



**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 **April 10, 2019 at 7:00 p.m. at City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. READING OF MINUTES**

Consider approval of the minutes of the March 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. Presentation of Fair Housing Month
- (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 Parks Edge Section Twelve
- (2) Consider approval of a preliminary plat for Sienna Plantation Section 34A

**B. PUBLIC HEARING AND CONSIDERATION OF A REPLAT**

- (1) Consider approval of a final plat of Sienna Surepoint being a replat of Reserve "B-3", Sienna Bees Creek Commercial Park Phase Two Partial Replat No. 3 and a replat of Reserve "C", Sienna Bees Creek Commercial Park Phase Two.

**7. ZONING MAP AMENDMENTS**

**A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT**

- (1) To receive comments for or against a request by Eric Kot, KIPP Texas Public Schools to amend the regulations and restrictions of PD, Planned Development District #58 to allow for an educational place of assembly, to remove regulations and restrictions pertaining to a residential structure, and to extend the boundaries of the PD by rezoning an approximate 1.105 acre tract of land from I, Industrial district; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.
- (2) Consideration of the approval of a final report to City Council on item 7A(1) above.

**8. ZONING TEXT AMENDMENTS**

None

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

None.

**10. CLOSED EXECUTIVE SESSION**

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

**11. RECONVENE**

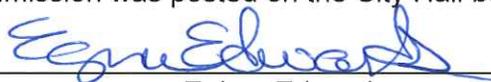
Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

**12. ADJOURN**

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

**CERTIFICATION**

I certify that a copy of the April 10, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on April \_\_, 2019.



Egima Edwards  
Planning Technician



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** April 10, 2019

**AGENDA ITEM SUBJECT:** Preliminary Plat of Parks Edge Section Twelve

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

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

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

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**PERMIT NUMBER:** PLAT1900131

**PROPERTY ID:** 0313-00-000-0126-907

**LOCATION:** North of Lake Olympia Parkway, 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.

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**RECOMMENDED ACTION:**

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

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

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. A copy of the proposed restrictive covenants shall be provided in accordance with Section 2.D(24).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
  - b. Prior to final plat approval please provide the following:
    - i. Verification that Mustang Bayou water and wastewater impact fees have been paid.
    - ii. Verification that Lake Olympia roadway impact fees have been paid.
    - iii. 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.
    - iv. A FEMA approved LOMR as a portion of this plat is located within the floodplain zone AE.
  - c. The pipe sizes, grades, and locations of existing and proposed sewers, water mains, culverts or other underground structures and other public utilities and buildings within the subdivision or within 200 feet of the subdivision shall be indicated in accordance with Section 2.D(13).
  - 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).
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. 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  
None.

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



- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "W.L.E." INDICATES WATER LINE EASEMENT.
  - "STM. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
  - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
  - "L.S." INDICATES LIFT STATION SITE.
  - "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 re-vest in the dedicator, his heirs assigns, or successors.

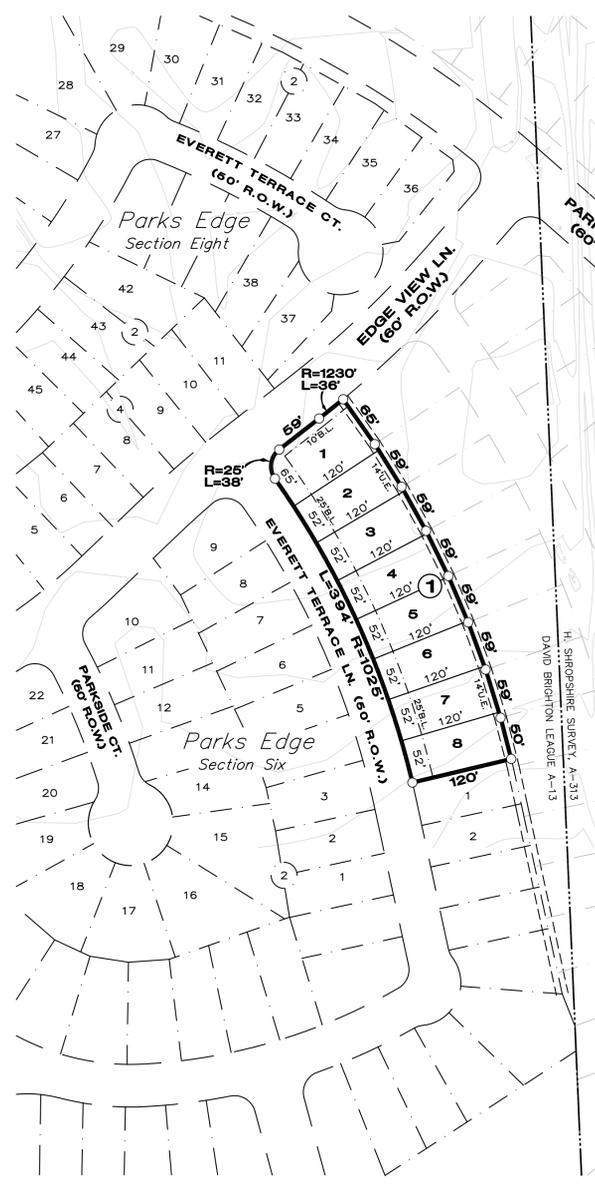
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER #PCM-003 LOCATED AT NORTHWEST CORNER OF SIENNA PARKWAY 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.

- 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.
- IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
- 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.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN 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)
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY OF MISSOURI CITY.
- 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 ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES. THE MINIMUM SLAB ELEVATION FOR SECTION 2 IS 75.50'.
- 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.
- 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.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
- 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.
- 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.
- 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.
- IN ACCORDANCE WITH PD, PLANNED DEVELOPMENT DISTRICT #95 (ORDINANCE 0-15-52) 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 0-15-52, 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.
- 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.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS [THE 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.
- 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.

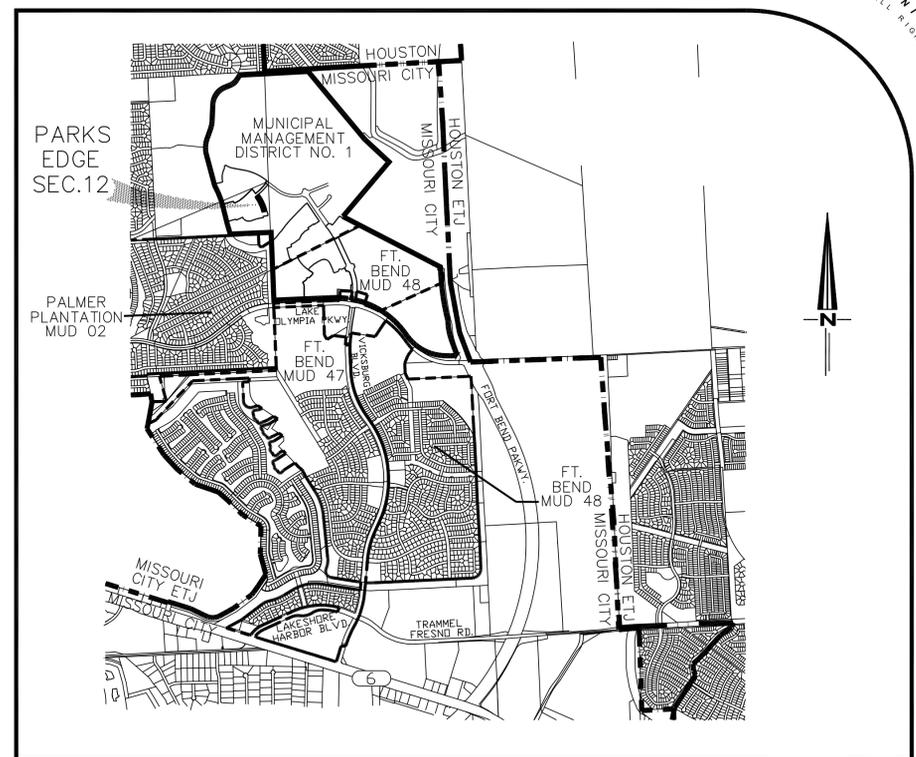
DISCLAIMER AND LIMITED WARRANTY

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.



272 Parks Edge Investments, LLC  
F.B.C.C.F. No.2017047655  
(Future Development)

272 Parks Edge Investments, LLC  
F.B.C.C.F. No.2017047655  
(Future Development)



Vicinity Map  
Scale: 1" = 2000'



A PRELIMINARY PLAT OF  
**PARKS EDGE SECTION TWELVE**

BEING 1.2± ACRES OF LAND CONTAINING 8 LOTS (60' X 120' TYP.) IN ONE BLOCK.

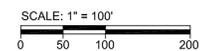
OUT OF THE  
**DAVID BRIGHTON LEAGUE, A-13**  
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS  
DEVELOPER:  
**DRH LAND OPPORTUNITIES I, INC.**  
14100 SW FREEWAY, SUITE 500  
SUGAR LAND, TEXAS 77478  
ATTN. CHRIS LINDHORST  
(281) 566-2100

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

PLANNER:



24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422



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 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.



PLANNING AND ZONING COMMISSION  
STAFF REPORT

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**AGENDA DATE:** April 10, 2019

**AGENDA ITEM SUBJECT:** Preliminary Plat of Sienna Plantation Sec 34A

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

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

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

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**PERMIT NUMBER:** PLAT1900132

**PROPERTY ID:** 0031-00-000-3081-907 / 0031-00-000-3038-907  
0031-00-000-3048-907

**LOCATION:** South of Sienna Parkway and Plantation River Parkway, 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 8<sup>th</sup> amendment to the Sienna Plantation Joint Development Agreement

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**RECOMMENDED ACTION:**

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

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

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. All conditions placed on the approval of the Conceptual Plan for the subject plat must be approved or information provided as requested.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
  - b. Prior to final plat approval, please provide a letter from Fort Bend County Drainage District stating that the track has outfall drainage and that all applicable fees have been paid
  - c. Please provide a no objection letter from Sienna Plantation MUD No. 4.
  - d. Please provide a no objection letter from Sienna Plantation LID.
  - e. 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.
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. 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).
  - b. Please include the minimum slab elevation in plat note #10.

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



## APPLICATION FOR PLAT APPROVAL

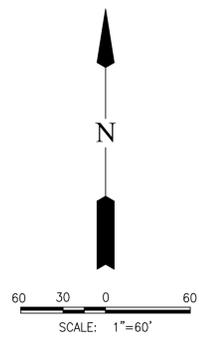
Check One:  CONCEPTUAL PLAN  PRELIMINARY  
 REVISED CONCEPTUAL PLAN  REVISED PRELIMINARY

**Date of Application:** March 21, 2019

1.	Name of plat: <b>Sienna Plantation Section 34A</b>		
2.	Name of conceptual plan that encompasses this plat (if applicable): <b>Sienna Plantation Sections 24, 25, 26, 33A, 34A, 40A, 40B, 41</b>		
3.	Type of use (Circle one or more): Multifamily Residential   Commercial   Industrial   Planned Development <input checked="" type="checkbox"/> <b>Single Family Residential</b> Specific Use Permit Other (Explain):		
4.	Landowner's name (If company or corporation, list chief officer): <b>TOLL-GTIS Property Owners, LLC - Jimmie Jenkins</b> Mailing Address: <b>10110 W. Sam Houston Parkway North, Suite 210 - Houston - Texas 77064</b> Phone No.:( <b>281</b> ) <b>894-8655</b> Email: <b>jjenkins@tollbrothers.com</b>		
5.	Applicant's name (Engineer, Planner, Architect, Etc.): <b>LJA Engineering, Inc. - Marie Escue</b> Mailing Address: <b>1904 W. Grand Parkway North, Suite 100 - Katy - Texas - 77449</b> Phone No.:( <b>713</b> ) <b>380-4443</b> Email: <b>mescue@lja.com</b>		
6.	Is plat located inside the City limits or City's ETJ? (Circle One):		CITY LIMITS <input checked="" type="checkbox"/> <b>ETJ</b>
7.	Is plat located inside the City's ETJ? (Circle One):		<input checked="" type="checkbox"/> <b>YES</b> NO
8.	Total acreage: <b>21.967 Ac</b>		
9.	Estimated # of Sections: <u>  1  </u>	Blocks: <u>  2  </u>	Reserves: <u>  3  </u>
10.	Estimated # of residential lots/dwelling units: <b>63</b>		
11.	Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i> Private Streets: _____   Public Streets: <u>  4.698  </u> Residential Lots: <u>  15.863  </u> Lakes/Ponds (non-recreational): _____   Irrigation/Drainage Canals: _____   Recreational Uses: _____ Utility Easements: _____   Public Parkland: _____ Other (explain): <u>  Reserves  </u> (acres): <u>  1.406  </u>		
12.	Residential lot dimensions:	Average: <u>  65' x 155'  </u>	Smallest: <u>  65' x 149'  </u>
13.	Lot area:	Non cul-de-sac: <b>10,075</b>	Cul-de-sac: <b>12,897</b>
14.	Front width (At property line):	Non cul-de-sac: <b>65'</b>	Cul-de-sac: <b>51'</b>
15.	Front width (At building line):	Non cul-de-sac: <b>65'</b>	Cul-de-sac: <b>63'</b>
16.	Depth:	Non cul-de-sac: <b>155'</b>	Cul-de-sac <b>155'</b>
17.	Block Length: _____	Average: <u>  730'  </u>	Longest: <u>  1220'  </u> Shortest: <u>  354'  </u>
18.	Type of Streets (Circle One):	<input checked="" type="checkbox"/> <b>Public</b>	Private   Combination Public/Private
19.	Type of Water System (Circle One):	<input checked="" type="checkbox"/> <b>Public</b>	Individual Water Wells   Other (attach explanation)
20.	Type of Sanitary System (Circle One):	<input checked="" type="checkbox"/> <b>Public</b>	Individual Septic Tanks   Other (attach explanation)
21.	Municipal Utility District: <b>Sienna Plantation Municipal Utility District No. 6</b>		



PLATTING MGR. MYLAR CHECK: SURVEY 3/21/2019 1:42 PM BY: MARIE ESCUE - PLOT DATE: 3/21/2019 2:58 PM BY: MARIE ESCUE  
LAST SAVE: 3/21/2019 1:42 PM BY: MARIE ESCUE - PLOT DATE: 3/21/2019 2:58 PM BY: MARIE ESCUE  
PATH NAME: I:\PROJ\05\PLATTING\1416\PLATS\SIENNA PLANTATION SECTION 34A.DWG



### PRELIMINARY PLAT OF SIENNA PLANTATION SECTION 34A

A SUBDIVISION OF 21.967 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

63 LOTS 3 RESERVES (1.406 ACRES) 2 BLOCKS  
MARCH 21, 2019 JOB NO. 1416-1534A

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

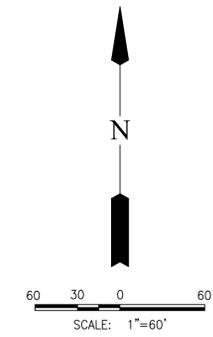
SURVEYORS:  
**GPI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
13342 GESSNER RD., MISSOURI CITY, TX 77459  
PHONE: 281-488-8334 www.gpiurvey.com  
TXLS # 0000000000

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

RESERVE TABLE					
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP	
A	1.306	56,868	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)	
B	0.043	1,884	RESTRICTED TO LANDSCAPE/DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 6	
C	0.057	2,499	RESTRICTED TO LANDSCAPE/DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 6	
TOTAL	1.406	61,251			

