6) the approval of a strategic partnership agreement. Please note that upon annexation of Tract H into the City's corporate limits, the Development Agreement no longer governed Tract H.

The **Fourth Amendment** to the Development Agreement was approved on June 24, 2005. This amendment pertained only to Tract B and allowed for the relocation of the proposed town center and related commercial uses to a more centrally located area within the community.

The **Fifth Amendment** to the Development Agreement was approved on November 5, 2007. This amendment pertained only to Tract B and provided for the relocation and redistribution of retail and commercial uses along the proposed extension of Sienna Parkway in addition to reducing the proposed width along this right-of-way.

The **Sixth Amendment** to the Development Agreement was approved on February 20, 2012. This amendment pertained only to Tract F and modified the Land Use Plan to accurately reflect land uses already constructed as well as future uses including the proposed extension of the Fort Bend Parkway.

The **Seventh Amendment** to the Development Agreement was approved on January 22, 2013. This amendment modified the use allocations and the Master Plan relating to Tracts D, F, and I.

The **Eighth Amendment** to the Development Agreement was approved on July 15, 2013. This amendment pertained only to Tract B to (1) modify the terms of the Agreement to specify the development plans applicable to Tract B; (2) to clarify that, unless otherwise provided, none of the terms of the First through Seventh Amendments are applicable to Tract B; (3) to provide that the Agreement as amended by the Eighth Amendment constitutes the entire agreement between UST-Pru, Sienna L.P.; (4) to provide that the Agreement as amended by subsequent applicable Amendments and Article II of the Eighth Amendment remains in full force and effect for the Tract A, F, and G owners; and (5) to provide that the Agreement as amended by subsequent applicable Amendments but not including the Eighth Amendment remains in full force for the Tract D Owner.

The **Ninth Amendment** to the Development Agreement was approved on December 2, 2013. This amendment was to modify the approximate allocations of residential units and commercial and rural estate lot acreage and the Master Plan as applicable to Tract D.

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

Proposed

TENTH AMENDMENT
TO THE SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT

This Tenth Amendment (the "Tenth Amendment") to the Sienna Plantation Joint Development Agreement is made and entered into as of the date set forth below by and between Sienna/Johnson North, L.P. ("Developer"), and THE CITY OF MISSOURI CITY, TEXAS, a municipal corporation in Fort Bend and Harris Counties, Texas ("City"), acting by and through its governing body, the City Council of the City of Missouri City ("City Council").

RECITALS

WHEREAS, the City entered into the Sienna Plantation Joint Development Agreement adopted by Ordinance No. O-96-05 on February 19, 1996 (the "Agreement"), with Sienna Plantation Development Company as the Developer and certain landowners and shareholders of the Developer including Sienna Plantation Partners, LP (the "Tract A Owner"), AFG Pacific Properties, Inc. (the predecessor in interest to the "Tract B Owner") and Thompson Lake Partners, Ltd. (the "Tract C Owner"); and

WHEREAS, Original Agreement was amended nine times prior to this Tenth Amendment for the purposes of including additional tracts, adding landowners, amending the master plan and establishing and clarifying certain development guidelines; and

WHEREAS, pursuant to Ordinance No. O-13-07, the City approved entering into the Seventh Amendment to the Agreement ("Seventh Amendment") on or about February 4, 2013, to modify the allocations of residential units and commercial and rural estate lot acreage and to amend the Master Plan applicable to Tracts D, F, and I; and

WHEREAS, pursuant to Ordinance No. O-13-27, the City approved entering into the Eighth Amendment to the Agreement ("Eighth Amendment") on or about July 15, 2013, to modify the terms of the Agreement and the development plans applicable to Tract B and to clarify certain terms of the Agreement applicable to certain portions of the development; and

WHEREAS, pursuant to Ordinance No. O-13-39, the City approved entering into the Ninth Amendment to the Agreement ("Ninth Amendment") on or about December 2, 2013, to modify the allocations of residential units and commercial acreage and to amend the Master Plan applicable to Tract D; and

WHEREAS the Agreement, as amended by subsequent and applicable amendments, remains in full force and effect; and

WHEREAS, pursuant to Section 3.06 of the Second Amendment and pursuant to Section 4.05 of the Third Amendment, the City and a developer or landowner of

property subject to the Agreement, as amended, may agree to amend the terms and conditions of the Agreement, as amended, only as to the consenting parties; and

WHEREAS, Developer has petitioned the City to modify the approximate allocations of minimum and maximum development allocations and the Master Plan applicable to Tract D; and

WHEREAS, it is desired by both parties to this Tenth Amendment that the use allocations and the Master Plan relating to Tract D be modified as so requested; and

WHEREAS, all other parties to the Agreement, as amended, were duly notified of such proposed change and no written protest was made following such notice; now therefore

FOR AND IN CONSIDERATION of the premises, and the receipt of other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I
AMENDMENTS TO THE AMENDED AGREEMENT

Section 1.01. Definitions for Major Modifications/Minor Modifications. Section 1.01 of Article I of the Original Agreement is amended by adding the following definitions:

a) "Major Modification" means a significant modification or amendment to either the Master Plan or Development Guidelines that materially impacts the theme, character, or continuity of the integrated development proposed and approved by this Agreement. A Major Modification must be reviewed and approved by the City Council as an amendment to the Original Agreement. A Major Modification would include, but is not limited to,

   i. a change in a particular land use category as applicable to each Landowner's respective Master Plan (other than civic or park or multi-family) that results in a net increase or decrease of more than 10% of the acreage allocated to such category, or a series of modifications that would collectively result in a net increase or decrease of more than 15% of the acreage allocated in such land use category (excluding civic or park); or

   ii. a major traffic impact, which would include the elimination of a major thoroughfare or major collector street, an adjustment in alignment of a roadway of over 1000 linear feet in any direction, or a change in land use that lowers the level of service despite the implementation of mitigating improvements; or

   iii. any change in civic or park uses that would result in a net decrease of the parkland dedication requirements pursuant to the City Parkland Dedication

Ordinance, as applicable to each Landowner and such Landowner's respective Master Plan; or

iv. Any change in multi-family use that would result in a net increase of the units or acreage dedicated to such uses.

b) "Minor Modification" means a minor modification or amendment to either the Master Plan or Development Guidelines that is an elaboration, refinement or clarification of, or the addition of more precise specificity to the Master Plan or Development Guidelines and does not materially impact the theme, character, or continuity of the development. Minor Modifications to the Master Plan or Development Guidelines are authorized under this Agreement upon review and approval of the City Manager, or designee. An approved Minor Modification will be evidenced by a filed memorandum filed by the City Manager, or designee, with the City Secretary with Notice provided to all Parties to the Tenth Amendment, in accordance with Section 11.01 of the Original Agreement. A Minor Modification would include, but is not limited to,

i. A change in a particular land use category as applicable to each Landowner's respective Master Plan (other than civic or park or multi-family) that results in a net increase or decrease of less than 10% of the acreage allocated to such category, or a series of modifications that would collectively result in a net increase or decrease of less than 15% of the acreage allocated to such land use category (excluding civic or park); or

ii. An adjustment in the alignment a roadway of less than 1000 linear feet in any direction; or

iii. An adjustment in civic or park use that does not affect the overall parkland dedication requirements pursuant to City Parkland Dedication Ordinance, the Parks Master Plan or the Development Guidelines as applicable to each Landowner and such Landowner's respective Master Plan; or

iv. An adjustment in the trail plan that does not affect the continuity of the system as shown on the most recent Parks Master Plan; or

v. An adjustment or relocation of public utility infrastructure if approved by the City Manager or designee; or

vi. An adjustment in multi-family use that decreases the overall units or acreage dedicated to such uses; or

vii. Any modification that is an elaboration, refinement or clarification of the Master Parks Plan or the Development Guidelines and deemed to be a Minor Modification by the City Manager.

Section 1.02. Tract D Lot Count. Developer now wishes to amend the total Single Family lot count for the Tract D. A rendering of the land plan is attached as **Exhibit A** to this Tenth Amendment. Section 2.02 of Article II of the Amended Agreement (Section 2.02 of the Third Amendment to the Sienna Plantation Joint Development Agreement, as amended by Section 3.01 of the Seventh Amendment and by Section 1.02 of the Ninth Amendment) is hereby amended to read in its entirety as follows:

Section 2.02. Development of Sienna North. Developer hereby agrees that the development of Sienna North shall be in accordance with the Master Plan and the Amended Agreement both as amended hereby. The allocations of the residential units and commercial acreage for the individual tracts in Sienna North are set forth below:

	TRACT D[1]
Residential units	
-Single Family	450 units
-Multifamily	870 units
-Retirement Residential	0
Commercial/Retail/Civic Community	95.82 acres
Rural Estate Lot Acreage	0 acres

[1] Of the 95.82 acres allocated to Commercial/Retail/Civic Community uses, DeWalt intends to develop 59 acres as a "mixed use" development. A"mixed use" may be comprised of multifamily residential, condominium residential, commercial/office and retail uses. A "mixed use" may also include concert and performance halls, movie theaters, and outdoor amphitheaters. Such use may include one, some or all such uses. To the extent that a mixed use includes a residential use, the number of residential units provided by such development shall be included in the total number of residential units allocated for Tract D and allocated to the specific type of each residential unit. To the extent that a mixed use includes a commercial use, the acreage for such use shall be included in the total acreage allocated for commercial/retail/civic community uses in Tract D.

ARTICLE II
MISCELLANEOUS PROVISIONS

Section 2.01. Representation of ownership. Sienna/Johnson North, L.P., represents that it is the landowner of Tract D.

Section 2.02. Legal authority. By signature below, Sienna/Johnson North, L.P., represents that it has full legal authority to enter into this Tenth Amendment without the approval of any third party.

Section 2.03. Written notice of sale and assignment. By signature below, the City acknowledges that Sienna/Johnson North, L.P., intends to sell Tract D and assign a portion of its rights and obligations under the Agreement, as amended, to Taylor Morrison.

Section 2.04. Applicability of the Tenth Amendment. This Tenth Amendment in no way affects the applicability of the Agreement, as amended, to all tracts specifically made subject to said Agreement and the Master Plan, as amended, referenced therein save and except as to Tract D as set forth herein.