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 12°04'40" W	22.25'
L2	S 07°19'03" W	34.24'
L3	N 82°40'57" W	70.00'
L4	N 73°33'31" W	54.36'
L5	N 80°03'14" W	17.30'
L6	N 73°17'30" W	85.00'
L7	S 07°19'03" W	34.24'
L8	N 70°27'31" W	30.40'
L9	N 52°57'38" W	58.15'
L10	N 69°27'14" W	62.67'
L11	N 20°32'46" E	17.00'
L12	N 24°52'43" E	57.21'
L13	N 28°44'18" E	59.01'
L14	N 52°57'38" W	58.15'
L15	N 69°27'14" W	28.96'
L16	S 52°57'38" E	58.15'
L17	S 80°03'14" E	17.07'
L18	S 86°32'56" E	54.36'
L19	N 12°04'40" E	31.72'
L20	N 24°52'43" E	59.86'
L21	N 28°44'18" E	62.35'
L22	N 52°27'18" E	14.43'
L23	S 64°59'17" W	13.31'
L24	S 75°39'28" W	35.07'
L25	N 41°16'50" W	35.95'
L26	S 59°01'47" W	55.05'
L27	N 43°12'43" W	31.74'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2110.00'	26°32'44"	977.58'	S 60°48'44" E	968.86'
C2	2029.00'	1°22'27"	48.67'	S 74°46'19" E	48.67'
C3	35.00'	92°27'47"	56.48'	S 58°18'34" W	50.55'
C4	1000.00'	2°06'18"	36.74'	S 13°07'50" W	36.74'
C5	300.00'	2°06'18"	11.02'	S 13°07'50" W	11.02'
C6	965.00'	4°45'37"	80.18'	S 09°41'52" W	80.15'
C7	25.00'	86°56'00"	37.93'	N 36°08'57" W	34.40'
C8	300.00'	6°03'26"	31.72'	N 76°35'14" W	31.70'
C9	300.00'	6°29'42"	34.01'	N 76°48'22" W	33.99'
C10	25.00'	86°34'15"	37.77'	S 56°39'39" W	34.28'
C11	525.00'	1°03'48"	9.74'	S 13°54'26" W	9.74'
C12	1000.00'	4°45'37"	83.08'	S 09°41'52" W	83.06'
C13	1500.00'	6°34'09"	171.98'	N 76°46'09" W	171.89'
C14	1500.00'	12°12'15"	319.50'	N 67°22'57" W	318.90'
C15	750.00'	9°10'04"	120.14'	N 65°52'11" W	120.02'
C16	500.00'	5°10'04"	45.10'	N 11°51'18" E	45.08'
C17	750.00'	6°32'12"	85.56'	N 12°32'22" E	85.52'
C18	50.00'	89°17'32"	77.92'	N 28°50'18" W	70.27'
C19	1000.00'	20°31'26"	358.21'	N 63°13'21" W	356.30'
C20	650.00'	16°29'36"	187.11'	N 61°12'26" W	186.47'
C21	2000.00'	3°51'36"	134.73'	N 26°48'31" E	134.71'
C22	475.00'	0°43'33"	6.02'	N 14°04'33" E	6.02'
C23	25.00'	90°00'26"	39.27'	N 31°17'26" W	35.36'
C24	1525.00'	2°48'35"	74.78'	N 74°53'22" W	74.78'
C25	1525.00'	12°12'15"	324.83'	N 67°22'57" W	324.21'
C26	725.00'	7°07'25"	90.14'	N 64°50'32" W	90.08'
C27	25.00'	49°46'53"	21.72'	S 86°42'19" W	21.04'
C28	50.00'	276°20'38"	241.16'	N 19°59'11" E	66.69'
C29	25.00'	46°45'50"	20.40'	S 45°13'24" E	19.84'
C30	775.00'	7°19'30"	99.08'	S 64°56'34" E	99.01'
C31	1475.00'	0°20'35"	8.83'	S 61°27'07" E	8.83'
C32	25.00'	93°29'53"	40.80'	N 71°37'39" E	36.42'
C33	2025.00'	3°51'36"	136.42'	N 26°48'31" E	136.39'
C34	25.00'	89°10'53"	38.91'	N 15°51'08" W	35.10'
C35	1025.00'	7°28'57"	133.86'	N 56°42'07" W	133.76'
C36	625.00'	16°29'36"	179.91'	N 61°12'26" W	179.29'
C37	25.00'	26°42'17"	11.65'	N 82°48'23" W	11.55'
C38	50.00'	270°36'52"	236.16'	N 39°08'54" E	70.33'
C39	25.00'	6°31'32"	27.72'	S 37°18'26" E	26.32'
C40	675.00'	16°06'34"	189.78'	S 61°00'55" E	189.16'
C41	975.00'	20°31'26"	349.25'	S 63°13'21" E	347.39'
C42	25.00'	36°49'07"	16.07'	N 88°06'22" E	15.79'
C43	50.00'	148°16'51"	129.40'	S 36°09'46" E	96.19'
C44	25.00'	22°10'11"	9.67'	S 26°53'34" W	9.61'
C45	725.00'	6°32'12"	82.71'	S 12°32'22" W	82.67'
C46	25.00'	89°19'30"	38.98'	S 35°23'29" E	35.15'
C47	300.00'	6°29'42"	34.01'	S 83°18'05" E	33.99'
C48	300.00'	5°41'54"	29.84'	S 83°41'59" E	29.82'
C49	25.00'	87°11'44"	38.05'	N 55°33'06" E	34.48'
C50	1035.00'	0°07'26"	2.24'	N 12°00'58" E	2.24'
C51	300.00'	2°06'18"	11.02'	N 11°01'31" E	11.02'
C52	1000.00'	2°06'18"	36.74'	N 11°01'31" E	36.74'
C53	35.00'	86°09'45"	52.63'	N 31°00'12" W	47.81'
C54	25.00'	94°41'15"	41.32'	S 56°36'54" W	36.77'
C55	1475.00'	2°33'25"	65.82'	N 74°45'47" W	65.82'
C56	1475.00'	7°54'27"	203.57'	N 69°31'51" W	203.41'
C57	25.00'	90°27'20"	39.47'	N 20°20'57" W	35.50'
C58	1975.00'	3°51'36"	133.05'	N 26°48'31" E	133.03'
C59	25.00'	85°21'24"	37.24'	N 71°25'01" E	33.89'
C60	1025.00'	7°34'47"	135.60'	S 69°41'41" E	135.50'
C61	25.00'	89°17'32"	38.96'	S 28°50'18" E	35.14'
C62	775.00'	6°32'12"	88.42'	S 12°32'22" W	88.37'



- 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
  - (A) INDICATES RESTRICTED RESERVE "A"
  - (B) INDICATES RESTRICTED RESERVE "B"
  - (C) INDICATES RESTRICTED RESERVE "C"



PRELIMINARY PLAT OF  
SIENNA PLANTATION  
SECTION 34A

A SUBDIVISION OF 21.967 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

63 LOTS 3 RESERVES (1.406 ACRES) 2 BLOCKS  
MARCH 21, 2019 JOB NO. 1416-1534A

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:  
**GPI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
1200 E. GUNSMITH BLVD. - HOUSTON, TX 77058  
PHONE: 281-499-4839 www.gpiurvey.com  
TRPS 7808 # 1013000

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

PLATTING MOR. MYLAR CHECK: SUENEY LAST SAVE: 3/21/2019 2:58 PM BY: MARIE ESQUE LAST SAVE: 3/21/2019 1:42 PM BY: MARIE ESQUE PATH NAME: I:\PROJDSK\PLATTING\1416\PLATS\SIENNA PLANTATION SECTION 34A.DWG



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** April 10, 2019

**AGENDA ITEM SUBJECT:** Sienna Surepoint - Replat

**AGENDA ITEM NUMBER:** 6.B.

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

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

 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

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**PERMIT NUMBER:** PLAT1900133

**PROPERTY ID:** 0007-00-000-0838-907 / 007-00-000-0846-907 / 0007-00-000-0847-907

**LOCATION:** South of Bees Creek Circle, west of Sienna Parkway

**ZONING DISTRICT DESIGNATION:** PD, Planned Development District #36 (Ordinance O-18-04)

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

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**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. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f).
  - b. 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. The **location, rights-of-way widths, and names** of all **existing and proposed public and private streets** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please provide the width of Bees Creek Circle (Bees Loop – Reserve F).**
  - d. 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. Please provide no objection letters from:
    - i. Sienna Plantation Municipal Utility District
    - ii. Sienna Plantation Levee Improvement District
    - iii. All pipeline companies associated with the proposed driveway crossing.
  - b. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
  
None

**B. STANDARD PLAT NOTES:**

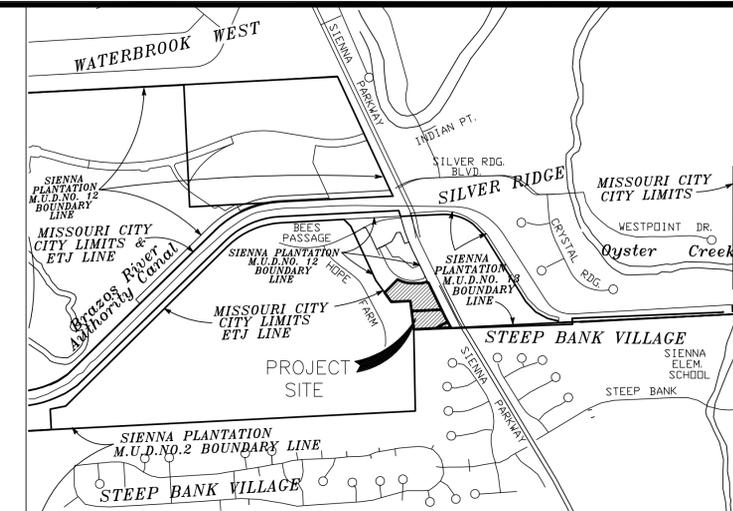
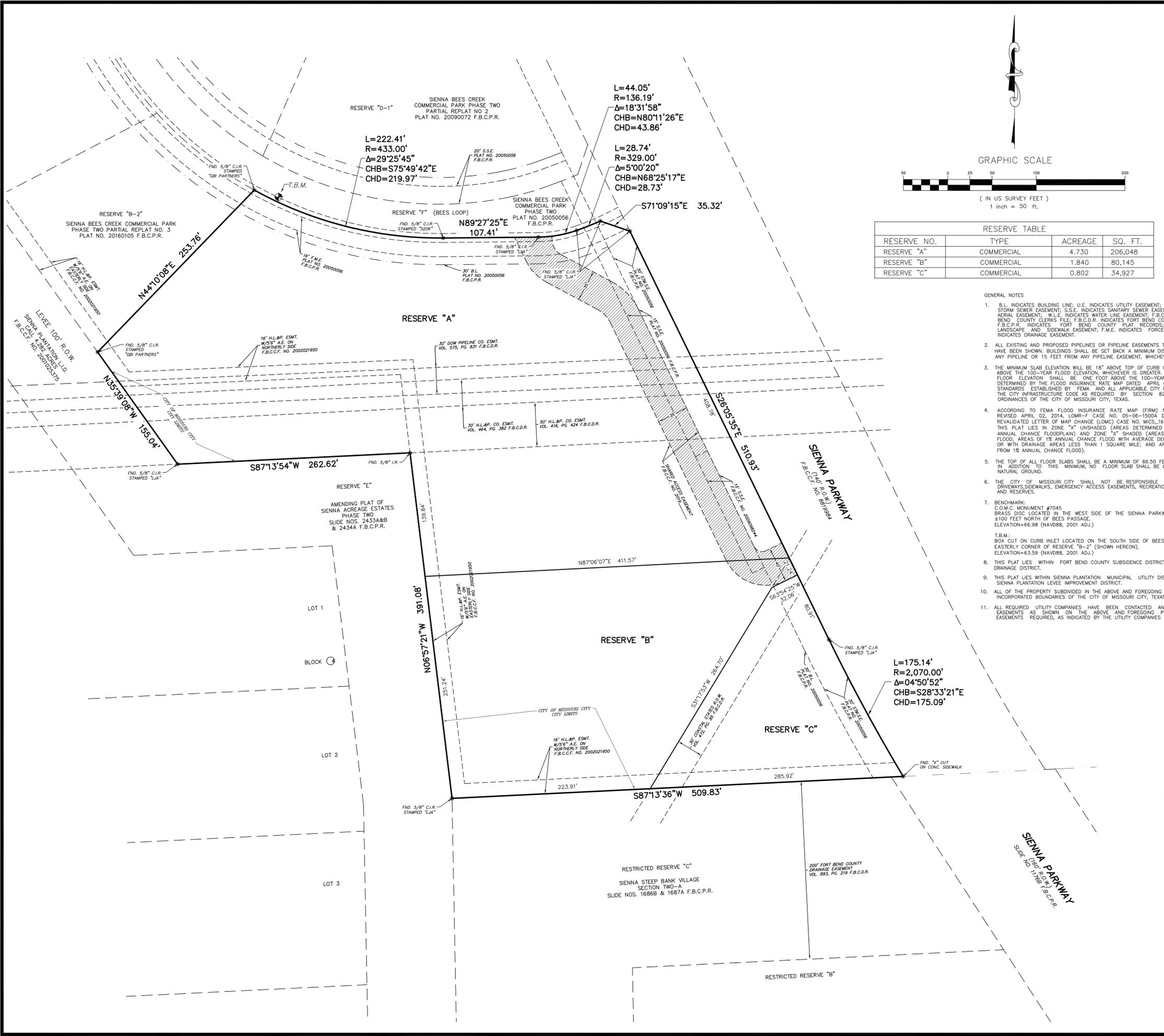
The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. Please update plat note #16 to reflect the following: "In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences."
  - b. Please update the PD No. 36 ordinance referenced in plat note #22 to reflect the current ordinance, O-18-04.
  
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

None.

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





RESERVE TABLE

RESERVE NO.	TYPE	ACREAGE	SQ. FT.
RESERVE "A"	COMMERCIAL	4.730	206,048
RESERVE "B"	COMMERCIAL	1.840	80,145
RESERVE "C"	COMMERCIAL	0.802	34,927

GENERAL NOTES

- 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 WATER LINE EASEMENT; F.B.C.C.F. INDICATES FORT BEND COUNTY CLERKS FILE; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; L & S.E. INDICATES LANDSCAPE AND SIDEWALK EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
- ALL EXISTING AND PROPOSED PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN. 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.
- 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 02, 2014 AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-97 (1) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48157C0295L, MAP REVISED APRIL 02, 2014, LOMR-F CASE NO. 05-06-1500A DATED JULY 14, 2005, AND REVALIDATED LETTER OF MAP CHANGE (LOMC) CASE NO. MICS-16017V DATED APRIL 03, 2014, THIS PLAT LIES IN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "Y" SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 66.50 FEET ABOVE MEAN SEA LEVEL. IN ADDITION TO THIS MINIMUM, NO FLOOR SLAB SHALL BE LESS THAN 1.5 FEET ABOVE NATURAL GROUND.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES, AND RESERVES.
- BENCHMARK: C.D.M.C. MONUMENT #7045 BRASS DISC LOCATED IN THE WEST SIDE OF THE SIENNA PARKWAY BRIDGE OVER GCWA CANAL, ±100 FEET NORTH OF BEES PASSAGE. ELEVATION=66.98 (NAVD88, 2001 ADJ.)
- T.B.M.: BOX CUT ON CURB INLET LOCATED ON THE SOUTH SIDE OF BEES LOOP, ±28 FEET EAST OF THE EASTERLY CORNER OF RESERVE "B-2" (SHOWN HEREON). ELEVATION=63.59 (NAVD88, 2001 ADJ.)
- THIS PLAT LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT AND FORT BEND COUNTY DRAINAGE DISTRICT.
- THIS PLAT LIES WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12 AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED, AS INDICATED BY THE UTILITY COMPANIES CONTACTED.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS. COORDINATES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY APPLYING THE COMBINED ADJUSTMENT FACTOR OF 0.999967635854.
- 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.
- SIDEWALK/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 ORDINANCES FOR THE CITY OF MISSOURI CITY. SIDEWALK/TRAILS SHALL BE CONSTRUCTED BY THE OWNER ALONG ALL STREETS WHERE HOMES DO NOT FRONT OR SIDE PRIOR TO CONSTRUCTION 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.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
- METER LOCATION: 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)361-2999.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE "PROVISIONS" OF SUBSECTIONS 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE QUARANTY COMPANY, FILE NO. 246572, EFFECTIVE DATE JULY 10, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- FIVE EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE PROVISIONS OF ORDINANCE NO. 0-01-11.
- 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.
- 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.

FINAL PLAT OF  
SIENNA SUREPOINT

A SUBDIVISION OF 7.372 ACRES  
BEING ALL OF RESERVE "B-3", SIENNA BEES CREEK COMMERCIAL PARK  
PHASE TWO PARTIAL REPLAT No. 3, A SUBDIVISION RECORDED IN  
PLAT NUMBER 20160105 OF THE FORT BEND COUNTY PLAT RECORDS,  
AND ALL OF RESERVE "C", SIENNA BEES CREEK COMMERCIAL PARK  
PHASE TWO, A SUBDIVISION RECORDED IN PLAT NUMBER 20050056  
OF THE FORT BEND COUNTY PLAT RECORDS.  
LOCATED IN THE THOMAS BARNETT LEAGUE, A-7  
CITY OF MISSOURI CITY  
FORT BEND COUNTY, TEXAS

3 RESERVES  
REASON FOR REPLAT: TO CREATE THREE (3) RESERVES OF RESERVE "B-3" AND RESERVE "C"

OWNERS:  
**SIENNA/JOHNSON NORTH, L.P.**  
5005 HURTERWAY, SUITE 500  
ROUSTON, TEXAS 77066  
ALVIN SAN MIGUEL, VICE PRESIDENT AND GENERAL MANAGER

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



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, SIENNA / JOHNSON NORTH, L.P. ACTING BY AND THROUGH W. DOUGLAS GOFF, VICE PRESIDENT AND GENERAL MANAGER AND SECRETARY RESPECTIVELY OF SIENNA / JOHNSON NORTH, L.P. OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE 17,509 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, CONDITIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND DO HEREBY BIND ITSELF, ITS HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8') FOR FIFTEEN FEET (15') BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7') FOR SIXTEEN FEET (16') PERIMETER GROUND EASEMENTS OR FIVE FEET (5') FOR 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 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, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, CULVERT, OR NATURAL DRAINAGE COURSE, SHALL BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS. 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARY TO THE FOREGOING EASEMENT, SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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.

IN TESTIMONY WHEREOF, SIENNA/JOHNSON NORTH, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY W. DOUGLAS GOFF, ITS VICE PRESIDENT AND GENERAL MANAGER, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, JEAN FARLEY, THIS 21<sup>st</sup> DAY OF March, 2005.

SIENNA / JOHNSON NORTH, L.P.  
By: *W. Douglas Goff* VICE PRESIDENT AND GENERAL MANAGER  
Attest: *Jean Farley* SECRETARY

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W. DOUGLAS GOFF, VICE PRESIDENT AND GENERAL MANAGER OF SIENNA / JOHNSON NORTH, L.P., 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 SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21<sup>st</sup> DAY OF March, 2005.  
PATRICIA GALLAGHER  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 6-24-06

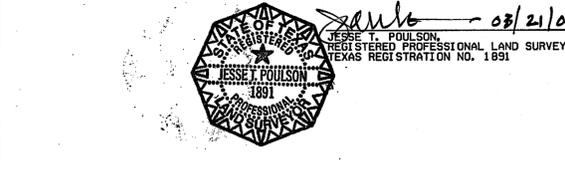
STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEAN FARLEY, SECRETARY OF SIENNA / JOHNSON NORTH, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21<sup>st</sup> DAY OF March, 2005.  
BERNICE LASBUR  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 05-27-2006

I, JESSE T. POULSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE BOUNDARY CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTH (5/8") IN LENGTHS NOT LESS THAN THREE FEET (3') (SEE NOTE 15.) AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

JESSE T. POULSON  
PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 1891



G.C.W.A.  
RESIDUE OF 87.05 ACRES  
FILE NO. 200009777  
F.B.C.O.R.

SIENNA ACREAGE ESTATES  
PHASE ONE SLIDE NO'S. 2356B,  
2357A AND 2357B  
F.B.C.P.R.

SIENNA BEES CREEK COMMERCIAL PARK  
PHASE ONE  
SLIDE NO. 2388A  
F.B.C.P.R.

ACREAGE  
CALLER 3A.17 ACRES  
DEWALT LAND LIMITED  
F.B.C.O.R.

LINE TABLE

LINE	BEARING	DISTANCE
1	N-68-11-55-E	56.79
2	N-64-31-42-E	50.41
3	N-70-38-18-E	36.04
4	N-82-01-11-E	44.00
5	S-24-58-09-E	23.78
6	S-24-58-49-E	23.78
7	N-28-08-35-W	102.18
8	S-89-27-28-E	102.18
9	S-89-27-28-E	4.72
10	S-89-27-28-E	35.44
11	S-18-46-02-E	35.44
12	N-68-01-11-E	6.00
13	N-70-38-18-E	36.04
14	N-60-37-38-E	50.03
15	N-89-40-05-E	88.48
16	N-89-36-28-W	107.58
17	N-68-11-55-E	56.79
18	S-89-36-28-W	107.58
19	S-89-40-05-E	88.48
20	N-60-37-38-E	105.13
21	N-64-31-42-E	50.41
22	N-71-09-15-W	35.32
23	S-89-27-28-E	107.41
24	N-68-01-11-E	38.00
25	N-18-46-02-E	35.44
26	S-28-08-35-E	108.11

AMENDING PLAT OF  
SIENNA ACREAGE ESTATES PHASE TWO  
SLIDE NO'S. 2433A & B, 2434A  
F.B.C.P.R.

WE, UNION PLANTERS BANK, N.A., OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO, SAID LIEN BEING EVIDENCED BY INSTRUMENTS RECORDED IN CLERK'S FILE NO'S. 2002100127 AND 2003172265 OF THE DEED 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 DO HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

UNION PLANTERS BANK, N.A.  
By: *Jason Walker* SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON WALKER, SENIOR VICE PRESIDENT OF UNION PLANTERS BANK, N.A., 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.

By: *Daria C. Mack* NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 07-07-2008

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24<sup>th</sup> DAY OF March, 2005.  
DARIA C. MACK  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 07-07-2008

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 13<sup>th</sup> DAY OF April, 2005.

By: *Bill McCrear* VICE CHAIRMAN, BILL MCCREAR

By: *Chad Lee* CHAIRMAN, CHAD LEE

By: *Jerry Drake* DEPUTY, JERRY DRAKE

SILVER RIDGE SECTION ONE  
SLIDE NO'S  
609B & 610A  
F.B.C.P.R.

MCKEEVER ROAD  
(80' R.O.W.)

SIENNA PLANTATION  
M.U.D. NO. 12  
BOUNDARY LINE

SIENNA PLANTATION  
M.U.D. NO. 12  
BOUNDARY LINE

RESERVE 'A'

RESERVE 'B'

RESERVE 'C'

RESERVE 'D'

RESERVE 'E'

RESERVE 'F'

RESERVE 'K'

RESERVE 'A'

RESERVE 'B'

RESERVE 'C'

RESERVE 'D'

RESERVE 'E'

RESERVE 'F'

RESERVE 'K'

RESERVE 'A'

RESERVE 'B'

RESERVE 'C'

RESERVE 'D'

RESERVE 'E'

RESERVE 'F'

RESERVE 'K'

RESERVE 'A'

RESERVE 'B'

RESERVE 'C'

RESERVE 'D'

RESERVE 'E'

RESERVE 'F'

RESERVE 'K'

By: *DiAnne Wilson* 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 April 5, 2005, AT 3:31 O'CLOCK P.M. IN PLAT NO. 20050056 OF THE PLAT RECORDS OF SAID COUNTY.

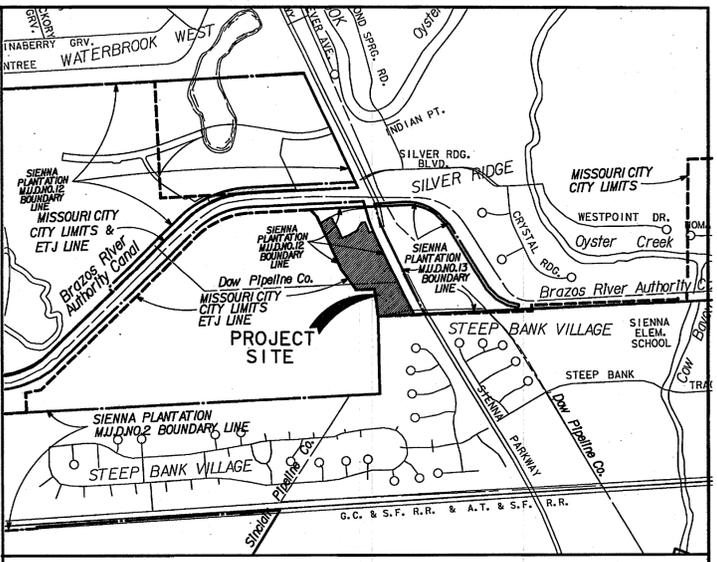
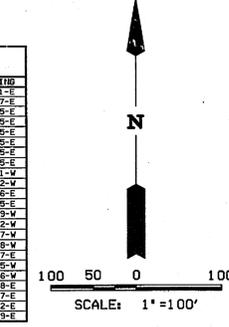
By: *DiAnne Wilson* COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS

CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARINGS
1	2070.00	87.52	175.09	175.14	04°50'52"	S-28-33-21-E
2	2070.00	88.69	131.71	131.73	03°38'48"	S-24-19-07-E
3	306.00	28.09	85.87	85.89	10°29'31"	S-30-13-09-E
4	294.00	26.96	85.60	85.79	10°28'31"	S-30-13-09-E
5	29.00	26.37	36.87	41.17	94°20'53"	S-72-09-18-E
6	29.00	26.37	36.87	41.17	94°20'53"	S-72-09-18-E
7	294.00	26.96	85.68	85.79	10°28'31"	S-30-13-09-E
8	306.00	28.09	85.87	85.89	10°29'31"	S-30-13-09-E
9	2070.00	87.52	175.09	175.14	04°50'52"	S-28-33-21-E
10	433.00	27.65	468.88	488.48	65°33'48"	N-57-48-42-W
11	136.19	22.22	42.86	44.08	18°31'58"	N-80-11-37-E
12	321.00	14.38	26.73	28.74	09°09'20"	N-68-28-18-E
13	271.00	10.83	21.63	21.64	04°34'30"	N-68-38-09-W
14	284.00	4.38	3.90	9.30	01°59'44"	S-24-17-37-E
15	306.00	27.13	84.04	84.11	10°07'54"	S-74-03-37-W
16	2070.00	88.69	131.71	131.73	03°38'48"	N-62-59-38-W
17	395.00	14.38	26.73	28.74	09°09'20"	S-68-28-18-E
18	321.00	10.83	21.63	21.64	04°34'30"	N-68-38-09-W
19	136.19	22.22	42.86	44.08	18°31'58"	N-80-11-38-W
20	395.00	14.38	26.73	28.74	09°09'20"	S-68-28-18-E
21	306.00	27.13	84.04	84.11	10°07'54"	N-74-03-37-E
22	284.00	4.38	3.90	9.30	01°59'44"	N-62-59-38-W
23	271.00	10.83	21.63	21.64	04°34'30"	N-68-38-09-E

RESERVE TABLE

RESERVE NO.	TYPE	ACREAGE	SQ. FT.
RESERVE 'A'	COMMERCIAL	1.399	60,941
RESERVE 'B'	COMMERCIAL	8.991	391,654
RESERVE 'C'	COMMERCIAL	1.035	45,109
RESERVE 'D'	COMMERCIAL	2.812	122,483
RESERVE 'E'	OPEN SPACE	2.414	105,137
RESERVE 'F'	ACCESS AND MAINTENANCE	0.858	37,357
TOTAL		17.509	762,681



VICINITY MAP SCALE: 1"=1200'

KEY MAP NO. 650F

- GENERAL NOTES
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STH. S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY DEED RECORDS; L. & S.E. INDICATES LANDSCAPE AND SIDEWALK EASEMENT; F.H.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
  - ALL PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION ARE AS SHOWN.
  - 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 JANUARY 3, 1997 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 ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
  - ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 4815700270 J. MAP REVISED JANUARY 3, 1997, THIS PLAT LIES IN ZONE "X", OUTSIDE THE 100-YEAR FLOOD PLAIN.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 66.50 FEET ABOVE MEAN SEA LEVEL. IN ADDITION TO THIS MINIMUM, NO FLOOR SLAB SHALL BE FEWER THAN 1.8 FEET ABOVE NATURAL GROUND.
  - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES, AND RESERVES.
  - BENCHMARK: FND. A N.G.S. M.M. ON THE TOP OF A FIVE EIGHTHS INCH COPPER COATED IRON ROD, WITH THE UPPER PORTION OF THE ROD ENCASED IN A 5 INCH IRON PIPE LOCATED APPROXIMATELY 30.8 FEET SOUTH OF THE SOUTH RAIL OF G.C. & S.F. RAILWAY AND APPROXIMATELY 35 FEET EAST OF OLD POWER POLE AND ALSO ON CRUSTAL STATES PIPELINE EASEMENT AND 1 FOOT EAST OF WITNESS POST. MON. NO. S-1208 ELEV. 85.7 1993 ADJUSTMENT.
  - THIS PLAT LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT AND FORT BEND COUNTY DRAINAGE DISTRICT.
  - THIS PLAT LIES WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT AND THE CORPORATE LIMITS OF THE CITY OF MISSOURI CITY.
  - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
  - ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH PLAT (NAD83). COORDINATES SHOWN ARE SURFACE AND SHALL BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999867973.
  - NO BUILDING OR OTHER TYPICAL EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WITHIN THE CITY OF MISSOURI CITY, TEXAS, SHALL BE CONSTRUCTED WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN COMPLETED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEES 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.
  - SIDEWALK/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 ORDINANCES 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. THE CITY OF MISSOURI CITY SHALL BE RESPONSIBLE FOR THE YEARLY 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.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOWING WITH INTENSIFIED RAINFALL EVENTS.
  - POND LOCATION: IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 408.52, 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) 561-2993.
  - SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
  - DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTIONS 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY PARTNERS TITLE COMPANY, FILE NO. M502404, PLANT DATE FEBRUARY 9, 2005. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - FIVE EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "LJA 500" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
  - ADEQUATE FLOW SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
  - THE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE PROVISIONS OF ORDINANCE NO. 0-01-11.
  - BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF THIRTY (30) FEET FROM ANY PIPELINE OR UTILITY EASEMENT, UNLESS OTHERWISE NOTED, WHICHEVER IS GREATER.
  - RESERVE 'A' BLOCK ONE OF SIENNA BEES CREEK COMMERCIAL PARK PHASE ONE RECORDED IN SLIDE NO. 2388A, F.B.C.P.R. IS SUBJECT TO A CENTERPOINT ENERGY SHORT FORM AND BLANKET EASEMENT AS RECORDED IN FILE NO. 2004081940, F.B.C.O.R.

# SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO

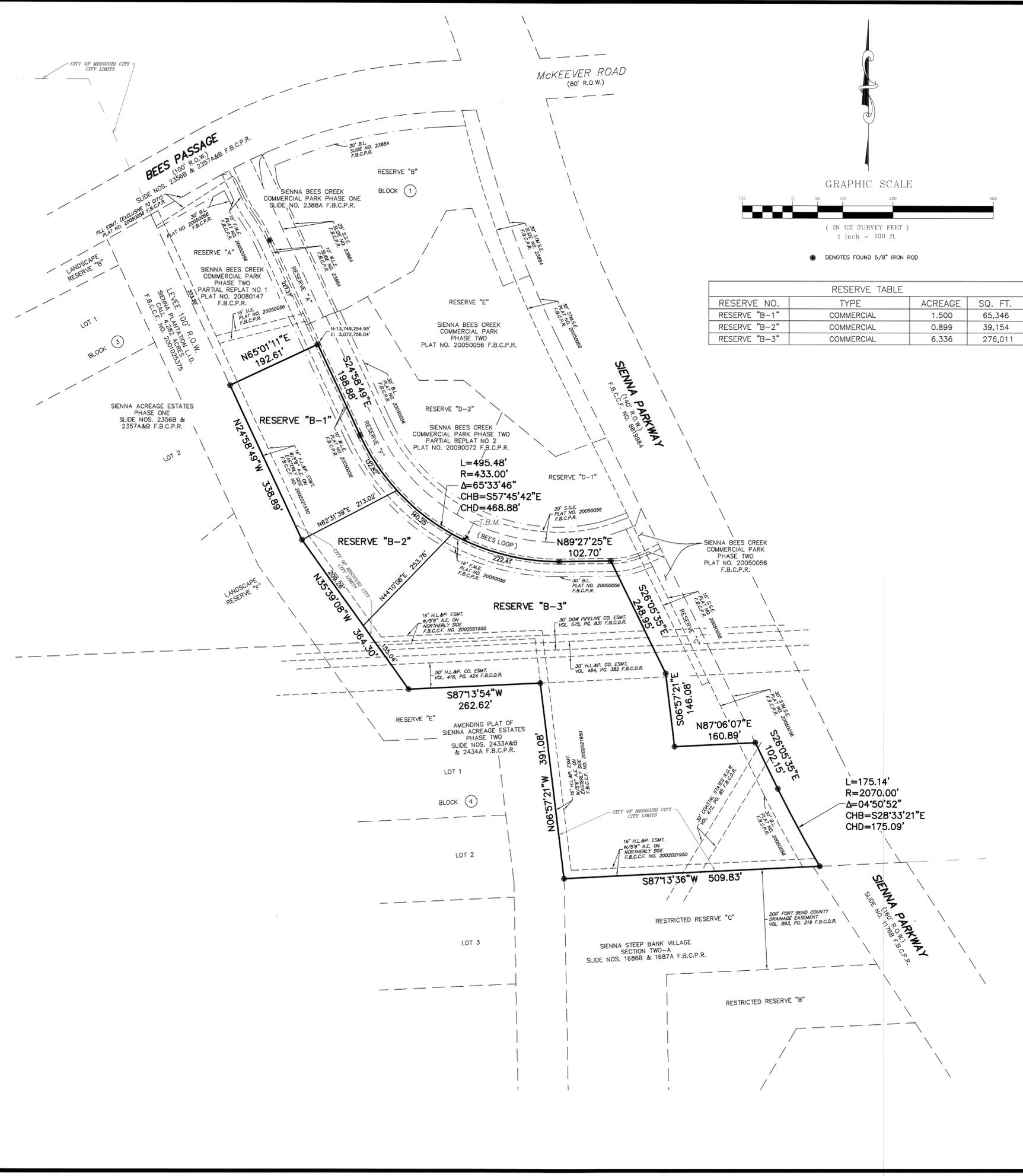
A SUBDIVISION OF 17,509 ACRES LOCATED IN THE THOMAS BARNETT LEAGUE, A-7 BEING OUT OF THE SIENNA / JOHNSON NORTH, L.P., RESIDUE OF A CALLED 228.815 ACRES RECORDED IN FILE NO. 200003918 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, AND ALSO BEING ALL OF THE SIENNA / JOHNSON NORTH, L.P. CALLED 1.20 ACRES RECORDED IN FILE NO. 2001025374 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