Section 2.05. Notice. All required notices permitted under this Tenth Amendment shall be in writing and shall be served on the parties at the following addresses:

City:
City of Missouri City
1522 Texas Parkway
Missouri City, Texas 77489
Attention: City Manager

With a copy to:
City Attorney

Tract D Owner:
Sienna/Johnson North, L.P
c/o Alvin San Miguel
5777 Sienna Parkway, Suite 100
Missouri City, Texas 77459

With a copy to:

Johnson Development
5005 Riverway Drive, Suite 560
Houston, Texas 77056

Section 2.06. Conflict, term. The Agreement, as amended, shall remain in full force and effect except as specifically amended hereby. This Tenth Amendment shall continue in force and be in effect so long as the Agreement, as amended, is in force and effect.

Section 2.07. Severability. The provisions of this Tenth Amendment are severable, and if any provision or part of this Tenth Amendment or the application thereof to any person or circumstances shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Tenth Amendment and the application of such provision or part of this Tenth Amendment to other persons or circumstances shall not be affected thereby.

Section 2.08. Merger. This Tenth Amendment, together with the Agreement, as amended, but excluding the Eighth Amendment, constitutes the entire agreement among the parties relative to the subject matter hereof and thereof.

Section 2.09. Waiver of actions under Private Real Property Rights Preservation Act. Developer hereby waives its right, if any, to assert any causes of action against the City accruing under the Private Real Property Rights Preservation Act, Chapter 2007, Texas Government Code (the "Act"), that the City's execution or performance of this Tenth Amendment or any authorized amendment or supplements thereto may constitute, either now or in the future, a "taking" of developer's, landowners', or a grantee's successor's "private real property," as such terms are defined in the Act. Provided, however, that this waiver does not apply to, and the developer, landowners, and grantees and successors do not waive their rights under the Act to assert a claim under the Act for any action taken by the City beyond the scope of the Agreement, as amended, which otherwise may give rise to a cause of action under the Act.

Section 2.10. Incorporation of recitals. The recitals to this Tenth Amendment are deemed to be true and correct and shall be a part of this Tenth Amendment for all purposes.

Section 2.11. Effective Date. This Tenth Amendment shall be effective by and between the City and Sienna/Johnson North, L.P. when executed by those parties.

[EXECUTION PAGE FOLLOWS]

IN WITNESSETH THEREOF, The Undersigned Parties have executed this Tenth Amendment to the Development Agreement effective as of this ___ day of _____, 2019.

CITY OF MISSOURI CITY, TEXAS

_____
Yolanda Ford, Mayor

ATTEST:

_____
Maria Jackson, City Secretary

(SEAL)

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was acknowledged before me on _____, 2019, by Yolanda Ford as Mayor of the City of Missouri City, Texas, a Texas municipal corporation.

_____
Notary Public, State of Texas

(NOTARY SEAL)

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was acknowledged before me on _____, 2019, by Maria Gonzalez as City Secretary of the City of Missouri City, Texas, a Texas municipal corporation.

_____
Notary Public, State of Texas

(NOTARY SEAL)

Tract D Owner

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

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2019, by _____ as President of Sienna/Johnson North, L.P., a Texas limited partnership.

_____
Notary Public, State of Texas

(NOTARY SEAL)

Exhibit A

Proposed

TENTH AMENDMENT TO THE SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT EXHIBIT A

Planning and Zoning - 03/13/2019
Agenda Item 9A

Phase 1		
	80'x140'	26
	70'x130'	54
	65'x125'	0
	60'x130'	46
	50'x130'	0
	30'x110'	0
Total		126

Phase 2		
	80'x140'	20
	70'x130'	0
	65'x125'	0
	60'x130'	47
	50'x130'	0
	30'x110'	0
Total		67

Phase 3		
	80'x140'	0
	70'x130'	0
	65'x125'	0
	60'x130'	0
	50'x130'	55
	30'x110'	0
Total		55

Phase 4		
	80'x140'	12
	70'x130'	16
	65'x125'	0
	60'x130'	28
	50'x130'	2
	30'x110'	0
Total		58

Phase 5		
	80'x140'	0
	70'x130'	0
	65'x125'	20
	60'x130'	0
	50'x130'	0
	30'x110'	0
Total		20

Phase 6		
	80'x140'	0
	70'x130'	0
	65'x125'	19
	60'x130'	0
	50'x130'	0
	30'x110'	30
Total		49

Phase 7		
	80'x140'	0
	70'x130'	0
	65'x125'	0
	60'x130'	0
	50'x130'	49
	30'x110'	0
Total		49

Total		
	80'x140'	59
	70'x130'	70
	65'x125'	39
	60'x130'	121
	50'x130'	106
	30'x110'	30
Total		424

TBG

Avalon at
Sienna Plantation

Master
Plan

Missouri City, Texas
11/27/2018
Taylor Morrison

TBG
3030 Post Oak Blvd.
Suite 1500
Houston, Texas 77056

(713) 439 0927
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.

0 100' 200' 400'