6 RESERVES 1 BLOCK  
MARCH 21, 2005 JOB NO. 1194-0202B-309

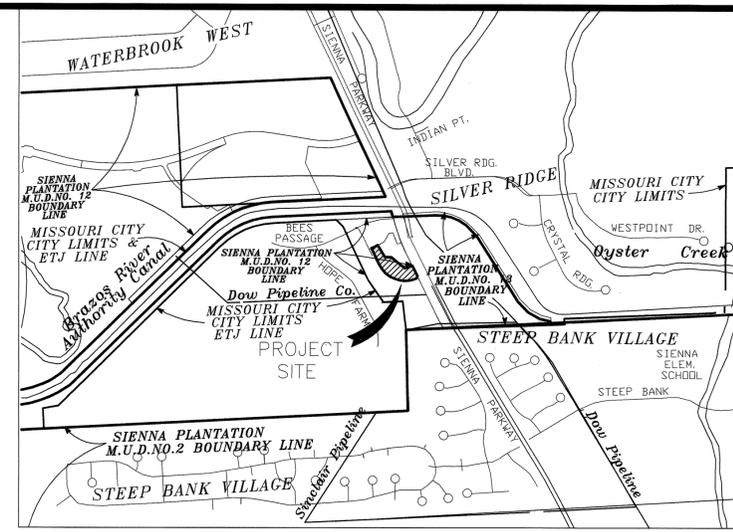
OWNER:  
**SIENNA / JOHNSON NORTH, L.P.**  
W. DOUGLAS GOFF, VICE PRESIDENT AND GENERAL MANAGER  
3777 SIENNA PARKWAY MISSOURI CITY, TEXAS 77459 PH. (281) 778-7777

ENGINEER:  
**LJA Engineering & Surveying, Inc.**  
2929 Briarpark Drive Suite 600 Houston, Texas 77042-3703 Phone 713.853.5200 Fax 713.853.5205

JESSE T. POULSON, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 1891  
JAMES E. BROWN V. LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 83881



RESERVE NO.	TYPE	ACREAGE	SQ. FT.
RESERVE "B-1"	COMMERCIAL	1.500	65,346
RESERVE "B-2"	COMMERCIAL	0.899	39,154
RESERVE "B-3"	COMMERCIAL	6.336	276,011



SCALE 1" = 1200' KEY MAP NO.650F

- GENERAL NOTES
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.T.M.S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; F.B.C.C.F. INDICATES FORT BEND COUNTY CLERK'S FILE; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; L. & S.E. INDICATES LANDSCAPE AND SIDEWALK EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
  - ALL EXISTING AND PROPOSED PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN. 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.
  - 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 02, 2014 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-87 (11) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
  - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48157C0295L, MAP REVISED APRIL 02, 2014, LOMR-F CASE NO. 05-06-1500A DATED JULY 14, 2005, AND REVALUATED LETTER OF MAP CHANGE (LOMC) CASE NO. MISC.1607V DATED APRIL 03, 2014, THIS PLAT LIES IN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "X" SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 66.50 FEET ABOVE MEAN SEA LEVEL. IN ADDITION TO THIS MINIMUM, NO FLOOR SLAB SHALL BE LESS THAN 1.5 FEET ABOVE NATURAL GROUND.
  - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES, AND RESERVES.
  - BENCHMARK: C.O.M.C. MONUMENT #7045 BRASS DISC LOCATED IN THE WEST SIDE OF THE SIENNA PARKWAY BRIDGE OVER GCWA CANAL, ELEVATION=66.98 (NAVD88, 2001 ADJ.). T.B.M.: BOX CUT ON CURB INLET LOCATED ON THE SOUTH SIDE OF BEES LOOP, ±28 FEET EAST OF THE ELEVATION=63.59 (NAVD88, 2001 ADJ.).
  - THIS PLAT LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT AND FORT BEND COUNTY DRAINAGE DISTRICT.
  - THIS PLAT LIES WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12 AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT.
  - ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
  - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED, AS INDICATED BY THE UTILITY COMPANIES CONTACTED.
  - ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS. COORDINATES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY APPLYING THE COMBINED ADJUSTMENT FACTOR OF 0.99986783854.
  - 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.
  - SIDEWALK/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 ORDINANCES FOR THE CITY OF MISSOURI CITY. SIDEWALK/TRAILS SHALL BE CONSTRUCTED BY THE OWNER ALONG ALL STREETS WHERE HOUSES DO NOT FRONT OR SIDE PRIOR TO ACCEPTANCE OF STREETS WITHIN THIS SUBDIVISION. IF FOR 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.
  - 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.
  - METER LOCATION: 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.
  - DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTIONS 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. H075715, EFFECTIVE DATE JANUARY 14, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - FIVE EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
  - REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
  - THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE (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.
  - THE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE PROVISIONS OF ORDINANCE NO. 0-01-11.
  - 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.
  - 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(4) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

REASON FOR REPLAT:  
TO CREATE THREE (3) RESERVES OF RESERVE "B"

15 PGS 2016047668  
PLAT ATTACH

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Laura Richard*  
Laura Richard, County Clerk  
Fort Bend County, Texas  
May 09, 2016 01:52:30 PM  
FEE: \$294.00 SR1  
PLAT 20160105

FINAL PLAT OF  
**SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO PARTIAL REPLAT NO. 3**

A SUBDIVISION OF 8.735 ACRES  
BEING ALL OF RESERVE "B",  
SIENNA BEES CREEK COMMERCIAL PARK, PHASE TWO, PARTIAL REPLAT No. 1  
A SUBDIVISION RECORDED IN PLAT NUMBER 20080147, (F.B.C.P.R.)  
LOCATED IN THE THOMAS BARNETT LEAGUE, A-7  
CITY OF MISSOURI CITY  
FORT BEND COUNTY, TEXAS

3 RESERVES 1 BLOCK

OWNERS: SIENNA/JOHNSON NORTH, L.P.  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
ALVIN SAN MIGUEL, VICE PRESIDENT AND GENERAL MANAGER

OWNERS: SIENNA 101, LP  
4502 STATE HIGHWAY 6  
SUGARLAND, TEXAS 77478

SURVEYORS: GBI PARTNERS, L.P.  
LAND SURVEYING CONSULTANTS  
13340 S. GESSNER RD., MISSOURI CITY, TX 77489  
PHONE: 281-498-4339 www.gbisurvey.com  
TDEIS FIRM # 1018080

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, SIENNA/JOHNSON NORTH, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ALVIN SAN MIGUEL, VICE PRESIDENT AND GENERAL MANAGER AND JEAN FARLEY, SECRETARY, OF SIENNA/JOHNSON NORTH, L.P., OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE 1,500 ACRE TRACT (RESERVE "B-1") AND THE 6,336 ACRE TRACT (RESERVE "B-3") DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA BEES CREEK COMMERCIAL PARK, PHASE TWO, PARTIAL REPLAT NO. 3, DO HEREBY MAKE AND ESTABLISH AND SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND ITSELF, ITS HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO HEREBY DEDICATE 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, WE DO HEREBY DEDICATE AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET, (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, LOCATED ADJACENT TO AND ADJOINING ALL 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 (OR THE PLACEMENT OF MOBILE HOMES) 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 CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH 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.

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.

IN TESTIMONY WHEREOF, SIENNA/JOHNSON NORTH, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALVIN SAN MIGUEL, ITS VICE PRESIDENT AND GENERAL MANAGER, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, JEAN FARLEY, THIS 21<sup>st</sup> DAY OF January 2016.

SIENNA / JOHNSON NORTH, L.P., A TEXAS LIMITED PARTNERSHIP

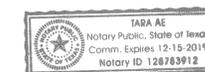
By: Alvin San Miguel  
ALVIN SAN MIGUEL, VICE PRESIDENT AND GENERAL MANAGER

Attest: Jean Farley  
JEAN FARLEY, SECRETARY

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALVIN SAN MIGUEL, VICE PRESIDENT AND GENERAL MANAGER OF SIENNA/JOHNSON NORTH, L.P., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21<sup>st</sup> DAY OF January 2016.



TADA AE  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 12-15-19

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEAN FARLEY, SECRETARY OF SIENNA/JOHNSON NORTH, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21<sup>st</sup> DAY OF January 2016.



Judy S Wong  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 5-9-18

STATE OF TEXAS  
COUNTY OF FORT BEND

I, FRANK LEE, ACTING BY AND THROUGH SIENNA 101 LP, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HERINAFTER REFERRED TO AS OWNERS OF THE 0.899 ACRE TRACT (RESERVE "B-2") DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA BEES CREEK COMMERCIAL PARK, PHASE TWO, PARTIAL REPLAT NO. 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND ITSELF, ITS HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO HEREBY DEDICATE 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, WE DO HEREBY DEDICATE AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET, (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, LOCATED ADJACENT TO AND ADJOINING ALL 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 (OR THE PLACEMENT OF MOBILE HOMES) 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 CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH 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.

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.

IN TESTIMONY WHEREOF, SIENNA 101, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FRANK LEE, PRESIDENT OF SIENNA 101, L.P., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS 16<sup>th</sup> DAY OF February 2016.

SIENNA 101, LP,  
A TEXAS LIMITED PARTNERSHIP

By: Frank Lee  
FRANK LEE, PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK LEE, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16<sup>th</sup> DAY OF February 2016.



Patrick Lee  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 1/23/2018

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

Ronald Patrick Kell  
RONALD PATRICK KELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6424



I, YIFENG ZHUANG, NO. 87950, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

Yifeng Zhuang  
YIFENG ZHUANG, P.E.  
PROFESSIONAL ENGINEER  
P.E. NO. 87950



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO PARTIAL REPLAT NO. 3, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE

RECORDING OF THIS PLAT THIS 30<sup>th</sup> DAY OF April 2016.

By: Sonya Brown  
SONYA BROWN-MARSHALL, CHAIRMAN

By: Timothy R. Haney  
TIMOTHY R. HANEY, VICE-CHAIR

STATE OF TEXAS  
COUNTY OF FORT BEND

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 THE 9<sup>th</sup> DAY OF May 2016 A.D., AT 01:52 O'CLOCK P.M. IN PLAT NO. 20160105 OF THE PLAT RECORDS OF SAID COUNTY.

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

Laura Richard  
LAURA RICHARD, CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS



By: Sanjuanita Renteria  
DEPUTY

SAN JUANITA RENTERIA

15 PGS 2016047668  
PLAT ATTACH  
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Laura Richard  
Laura Richard, County Clerk  
Fort Bend County, Texas  
May 09, 2016 01:52:38 PM  
FEE: \$294.00 SR1 20160105  
PLAT

REASON FOR REPLAT: TO CREATE THREE (3) RESERVES OF RESERVE "B" FINAL PLAT OF

# SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO PARTIAL REPLAT NO. 3

A SUBDIVISION OF 8.735 ACRES BEING ALL OF RESERVE "B", SIENNA BEES CREEK COMMERCIAL PARK, PHASE TWO, PARTIAL REPLAT No. 1 A SUBDIVISION RECORDED IN PLAT NUMBER 20080147, (F.B.C.P.R.) LOCATED IN THE THOMAS BARNETT LEAGUE, A-7 CITY OF MISSOURI CITY FORT BEND COUNTY, TEXAS

3 RESERVES 1 BLOCK

OWNERS:  
SIENNA/JOHNSON NORTH, L.P.  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
ALVIN SAN MIGUEL, VICE PRESIDENT AND GENERAL MANAGER

OWNERS:  
SIENNA 101, LP  
4502 STATE HIGHWAY 6  
SUGARLAND, TEXAS 77478

SURVEYORS:  
 GBI PARTNERS, L.P.  
LAND SURVEYING CONSULTANTS  
13340 S. GESSNER RD. MISSOURI CITY, TX 77489  
PHONE: 281-499-4639 www.gbisurvey.com  
TBPLS FIRM # 10130360



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** April 10, 2019

**AGENDA ITEM SUBJECT:** KIPP Texas Public Schools Adaptive Reuse Project  
– PD Amendment

**AGENDA ITEM NUMBER:** 7.A.

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

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

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**PERMIT NUMBER:** SUP1900005

**PROPERTY ID:** 0117-00-000-3900-907 / 3518-04-001-0031-907 /  
3518-04-001-0041-907

**LOCATION:** The subject site is located north of the intersection  
of US 90A – South Main Street and S. Gessner  
Road, south of Dixie Carpet, east of the intersection  
of Pike Road and S Gessner Road, and west of Ben  
E. Keith.

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**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.

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**SCHEDULED FIRST READING BY THE CITY COUNCIL:**

7:00 p.m., Monday, May 6, 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 must be submitted no later than 10:00 a.m. on April 17, 2019, which is prior to the deadline for submittals to the City Council for their May 6, 2019, meeting.

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**SUMMARY:**

PD, Planned Development District No. 58 was approved in September 2006 to allow for the location of the worldwide headquarters of Global Geophysical Services, an oil & gas company that provided seismic data. In 2014, the company filed for bankruptcy and officially went out of business in late 2016. The company's Missouri City campus has been vacant since this time. The campus was designed to include over 75,000 square feet of office, warehouse space and a residential dormitory to house visiting employees and contractors.

In 2011, PD No. 58 was amended to allow for the location of a telecommunications tower.

The applicant, KIPP Texas Public Schools, is a public charter school serving over 16,000 students on 29 campuses across the Houston area. KIPP proposes to purchase the subject site and renovate it to locate a Missouri City school campus. The applicant has indicated that initially the interior of the existing buildings will be renovated to accommodate classroom, education and office space. Future improvements will include the construction of a 2-story, 70,000 square foot building, a gymnasium in an existing, repurposed building and athletic fields.

The applicant has provided a proposed site plan of existing and proposed improvements.

An overview of the vision, goals and characteristics of the school's student body in addition to a proposed development schedule has been included in the attachments to this report. The development schedule is summarized below.

**Proposed KIPP Missouri City campus:**

**July 2020:** *Official opening of campus to serve grades kindergarten, 1<sup>st</sup>, 5<sup>th</sup> and 6<sup>th</sup>; enrollment: 502 students.*

**2024:** *Add athletic fields.*

**2027:** *Full campus buildout; enrollment: 1,885 students; 150 staff members.*

The proposed application also includes adding an additional 1.105 acres to the boundaries of PD No. 58. This acreage was previously acquired by Global Geophysical after the creation of the PD. Global never developed the property. The applicant seeks to purchase this land and will construct the 2-story building as described above on this additional acreage.

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## REQUIREMENTS FOR A PD DISTRICT AMENDMENT APPLICATION (SECTION 8.3)

**A. Ownership documentation:**

The applicant has submitted proof of ownership of the all of the property within the proposed PD district in the manner proscribed by Section 8.3.A.1.

**B. Legal description of site:**

The subject site can be described as being all of the Replat of Unrestricted Reserve "A", Global Geophysical Industrial Park, being an addition in Fort Bend County, Texas, according to the map or plat thereof recorded under plat no. 20110110 of plat records of Fort Bend County, Texas, same being comprised of all of Reserve "A-1" and all of Reserve "B-1" and all of Reserve "C-2" of Partial Replat Unrestricted Reserve "C" Gessner Road Commercial Park, Section 4, according to the map or plat thereof recorded under plat no. 20120031 of the plat records of Fort Bend County, Texas.

**C. Site Plan:**

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

**D. Total acreage:**

18.63 acres

**E. Minimum design standards:**

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

**F. Development Schedule.** The applicant has advised the development shall be completed within the required five-year timeframe pursuant to Section 8.2.D. ***The applicant has provided a development schedule which is summarized above and included within an overview letter submitted with the application.***

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## GENERAL SITE INFORMATION:

**A. Existing Land Use and Zoning Designation:** Unoccupied industrial office campus / PD, Planned Development District #58 (Ordinance O-11-07)

**B. Surrounding Land Uses and Zoning Designations:**

North: Intersection of Pike Road and S Gessner Road / I, Industrial district

South: Intersection of US 90A – South Main Street and S Gessner Road / I, Industrial district

East: Ben E. Keith / I, Industrial district

West: Cemex Construction Materials South / I, Industrial district

**C. Zoning History:** To be provided.

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**SITE PLAN AND USE REGULATIONS (Subsection 8.2.C and 8.5 of the City's Zoning Ordinance)**

The Commission should note that city staff discussed with the applicant repealing PD No. 58 and seeking a SUP, Specific Use Permit for the proposed educational use. However, upon review and with the PD regulations which allow for a telecommunications tower and associated equipment, staff determined not to seek to repeal the PD in its entirety but for the Commission to consider amending the regulations as provided below.

There are no changes proposed to PD No. 58 except as provided below.

**A. Use regulations.** Except as set forth herein, no changes are proposed to PD No. 58.

PD No. 58 allows/allowed for the following uses:

1. I, Industrial district uses;
2. Residential structure not to exceed 10,000 square feet. **Ordinance O-11-07 required that the use must cease upon the termination of Global Geophysical Services business operations on the subject site.**
3. A 140-foot high monopole telecommunications tower and equipment shelter.

KIPP Texas Public Schools is a public charter school serving over 16,000 students on 29 campuses across the Houston area. KIPP proposes to purchase the subject site and renovate it to locate a Missouri City school campus.

The Missouri City campus is expected to serve 502 students in grades kindergarten, 1<sup>st</sup>, 5<sup>th</sup> and 6<sup>th</sup> in its first year (2020). Full buildout of the campus is expected within a 7-year period for a total enrollment of 1,885 students and 150 staff members.

**Conformance with the Comprehensive Plan:** The 2017 Comprehensive Plan discusses the importance of educational attainment for the city's youth and the need for the city to take proactive steps "to maintain and build upon the workforce needed tomorrow"; particularly among KIPP Texas' stated student population.

However, this proposed use, an educational place of assembly, is not consistent with the City's expressed goals to provide for more "varied development to move beyond a 'bedroom community' perception (Goal 2) and the need for the city to "focus on the recruitment of more significant office and light industrial development to expand local employment opportunities, bolster the nonresidential tax base, and build out the areas zoned for such purposes..." (Goal 2.2)

**Conformance with the Future Land Use and Character Map:** The Future Land Use and Character map defines the subject area as Business Park.

The Business Park character is a designation "...for areas already developed as, or envisioned as a campus-like environment...devoted to non-residential development and enhancement of the community's tax base...public and private standards are intended to create a highly attractive business environment that will encourage investors to build quality structures, which sets the tone to attract additional businesses...appropriate standards (intensity limits, building materials, higher landscape surface area, screening of outdoor storage and loading areas, etc.) can be applied to the 'outer ring' uses that are visible from public rights-of-way..."

**Staff recommendation:** To disapprove the location of an educational place of assembly (a school). Both the city's 2017 Comprehensive Plan and the 2018 Economic Development Strategic Plan discuss the need to move beyond the city's bedroom community character. In addition to the Comprehensive Plan goals provided above, the Economic Development Strategic Plan cautions the city "to preserve and protect existing and future industrial sites so that encroachment from incompatible development does not limit future job growth and tax base growth." While data and the city's demographics show that the provision of educational opportunities continues to be a priority for Missouri City families; the location of such facilities should not compromise prime industrial sites such as this.

***However, if the Commission determines to provide a positive recommendation for the location of this use. The following additional standards should be considered to ensure that such use is located and maintained consistently with the city's overall development standards.***

**B. Height and area regulations.** Except as set forth herein, no changes are proposed to PD No. 58.

PD No. 58 applies the height and area standards for the Industrial district and provides restrictions on the residential structure and a maximum height for the monopole tower. As provided above, PD. No. 58 requires the cessation of the residential facility upon the termination of the business operation of Global Geophysical Services which has now occurred.

KIPP proposes to purchase the subject site and renovate it to locate a Missouri City school campus. The applicant has indicated that initially the interior of the existing buildings will be renovated to accommodate classroom, education and office space. Future improvements will include the construction of a 2-story, 70,000 square feet building, a gymnasium in an existing, repurposed building and athletic fields.

The applicant has provided a proposed site plan of existing and proposed improvements.

The existing and proposed improvements should meet the requirements of the industrial district.

**C. Architectural design regulations.** All buildings and structures constructed shall comply with the building codes of the City of Missouri City. Buildings and structures are required to meet the requirements of Section 7A, architectural design standards.

This application does not include an architectural design review. Such review will be required for any redevelopment or new construction on the subject site and prior to the issuance of building permits.

The applicant has indicated that buildings will be constructed in accordance with the city's design standards.

PD No. 58 applied the standards of Section 7A to the subject site and provided design standards for the telecommunications tower and associated equipment. However, the existing buildings and structures on the site have been developed consistent with the city's design standards for industrial developments located within an industrial district. These standards differ generally from other nonresidential developments in the following ways:

- Allows for all masonry construction materials (i.e. – concrete tilt wall, EIFS, stucco, etc.) to be used as primary materials. Whereas, other nonresidential areas require the percentage use of brick, stone or architectural masonry units as primary materials.
- Allows for flat roof designs consistent with building code regulations. Whereas, commercial areas require an architecturally pitched roof or design element.
- Allows for the use of exposed metal siding on portions of walls not visible from the street. Whereas, commercial areas require 100 percent masonry walls, no exception.

**Conformance with the Comprehensive Plan:** Goal 5.1 of the 2017 Comprehensive Plan recommends that the City should “continue to make clear the community's expectations for quality design...”

The applicant should be aware of the requirements of Section 7A as it pertains to nonresidential uses. If new construction or significant reconstruction of existing buildings and structures occurs, such development must meet the requirements for nonresidential developments, other than industrial developments. Elements of the future designs can complement the existing buildings but additional materials will be required including the provision of brick, stone or architectural masonry units as primary materials; an architecturally pitched roof or design element. The use of exposed metal would be prohibited.

**D. Landscaping regulations.** No changes are proposed to PD No. 58.

PD No. 58 applied the standards of Section 11, landscaping regulations, except that it excluded the requirement for Type A screening between the industrial and residential uses.

As has been previously provided, the proposed residential use would cease from being permitted with the termination of the Global Geophysical business operation.

The Commission should note that Section 11.4, transitional buffer yards does not apply to public schools. If this zoning application is approved and the sites adjoining such use are significantly/substantially redeveloped, Section 11.4 could require these developments to provide transitional buffer yards based upon the intensity of each use. Generally, this is not required between industrial uses. Such buffer yards would consist of a maximum of 10 feet and include Type B screening (i.e – a combination of trees, shrubs and berms).

All other standards of Section 11 including 11.5., off-street parking areas and 11.6., interior landscaping would apply.

Such standards reduces the screening requirements for parking areas that are located to the rear of a principal building located within an industrial district. These areas would only be required to be screened from public rights-of-way and not adjacent properties and may be screened with a masonry wall. Further, landscape islands and diamonds would not be required in off-street parking areas located to the rear and not within view of public roadways in industrial areas. Such parking areas must be dedicated for business vehicles and/or employee parking.

**Staff recommendation:** Apply the industrial use standards however require the maintenance of a minimum 20 foot transitional buffer yard along the public rights-of-way, South Gessner Road and Industrial Drive to include Type B landscaping. These buffer yards were previously incorporated with the development of the Global Geophysical campus. These standards would continue to protect the view onto the campus from both South Gessner Road and Industrial Drive. The applicant should note that this could still result in the adjacent industrial properties being visible to the school campus.

Additionally, the Commission should consider what if any additional buffer yards should be required on sides of the site that are adjacent to industrial uses; particularly the industrial areas to the north of the subject site and along Industrial Drive. The industrial area to the west, Ben E. Keith, is buffered from the subject site by a drainage ditch.

**E. Parking regulations.** No changes are proposed to PD No. 58.

Section 12.2. provides that a minimum of 1.25 parking spaces per classroom plus 0.25 spaces per students of driving age are required to support the subject site.

The applicant has provided a proposed site plan of existing and proposed improvements.

The applicant anticipates the provision of 292 existing and new parking spaces on the subject site. In addition, the applicant has provided the use of buses to bring students on and off the campus.

While the initial phase of development includes students of elementary and middle school age; the total buildout of the campus would include high school aged students, some of which would be of driving age.

**Staff recommendation:** The applicant should provide a parking analysis of comparable existing campuses that reflect what the campus would experience at full build out. Such analysis should be prepared by a registered engineer, certified planner or a licensed architect and should reflect the anticipated rate of parking turnover, the anticipated peak parking and traffic loads for the campus.

If the Commission recommends to approve this use, and additional phases of the development could incorporate more vehicles accessing the site, then this anticipated demand should be reviewed to ensure that the number of parking spaces provided and to be provided is sufficient.

- F. Sound, lighting regulations.** Except as set forth herein, no changes are proposed to PD No. 58.

PD No. 58 prohibits the amplification of sound to the outside of buildings.

Additional sound and lighting standards are provided for the tower structure.

**Staff recommendation:** The applicable development site plan, performance standards for industrial use, commercial use should apply consistent with the I, Industrial district regulations. These standards includes provision to regulate noise levels, vibration, smoke and particulate matter, toxic and noxious matter and lighting. The regulations pertaining to the tower structure should remain the same.

- G. Trash disposal regulations.** Except as set forth herein, no changes are proposed to PD No. 58.

PD No. 58 requires that dumpsters and trash disposal areas shall be screened by masonry enclosures, a minimum of eight (8) feet in height, painted to match the exterior of the principal building. Gates for such enclosures shall be opaque and consist of metal, the color of which shall either match the surrounding predominant color or an approved trim color.

Trash and refuse disposal is not permitted within the tower site.

Section 9.14 provides the standards above for nonresidential zones except that instead of requiring a minimum 8 foot height for the enclosure, such height must be at least one foot taller than the receptacle that is being enclosed.

**Staff recommendation:** To apply Section 9.14 for nonresidential zones to the subject site.

**H. Sign regulations.** Except as set forth herein, no changes are proposed to PD No. 58.

PD No. 58 applies the sign regulations for industrial districts to the subject site. These sign regulations are the same as applied to all nonresidential districts including but not limited regulations for the height, design and requirement for a masonry enclosure for monument signs; the height of directional signs; and the material, color and size of wall signs.

The applicant has submitted a proposed or typical sign package that does not meet these regulations.

**Staff recommendation:** Require the standards of Section 13, sign regulations for nonresidential districts. The sign package as submitted by the applicant is not reflective of the sign design requirements that have been applied throughout the city including on other public and private schools.

**I. Fence regulations.** Except as set forth herein, no changes are proposed to PD No. 58.

The applicant has provided a proposed site plan of existing and proposed improvements.

The proposed site plan indicates the provision of an 8 foot tall black, wrought iron fence along the South Gessner Road street side and an 8 foot tall chain link fence on sides of the site not adjacent to a public right-of-way.

The site plan does not indicate whether or not chain link fencing or the wrought iron fencing is proposed along Industrial Drive, which is also a public right-of-way.

**Staff recommendation:** Approve the material of fencing as described; however the applicant should clarify the fence material along Industrial Drive. Chain link fencing is typically permitted within the industrial district and most public schools have also incorporated chain link fencing on campuses. The provision of black coated wrought iron along the public right-of-way in addition to required landscaping would protect the scenic view of the public traveling through the area.

**J. Outside placement, storage, sales and services of materials, merchandise, and equipment in commercial, business park, and industrial districts.** The regulations of Section 9.17 should apply to PD. No. 58.

PD No. 58 prohibits outside sales, display or storage within the property.

Since the time that PD NO. 58 was established, the city has adopted Section 9.17 providing standards for the placement, storage, sales and services throughout the city.

**Staff recommendation:** Apply Section 9.17 to the subject site.

- K. Utilities.** The provision and construction of all utilities shall comply with the public infrastructure standards of the City of Missouri City.

The applicant should be advised, that prior to any new construction including the provision of additional impervious surfaces and buildings and structures, a letter is required stating that drainage capacity is available in the Willow waterhole watershed.

- L. Ingress and egress.** All driveways, including locations, shall comply with the public infrastructure design manual of the City of Missouri City.

PD No. 58 allowed for “a crushed rock surface [to be] installed in the yard areas, located in the interior of the site and hidden from public view. Access to these areas [is] restricted for use by company vehicles only.”

The applicant has provided a proposed site plan of existing and proposed improvements.

There are existing driveways along both South Gessner Road and Industrial Drive. Further, the applicant has provided the proposed general flow of loading and unloading of students onto and off of the subject site.

**Staff recommendation:** A Traffic Impact Analysis (TIA) has not yet been submitted and is required to be submitted for review. The conditions of PD No. 58 should no longer apply and the subject site should be required to meet the standards of the public infrastructure design manual.

To date, the city has not received neither protest nor support from adjacent industrial businesses or property owners; however the Commission should consider the potential impact that peak hours for the school might have on the operations of existing or potential businesses along both South Gessner Road and Industrial Drive.

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



**DEVELOPMENT SERVICES DEPARTMENT  
Planning & Development Division**

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

**APPLICATION FOR:**

**Check One:**

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

**SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)  
FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL**

<b>1. Project Name:</b> KIPP Texas Public Schools Adaptive Reuse Project
<b>2. Address/Location of Property:</b> 13927 S. Gessner Rd., Missouri City, Texas 77489
<b>3. Applicant's Name:</b> KIPP Texas Public Schools, Attn: Eric Kot
Mailing Address: 6700 Bellaire Blvd., Houston, TX 77074
Phone No. : (832) 293-9197
Email: ekot@kipphouston.org
<b>4. Status of Applicant:</b> Owner <u>Agent</u> Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.) Please see Attachment 1 (Owner's Authorization)
<b>5. Property Owner:</b> Seismic Global Geophysical Services, LLC, Attn: Sean Gore
Mailing Address: 13927 S. Gessner Rd., Missouri City, Texas 77489
Phone No.: (713) 808-7264
Email: sean.gore@GlobalGeophysical.com
<b>6. Existing Zoning District:</b> PD-58
<b>7. Total Acreage:</b> Approximately 18.31 acres
<b>8. Proposed Development and Reasons for Application:</b> Pre-K 3 through 12 school campus and site - please see attached Cover Letter
<b>9. Legal Description of the Property</b> (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.): ALL OF THE REPLAT OF UNRESTRICTED RESERVE "A" OF GLOBAL GEOPHYSICAL INDUSTRIAL PARK, BEING AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS
<b>10. Central Appraisal District tax identification numbers of property</b> (Attach Paid Tax Receipts): FBCAD Account Nos. 0117-00-000-3900-907, 5790-00-000-0014-907, and 518-04-001-0031-907
<b>11. Do deed restrictions or restrictive covenants exist for the property?</b> (Circle One): YES NO (If yes, submit with application.) Please see Attachment 2 (Restrictions)
<b>12. Does this application include an Architectural Design Review:</b> (Circle One): YES NO (If yes, see page 8, Exhibit C for materials required to be submitted.)
<b>FILING FEE: \$1,200.00</b>

**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.*

Eric Kot, KIPP Texas Public Schools  
\_\_\_\_\_  
Print Name of Applicant

*Eric Kot*  
\_\_\_\_\_  
Signature of Applicant

Seismic Global Geophysical Services, LLC  
\_\_\_\_\_  
Print Name of Property Owner

Please see Attachment 1 (Owner's Authorization)  
\_\_\_\_\_  
Signature of Property Owner, Agent or Attorney

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



VICINITY MAP  
NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	502.41'	1524.49	18°52'57"	N 28°11'41" W	500.14'
C2	177.43'	180.00	56°28'35"	N 73°14'19" E	170.33'
C3	59.75'	270.00	12°40'47"	S 37°32'29" E	59.63'
C4	157.08'	60.00	149°59'45"	S 80°26'53" W	115.91'

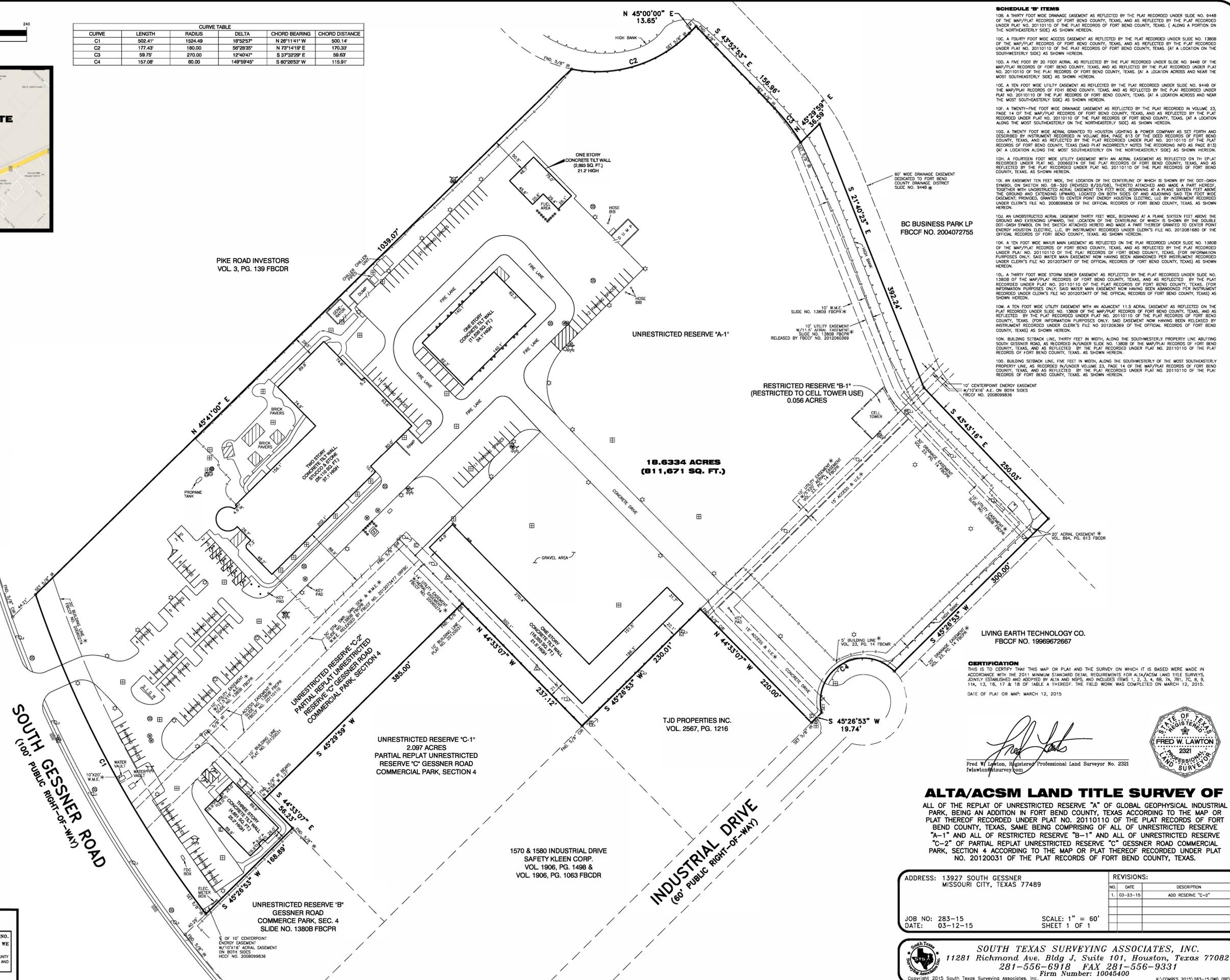
- LEGEND:**
- AE - AERIAL EASEMENT
  - BL - BUILDING LINE
  - BLDG - BUILDING
  - ESMT - EASEMENT
  - FND - FOUND
  - H&P - HOUSTON LIGHTING & POWER
  - IP - IRON PIPE
  - IR - IRON ROD
  - FBC - FORT BEND COUNTY CLERK'S FILE
  - FBCDR - FORT BEND COUNTY DEED RECORDS
  - FBCPR - FORT BEND COUNTY PLAT RECORDS
  - ORFBC - OFFICIAL RECORDS OF FORT BEND COUNTY
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCING
  - PS - PARKING SPACES
  - ROW - RIGHT OF WAY
  - SQ. FT. - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WB - BARBED WIRE FENCE
  - CLF - CHAIN LINK FENCE
  - CON - CONCRETE
  - CC - COVERED CONCRETE
  - OLE - OVERHEAD ELECTRIC LINES
  - WLF - WOOD FENCE
  - WIF - WROUGHT IRON FENCE
  - GW - GUY WIRE
  - CB - CATCH BASIN
  - CBX - CABLE BOX
  - EB - ELECTRIC BOX
  - EMH - ELECTRIC MH
  - FH - FIRE HYDRANT
  - FOM - FIBER OPTIC MARKER
  - B - BOLLARD
  - GM - GAS METER
  - GV - GAS VALVE
  - CI - CURB INLET
  - LP - LIGHT POLE
  - M - MANHOLE
  - I - INTERCEPTOR
  - PM - PIPELINE MARKER
  - PP - POWER POLE
  - SP - SERVICE POLE
  - SMH - SANITARY MANHOLE
  - SM - STORM MANHOLE
  - TP - TELEPHONE PEDESTAL
  - TR - TRANSFORMER
  - TSCB - TRAFFIC SIGNAL BOX
  - TSP - TRAFFIC SIGNAL POLE
  - UCM - UNDERGROUND CABLE MARKER
  - SW - SAMPLE WELL
  - WM - WATER METER
  - WV - WATER VALVE
  - FP - FLAG POLE
  - \* - FBCCF NO. 20110110 FBCPR

- NOTES:**
- ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
  - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING SETBACK LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 101736 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE FEBRUARY 12, 2015.
  - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
  - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
  - THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2015. ALL RIGHTS RESERVED.
  - (TABLE A ITEM 6B) NO ZONING INFORMATION PROVIDED BY INSURER; THERE IS NO ZONING IN THE CITY OF HOUSTON. THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA-TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF CITY OF HOUSTON ORDINANCE #85-1878, PERTAINING TO AMONG OTHER THINGS, THE PLATING AND REPLATING OF REAL PROPERTY AND THE ESTABLISHMENT OF BUILDING LINES (25 FEET ALONG MAJOR THOROUGHFARES AND 10 FEET ALONG OTHER STREETS). A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO. N253886. THIS ORDINANCE AMENDED BY ORDINANCE NO. #1999-2622. TERMS, CONDITIONS AND PROVISIONS OF THAT ORDINANCE #85-1878 OF THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH IS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. (S) M337573.
  - (TABLE A ITEM 16) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN RECENT MONTHS.
  - (TABLE A ITEM 17) THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - (TABLE A ITEM 18) THERE IS NO OBSERVABLE EVIDENCE OF SITE USED AS A DUMP, SUMP, OR LANDFILL.

**FLOOD NOTE:**

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48157C 0285L, DATE 04-02-2014, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY ISSUE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



- SCHEDULE 'B' ITEMS**
- A THIRTY FOOT WIDE DRAINAGE EASEMENT AS REFLECTED BY THE PLAT RECORDED UNDER SLIDE NO. 9448 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, (A LOCATION A PORTION ON THE NORTHEASTERLY SIDE) AS SHOWN HEREOF.
  - A FOURTY FOOT WIDE ACCESS EASEMENT AS REFLECTED BY THE PLAT RECORDED UNDER SLIDE NO. 1380B OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, (AT A LOCATION ON THE SOUTHWESTERLY SIDE) AS SHOWN HEREOF.
  - A FIVE FOOT BY 20 FOOT AERIAL AS REFLECTED BY THE PLAT RECORDED UNDER SLIDE NO. 9448 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, (AT A LOCATION ACROSS AND NEAR THE MOST SOUTHEASTERLY SIDE) AS SHOWN HEREOF.
  - A TEN FOOT WIDE UTILITY EASEMENT AS REFLECTED BY THE PLAT RECORDED UNDER SLIDE NO. 9448 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, (AT A LOCATION ACROSS AND NEAR THE MOST SOUTHEASTERLY SIDE) AS SHOWN HEREOF.
  - A TWENTY-FIVE FOOT WIDE DRAINAGE EASEMENT AS REFLECTED BY THE PLAT RECORDED IN VOLUME 23, PAGE 14 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, (AT A LOCATION ALONG THE MOST SOUTHEASTERLY ON THE NORTHEASTERLY SIDE) AS SHOWN HEREOF.
  - A TWENTY FOOT WIDE AERIAL GRANTED TO HOUSTON LIGHTING & POWER COMPANY AS SET FORTH AND DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 894, PAGE 613 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, (AT A LOCATION ALONG THE MOST SOUTHEASTERLY ON THE NORTHEASTERLY SIDE) AS SHOWN HEREOF.
  - A FOURTEEN FOOT WIDE UTILITY EASEMENT AS REFLECTED ON THE PLAT RECORDED UNDER PLAT NO. 20089836 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AS SHOWN HEREOF.
  - AN EASEMENT TEN FEET WIDE, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN BY THE DOT-DASH SYMBOL ON SKETCH NO. 08-320 (REVISED 8/20/08), THERETO ATTACHED AND MADE A PART HEREOF, TOGETHER WITH UNRESTRICTED AERIAL EASEMENT TEN FEET WIDE, BEGINNING AT A PLANE SIXTEEN FEET ABOVE THE GROUND AND EXTENDING UPWARD, LOCATED ON BOTH SIDES OF AND ADJOINING SAID TEN FOOT WIDE EASEMENT PROVIDED, GRANTED TO CENTER POINT ENERGY HOUSTON ELECTRIC, LLC BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 20089836 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, AS SHOWN HEREOF.
  - AN UNRESTRICTED AERIAL EASEMENT THIRTY FEET WIDE, BEGINNING AT A PLANE SIXTEEN FEET ABOVE THE GROUND AND EXTENDING UPWARD, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN BY THE DOUBLE DOT-DASH SYMBOL ON THE SKETCH ATTACHED HERETO AND MADE A PART HEREOF GRANTED TO CENTER POINT ENERGY HOUSTON ELECTRIC, LLC, BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2012061860 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, AS SHOWN HEREOF.
  - A TEN FOOT WIDE WATER MAIN EASEMENT AS REFLECTED ON THE PLAT RECORDED UNDER SLIDE NO. 1380B OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, (FOR INFORMATION PURPOSES ONLY, SAID WATER MAIN EASEMENT NOW HAVING BEEN ABANDONED PER INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 201207477 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS) AS SHOWN HEREOF.
  - A THIRTY FOOT WIDE STORM SEWER EASEMENT AS REFLECTED BY THE PLAT RECORDED UNDER SLIDE NO. 1380B OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, (FOR INFORMATION PURPOSES ONLY, SAID WATER MAIN EASEMENT NOW HAVING BEEN ABANDONED PER INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 201207477 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS) AS SHOWN HEREOF.
  - A TEN FOOT WIDE UTILITY EASEMENT WITH AN ADJOINING 11.5 AERIAL EASEMENT AS REFLECTED ON THE PLAT RECORDED UNDER SLIDE NO. 1380B OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, (FOR INFORMATION PURPOSES ONLY, SAID EASEMENT NOW HAVING BEEN RELEASED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 201206369 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS) AS SHOWN HEREOF.
  - BUILDING SETBACK LINE, THIRTY FEET IN WIDTH, ALONG THE SOUTHWESTERLY PROPERTY LINE ADJUTING SOUTH GESSNER ROAD, AS RECORDED IN/UNDER SLIDE NO. 1380B OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AS SHOWN HEREOF.
  - BUILDING SETBACK LINE, FIVE FEET IN WIDTH, ALONG THE SOUTHWESTERLY OF THE MOST SOUTHWESTERLY PROPERTY LINE, AS RECORDED IN/UNDER VOLUME 23, PAGE 14 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AS SHOWN HEREOF.

**CERTIFICATION**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 7B1, 7C, 8, 9, 11A, 11B, 12, 13, 14, 15, 16, 17, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 12, 2015.

DATE OF PLAT OR MAP: MARCH 12, 2015

*Fred W. Lawton*  
 Fred W. Lawton, Registered Professional Land Surveyor No. 2321  
 flawton@stasurvey.com

**ALTA/ACSM LAND TITLE SURVEY OF**

ALL OF THE REPLAT OF UNRESTRICTED RESERVE "A" OF GLOBAL GEOPHYSICAL INDUSTRIAL PARK, BEING AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20110110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, SAME BEING COMPRISING OF ALL OF UNRESTRICTED RESERVE "A-1" AND ALL OF RESTRICTED RESERVE "B-1" AND ALL OF UNRESTRICTED RESERVE "C-2" OF PARTIAL REPLAT UNRESTRICTED RESERVE "C" GESSNER ROAD COMMERCIAL PARK, SECTION 4 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20120031 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

ADDRESS: 13927 SOUTH GESSNER MISSOURI CITY, TEXAS 77489		REVISIONS:		
JOB NO: 283-15	DATE: 03-12-15	NO.	DATE	DESCRIPTION
		1	03-23-15	ADD RESERVE "C-2"

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
 11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
 281-556-6918 FAX 281-556-9331  
 Firm Number: 10045400

Copyright, 2015 South Texas Surveying Associates, Inc. K:\COMRES\2015\283-15.DWG (BP)



13927 S. GESSNER, MISSOURI CITY, TEXAS 77489  
 POTENTIAL KIPP TEXAS PUBLIC SCHOOLS SITE  
 SITE PLAN - TEST FIT



MARCH 21, 2019  
 SCALE: 1" = 100'-0"



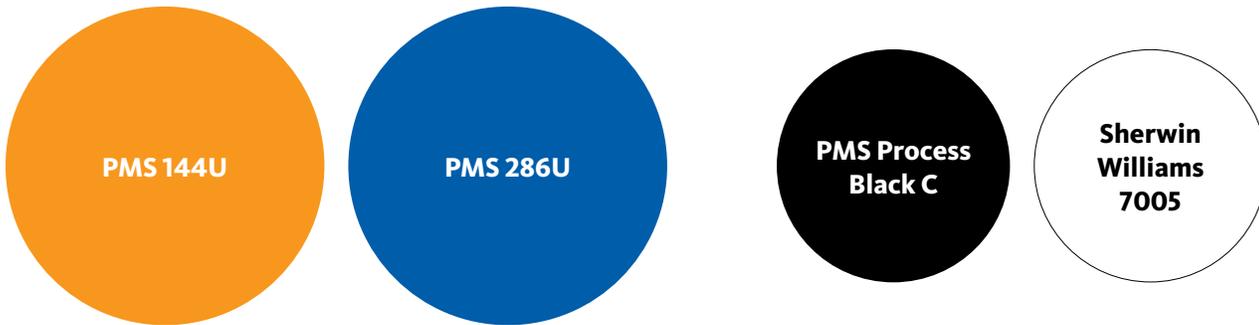
Gensler

711 LOUISIANA STREET, SUITE 300, HOUSTON, TEXAS 77002

# Brand Guidelines: Color Palette

## Exterior

Primary Colors - KIPP Houston



## Interior

Secondary Colors - KIPP National



# Exterior Signage: KIPP Logo



KIPP Connect Houston







NO PARKING FIRE LANE TOW AWAY ZONE







B B

SPEED  
LIMIT  
10



CAUTION  
CRANE  
OVERHEAD

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ENTER  
DO NOT  
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NOTICE  
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NOTICE

NOTICE



E

RESERVED  
PARKING  
VAN  
ACCESSIBLE

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PARKING  
VAN  
ACCESSIBLE





NO PARKING FIRE LANE TOW AWAY ZONE













D

NO PARKING  
FOR LANE  
FOR THE BUS

**ORDINANCE NO. O-11-07**

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING REGULATIONS IN PD PLANNED DEVELOPMENT DISTRICT NO. 58, CONSISTING OF APPROXIMATELY 17.5284 ACRES OF LAND; DESCRIBING SAID LAND; REGULATING AND RESTRICTING THE USE, SIZE, HEIGHT AND DENSITY OF BUILDINGS AND TYPE OF USE WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; REFERENCING SITE PLANS APPLICABLE TO SAID DISTRICT; PROVIDING FOR CERTAIN CONSTRUCTION ACCORDING TO SAID PLANS; AMENDING THE ZONING DISTRICT MAP OF THE CITY AS ADOPTED BY ORDINANCE NO. O-81-1 ADOPTED ON JANUARY 19, 1981, AS AMENDED; REPEALING ORDINANCE NO. O-06-43 ADOPTED ON SEPTEMBER 18, 2006; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

\* \* \* \*

WHEREAS, Global Geophysical Services, Inc., is the owner of approximately 17.5284 acres of land, except for the portion of said land owned in fee by the Fort Bend County Drainage District for drainage as shown in the subdivision plat of the South Gessner Road Street Dedication of record in Slide Numbers 944B, 945A, 945B and 946A of the Plat Records of Fort Bend County, Texas, situated within the corporate limits of the City of Missouri City, Texas; and

WHEREAS, said land presently has a zoning classification of PD Planned Development District No. 58 under Ordinance No. 0-06-43 adopted on September 18, 2006, the City of Missouri City Zoning Ordinance, as amended; and

WHEREAS, the owner's agent, David Petrakovitz of T-Mobile West Corporation, has made application to the City of Missouri City to make amendments to PD Planned Development District No. 58, as authorized by the City of Missouri City Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such request for amendments to PD Planned Development District No. 58; and

WHEREAS, the Planning and Zoning Commission has recommended and the City Council now deems it appropriate to grant such requested amendments; now therefore,

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

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

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request to amend PD Planned Development District No. 58 and closed the public hearing prior to final adoption of this Ordinance.

Section 3. Presently, the zoning classification of said 17.5284 acres of land, except for the portion of said land owned in fee by the Fort Bend County Drainage District for drainage, is PD Planned Development District No. 58. Said land is more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Section 4. The designation of PD Planned Development District No. 58 shall be, and is, conditioned upon compliance with the following regulations and restrictions:

- A. **PURPOSE.** Improvements to PD Planned Development District No. 58 will be designed to enhance the overall urban design and nature of the surrounding area.
- B. **USE REGULATIONS.** In PD Planned Development District No. 58 no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged unless otherwise provided in this Ordinance.

The following uses shall be permitted:

1. I Industrial District uses.
2. Residential structure not to exceed 10,000 square feet, where designated on the site plan, attached hereto as Exhibit "B" and made a part hereof for all purposes. Use of the structure as a residential facility may not begin until Global Geophysical Services, Inc. begins its business operations on the tract of land specified in this Ordinance and must cease upon termination of Global Geophysical Services, Inc.'s business operations on the tract of land specified in this Ordinance.
3. Tower: telecommunications. The subject site may include (1) a 140-foot high monopole telecommunications tower and (2) an equipment shelter.

- C. TOWER REGULATIONS.** The tower, tower site, and tower appurtenances shall comply with the regulations set forth in Section 15B, Towers, of the City of Missouri City Zoning Ordinance.
- D. HEIGHT AND AREA REGULATIONS.** Except as set forth herein, the height and area regulations for I Industrial district, contained in Section 7.13 of the Zoning Ordinance as applicable, shall apply in PD, Planned Development District No. 58, where such proposed uses are so indicated in Exhibit "B." Additionally, the tower site shall be developed generally in accordance with the site plan for such site as shown in Exhibit "C" attached hereto and made a part hereof for all purposes.
1. The residential structure shall be constructed in Reserve B and shall not exceed 10,000 square feet in area and three (3) stories or forty-five (45) feet in height. Use of the structure as a residential facility shall cease upon termination of the operation of the proposed business, Global Geophysical Services, Inc.
  2. The self-supporting monopole tower and any attachment shall not exceed 140 feet in height.
- E. ARCHITECTURE AND BUILDING REGULATIONS.** Except as set forth herein, all buildings and structures, including the residential structure, shall comply with the building regulations of the City of Missouri City. Such buildings and structures are required to meet the requirements of Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance.
1. Any use of temporary buildings, other than for construction trailers during construction, shall be prohibited.
  2. The tower, tower site, and tower appurtenances shall comply with the standards set forth in Section 15B.4, General requirement and regulations for towers and antennae, of the City of Missouri City Zoning Ordinance.
- F. OFF-STREET PARKING.** Except as set forth herein, the requirements of Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance shall apply. As the tower site is not staffed, a minimum of one (1) parking space shall be provided to accommodate vehicles used for routine maintenance or other infrequent replacements or repairs of the tower.
- G. SOUND.** Except as set forth herein, sound emanating from uses located within the property shall comply with the Missouri City Code.

1. The amplification of sound to the outside of buildings shall be prohibited.
  2. Sound emanating from the tower site shall comply with all Missouri City Code standards and the requirements of Section 15B.4.B(4) of the City of Missouri City Zoning Ordinance.
- H. TRASH DISPOSAL, REFUSE AND SERVICE AREAS.** Except as set forth herein, trash disposal, refuse and service areas shall be located to the rear or side of buildings. Dumpsters and trash disposal areas shall be screened by masonry enclosures, a minimum of eight (8) feet in height, painted to match the exterior of the principal building. Gates for such enclosures shall be opaque and consist of metal, the color of which shall either match the surrounding predominant color or an approved trim color.
1. Trash and refuse disposal shall not be permitted within the tower site.
- I. LANDSCAPING, SCREENING, AND BUFFERING.** The requirements of Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply, except that Type A screening in between the industrial and residential uses is not required to be installed.
- J. UTILITIES.** The provision and construction of all utilities shall comply with the City Infrastructure Code.
- K. INGRESS AND EGRESS.** Except as set forth herein, all driveways and off-street parking areas, including locations, shall comply with the City Infrastructure Code.
1. A crushed rock surface may be installed in the yard areas, located in the interior of site and hidden from public view. Access to these areas shall be restricted for use by company vehicles only.
- L. LIGHTING.** Except as set forth herein, lighting shall comply with the Missouri City Code.
1. Lighting for the tower structure shall comply with the requirements of Section 15B.4.B(1) of the City of Missouri City Zoning Ordinance.
- M. SIGNAGE.** Except as set forth herein, the requirements of Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance for I Industrial districts shall apply.
1. Only signage relating to emergency contacts shall be permitted within the tower site.

- N. **FENCE REGULATIONS.** The requirements of Section 14, Fence Regulations, of the City of Missouri City Zoning Ordinance for I Industrial districts shall apply.
- O. **OUTSIDE SALES, DISPLAY, AND STORAGE.** Outside sales, display, or storage shall not be permitted within the property.
- P. **SIDEWALKS.** Sidewalks shall meet the requirements of the City Infrastructure Code.
- Q. **TOWER MAINTENANCE ACTIVITY.** The tower site may have monthly routine site maintenance visits by a site maintenance crew. Additional maintenance may occur infrequently when antennas or coaxial lines are updated and/or replaced.
- R. **PLATTING.** The subject site shall be replatted in accordance with the Missouri City Code prior to the issuance of any building or construction permit for the tower.
- S. **DEVELOPMENT SCHEDULE AND CONVERSION FROM RESIDENTIAL USE.** Pursuant to Section 8, PD Planned Development District, of the City of Missouri City Zoning Ordinance the property is required to be developed within five (5) years of the date the first permit application was filed for the project if no progress has been made toward the completion of the project. Upon expiration of the use of the residential structure as residential facility, all nonconforming features of the residential structure shall be removed within sixty (60) days and those items needed to make the site fully comply with I Industrial district standards shall be installed or modified within sixty (60) days.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of said 17.5284 acres of land, except for the portion of said land owned in fee by the Fort Bend County Drainage District for drainage, as provided in Section 3 hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of this change.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, Texas, save and except the change in zoning classification granted by this Ordinance and the imposition of the findings, regulations, restrictions and conditions applicable to PD Planned Development District No. 58 contained herein.

Section 7. *Repeal.* Ordinance Number O-06-43, adopted by the City Council of the City of Missouri City on September 18, 2006, is hereby repealed. Any other

ordinance or any part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

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

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

PASSED and APPROVED on first reading this 21st day of March, 2011.

PASSED, APPROVED and ADOPTED on second and final reading this 4th  
day of April, 2011.



Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:



Maria Gonzalez, Deputy City Secretary



Caroline Kelley, City Attorney

**METES AND BOUNDS DESCRIPTION  
17.5284 ACRE TRACT LOCATED IN THE  
THE B.B.B. &C. R.R. Co. SURVEYS, SEC. 6,  
A-117, SEC. 7, A-115  
FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 17.5284 acres of land or 763,539 square feet, located in the B.B.B & R.R. Co. Surveys, Sec. 6, A-117, and Sec. 7, A-115, Fort Bend County, Texas, Said 17.5284 acres being comprised of four parcels of land, the first being the residue of a called 9.844 acre tract recorded in the name of Rafael Majul, et ux. in Volume 2016, Page 281 of the Fort Bend County Official Records (F.B.C.O.R.), save and except the area within the drainage easement as shown in the subdivision plat of South Gessner Road Street Dedication of record in Slide Numbers 944B, 945A, 945B, and 946A of the Plat Records of Fort Bend County Texas, the second being all of Unrestricted Reserve "D", called 6.159 acres, of the Final Plat of Gessner Road Commerce Park Section Four of record in Slide Number 1380/B, also of the Plat Records of Fort Bend County Texas, the third tract being out of and a part of Unrestricted Reserve "A", 0.811 acre, of record in said plat of Gessner Road Commerce Park, and the fourth being all of that certain 2.3484 acre tract of record in the name of Global Geophysical Services, Inc., a Delaware corporation d/b/a GGS Seismic, Inc. in Clerk's File Number 2006037946 of the Official Records of Fort Bend County, Texas, said 2.3484 acre tract being out of an a part of Unrestricted Reserve "A" of Pike Road Industrial Park of record in Volume 23, Page 14 in the Plat Records of Fort bend County, Texas; Said residue of a called 9.844 acre tract, said Reserve "D" and Reserve "A" being of record as a 15.641 acre tract of record in the name of Global Geophysical Services, Inc., a Delaware corporation d/b/a GGS Seismic, Inc.; Said 17.5284 acre tract being more particularly described as follows (all bearings based on the plat of South Gessner Road and Street Dedication and Drainage Easement, duly recorded in Slide Numbers 944/B, 946/A, 945/B, and 945/A of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.):

**COMMENING** at a 5/8 inch iron rod found for the south corner of aforesaid Unrestricted Reserve "A" of Gessner Road Commerce Park Section Four, in the east Right-of-Way (R.O.W.) line of aforesaid South Gessner Road (width varies at this point), in a curve to the right;

**THENCE**, coincident the south line of aforesaid Reserve "A", North 45 Degrees 26 Minutes 53 Seconds East, a distance of 40.29 feet to a 5/8 inch iron rod with cap set for the south corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, through and across aforesaid 15.641 acre tract and coincident a curve to the right, at an arc length of 184.49 feet pass the northwest line of aforesaid Reserve "A", and continue for an overall arc length of 502.41 feet, having a radius of 1,524.45 feet, a central angle of 18 Degrees 52 Minutes 59 Seconds, and a chord bearing of North 28 degrees 11 Minutes 41 Seconds West, a distance of 500.14 feet to a to a 5/8 inch iron rod with cap set for the northwest corner of the herein described tract, and being on the south line of a called 13.263 acre tract recorded in the name of Pike Road Investors in Volume 1863, Page 567 of the F.B.C.O.R.;

**THENCE**, departing aforesaid R.O.W., coincident the south line of aforesaid 13.263 acre tract, North 45 Degrees 41 Minutes 00 Seconds East, a distance of 1,039.07 feet to a 5/8 inch iron rod with "RENO" cap found on a curve to the left, on the south line of a 160 foot wide drainage easement, dedicated to the Fort Bend County Drainage District by aforesaid plat of South Gessner Road Street Dedication and Drainage Easement;

**THENCE**, coincident aforesaid drainage easement the following four (4) courses:

1. along aforesaid curve to the left, having a radius of 180.00 feet, a central angle of 56 Degrees 28 Minutes 37 Seconds, an arc length of 177.43 feet, and a chord bearing of North 73 Degrees 14 Minutes 19 Seconds East, a distance of 170.33 feet to a 5/8 inch iron rod with "RENO" cap found for the point of tangency;

2. North 45 Degrees 00 Minutes 00 Seconds East, a distance of 13.65 feet to a 1-inch iron pipe found for the north corner of the herein described tract;
3. South 43 Degrees 52 Minutes 53 Seconds East, a distance of 156.96 feet to a 1-inch iron pipe found for the beginning of a curve to the right;
4. along aforesaid curve to the right, having a radius of 270.00 feet, a central angle of 12 Degrees 40 Minutes 47 Seconds, an arc length of 59.75 feet, and a chord bearing of South 37 Degrees 32 Minutes 29 Seconds East, a distance of 59.63 feet to a 5/8 inch iron rod with "RENO" cap found for the east corner of the herein described tract, on the northwest line of aforesaid Gessner Road Commerce Park Section Four;

**THENCE**, along the boundaries of aforesaid Unrestricted Reserve "D" the following two (2) courses:

1. North 45 Degrees 29 Minutes 59 Seconds East, a distance of 36.59 feet to a point in the centerline of a ditch;
2. South 21 Degrees 40 Minutes 23 Seconds East, a distance of 392.24 feet to a point in the centerline of a ditch for the east corner of said Reserve "D" and the north corner of aforesaid 2.3484 acre tract;

**THENCE**, coincident the northeast line of aforesaid 2.3484 acre tract, South 43 Degrees 43 Minutes 16 Minutes East, a distance of 250.03 feet to a 5/8 inch iron rod with cap set for the east corner of said 2.3484 acre tract;

**THENCE**, coincident the southeast line of aforesaid Reserve "A" of Pike Road Industrial Park and the northwest line of aforesaid Reserve "B", South 45 Degrees 26 Minutes 53 Seconds West, a distance of 300.00 feet to a 5/8 inch iron rod with cap set for the southeast corner of the herein described tract, on the terminus of the Right-of-Way line of Industrial Drive (60' wide);

**THENCE**, coincident aforesaid Right-of-Way line and a curve to the left, an arc distance of 157.08 feet, having a radius of 60.00 feet, a central angle of 150 Degrees 00 Minutes 13 Seconds, and a chord bearing of South 60 Degrees 26 Minutes 59 Seconds West, a distance of 115.91 feet to a 5/8 inch iron rod with cap set for the end of said curve;

**THENCE**, continuing coincident the northwest line of aforesaid Right-of-Way, South 45 Degrees 26 Minutes 53 Seconds West, a distance of 19.74 feet to a 5/8 inch iron rod found for the south corner of the herein described tract, for the east corner of a called 1.1616 acre tract of record in the name of TJD Properties, Inc. in Volume 2567, Page 1216 of the Official Records of Fort Bend County, Texas;

**THENCE**, departing aforesaid Right-of-Way line and coincident the northeast line of aforesaid 1.1616 acre tract, North 44 Degrees 33 Minutes 07 Seconds West, a distance of 220.00 feet to a 5/8 inch iron rod with cap set for the southwest corner of the herein described tract, for the north corner of said 1.1616 acre tract, being on the southeast line of aforesaid Reserve "D";

**THENCE**, coincident the southeast line of aforesaid Reserve "D", South 45 Degrees 26 Minutes 53 Seconds West, a distance of 230.01 feet to a 5/8 inch iron rod found for the south corner of said Reserve "D";

**THENCE**, coincident the southwest line of aforesaid Reserve "D", North 44 Degrees 33 Minutes 07 Seconds West, a distance of 362.12 feet to a 5/8 inch iron rod found for the west corner of said Reserve "D";

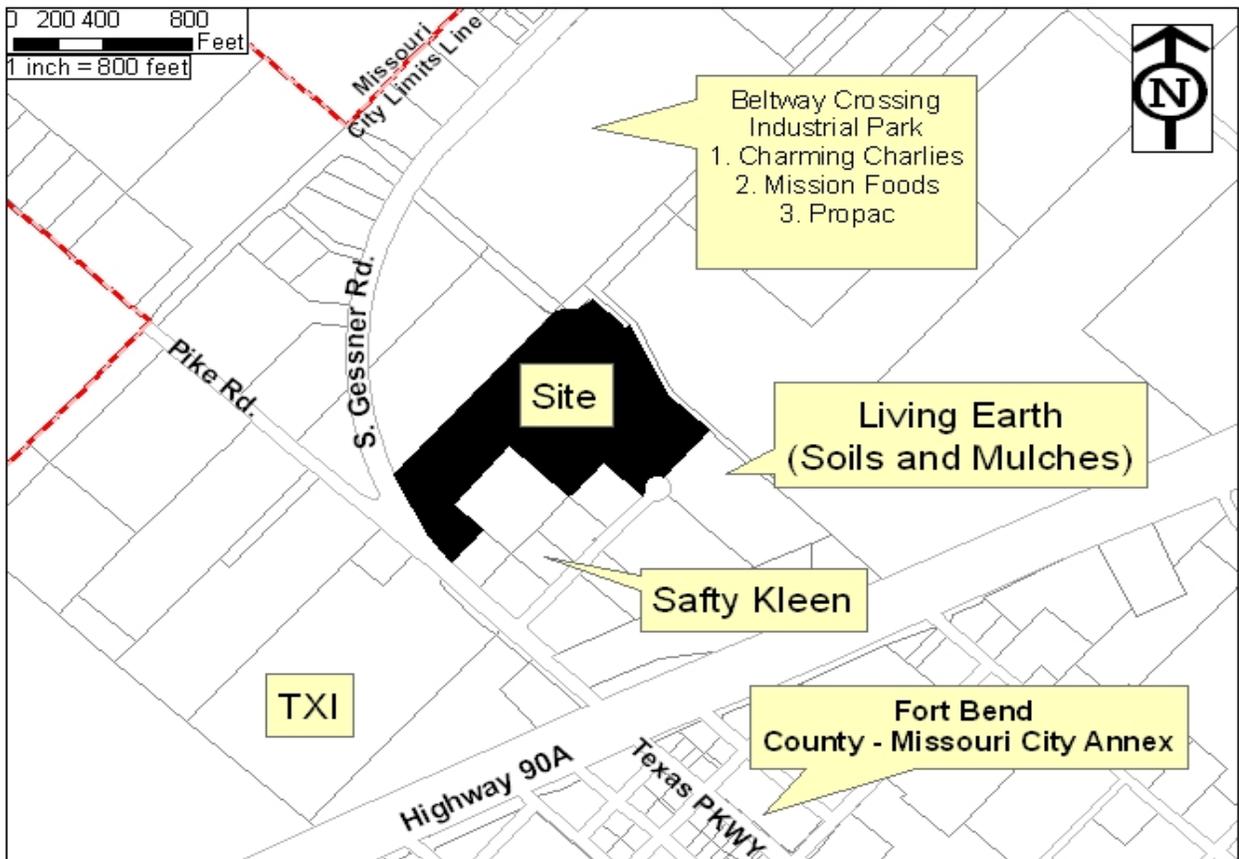
**THENCE**, coincident the northwest line of aforesaid Gessner Road Commerce Park Section Four and the south line of aforesaid 9.844 acre tract, South 45 Degrees 29 Minutes 59 Seconds West, a distance of 385.00 feet to a 5/8 inch iron rod found for the north corner of aforesaid Reserve "A";

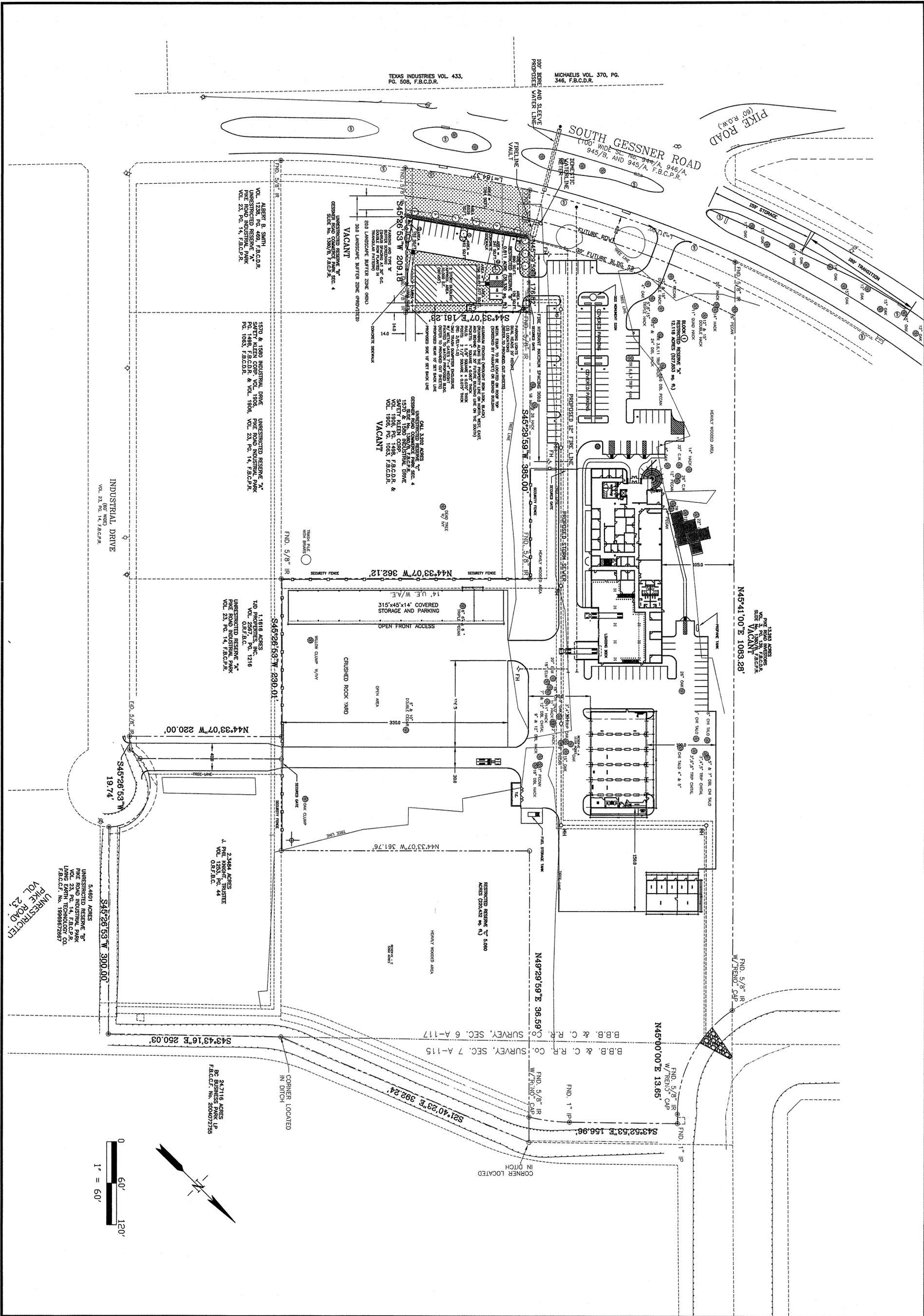
**THENCE**, along the boundaries of aforesaid Reserve "A" Gessner Road Commerce Park Section Four the following two courses:

1. South 44 Degrees 33 Minutes 07 Seconds East, a distance of 181.23 feet to a 5/8 inch iron rod found for the east corner of said Reserve;
2. South 45 Degrees 26 Minutes 53 Seconds West, a distance of 168.89 feet to the **POINT OF BEGINNING** and containing 17.5284 acres of land.



A handwritten signature in black ink, appearing to read "K. A. Gruller", written over a horizontal line.





NO.	DATE	DESCRIPTION

GLOBAL GEOPHYSICAL SERVICES  
 STAFF ACCOMMODATIONS

NOT FOR CONSTRUCTION  
 7-20-06



JUL 21 2006

**Edwards and Kelcey**

3010 Briarpark Drive #200 Office: 713.474.4000  
 Houston, Texas 77042-3706 Fax: 713.474.8686

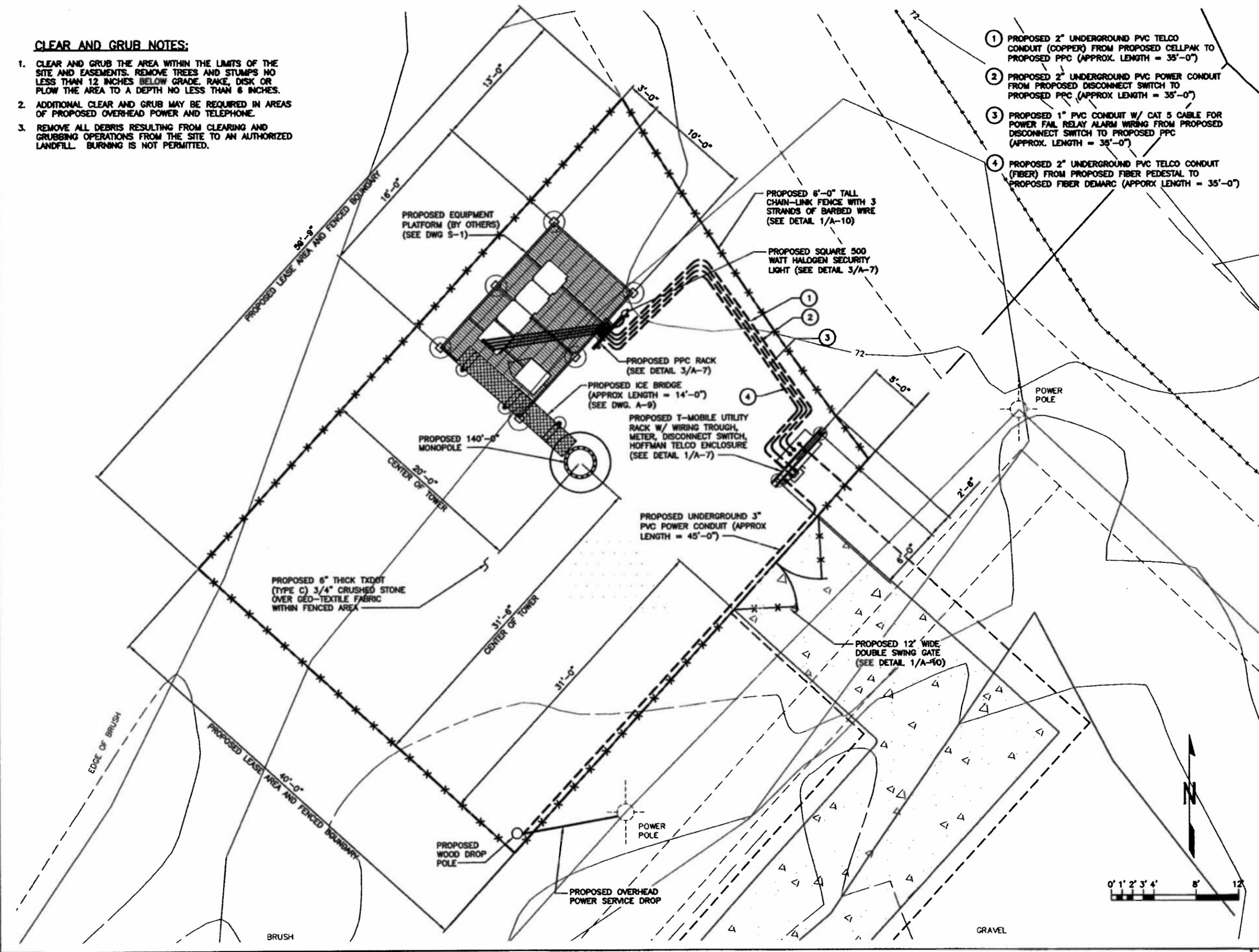
SD-1.0

080026281



**CLEAR AND GRUB NOTES:**

1. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE AND EASEMENTS. REMOVE TREES AND STUMPS NO LESS THAN 12 INCHES BELOW GRADE. RAKE, DISK OR PLOW THE AREA TO A DEPTH NO LESS THAN 6 INCHES.
2. ADDITIONAL CLEAR AND GRUB MAY BE REQUIRED IN AREAS OF PROPOSED OVERHEAD POWER AND TELEPHONE.
3. REMOVE ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS FROM THE SITE TO AN AUTHORIZED LANDFILL. BURNING IS NOT PERMITTED.



T-MOBILE WEST CORP.  
2 GREENWAY PLAZA  
SUITE 1100  
HOUSTON, TEXAS 77046



8500 W. 110th Street, Suite 300  
Overland Park, Kansas 66210  
Phone: 913-438-7700 Fax: 913-438-7777

DESIGNER: D.D. SIMS  
LEAD EE: S.D. KEISLING  
LEAD CE/SE: M.L. OWENS

SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
A	08/06/10	ISSUED FOR REVIEW	DES
B	08/06/10	REVISED PER CLIENT COMMENTS	DES
C	09/14/10	ISSUED FOR CONSTRUCTION	MTG

NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY. AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

STATE OF TEXAS  
CERTIFICATE OF AUTHORIZATION #7-9947  
RESPONSIBLE ENGINEERS:  
M.L.D. MICHAEL L. OWENS 101537 STRUCTURAL/CIVIL  
TMS TERRANCE M. SLUPER 84888 ELECTRICAL  
SDK SHELTON D. KEISLING 106605 ELECTRICAL

SITE NAME  
**GLOBAL GEO PHYSICAL**

SITE NUMBER  
**A3E0178D**

SITE ADDRESS  
**1502 2/3 INDUSTRIAL RD. (E911)  
MISSOURI CITY, TEXAS  
77489**

SHEET TITLE  
**ENLARGED  
SITE PLAN**

SHEET NUMBER  
**A-2**

ENLARGED SITE PLAN



**DEVELOPMENT SERVICES - PLANNING DIVISION**

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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: March 29, 2019**

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, April 10, 2019, at the City Council Chambers – 2<sup>nd</sup> 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 Eric Kot, KIPP Texas Public Schools to amend the regulations and restrictions of PD, Planned Development District #58 to allow for an educational place of assembly, to remove regulations and restrictions pertaining to a residential structure, and to extend the boundaries of the PD by rezoning an approximate 1.105 acre tract of land from I, Industrial; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

**SITE LOCATION:** The subject site is located north of the intersection of US 90A – South Main Street and S Gessner Road, south of Dixie Carpet, east of the intersection of Pike Road and S Gessner Road, and west of Ben E. Keith.

**SITE LEGAL DESCRIPTION:** The subject site can be described as being all of the Replat of Unrestricted Reserve “A”, Global Geophysical Industrial Park, being an addition in Fort Bend County, Texas, according to the map or plat thereof recorded under plat no. 20110110 of plat records of Fort Bend County, Texas, same being comprised of all of Reserve “A-1” and all of Reserve “B-1” and all of Reserve “C-2” of Partial Replat Unrestricted Reserve “C” Gessner Road Commercial Park, Section 4, according to the map or plat thereof recorded under plat no. 20120031 of the plat records of Fort Bend County, Texas.

**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](mailto:planning@missouricitytx.gov) for further information.

Ben E. Keith

PD #58 (existing)

PD #58  
(proposed area  
to be added)

Cemex Construction Materials South

New Hope

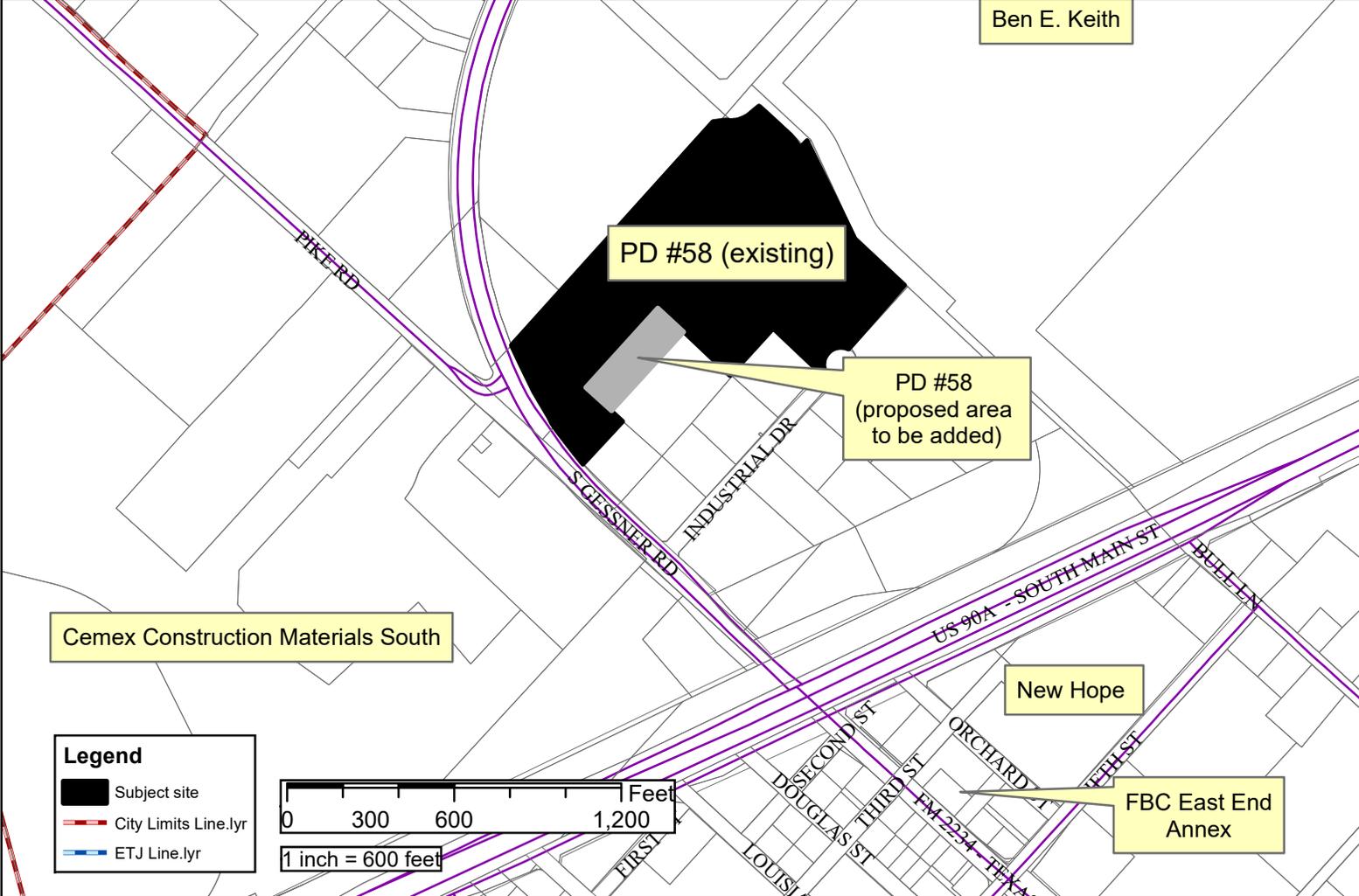
FBC East End  
Annex

**Legend**

- Subject site
- City Limits Line.lyr
- ETJ Line.lyr

0 300 600 1,200 Feet

1 inch = 600 feet





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

March 29, 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, April 10, 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 Eric Kot, KIPP Texas Public Schools to amend the regulations and restrictions of PD, Planned Development District #58 to allow for an educational place of assembly, to remove regulations and restrictions pertaining to a residential structure, and to extend the boundaries of the PD by rezoning an approximate 1.105 acre tract of land from I, Industrial; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

[Empty text box for protest reason]

I/We support this proposed rezoning because

[Empty text box for support reason]

Sincerely,

Signature

Print Name

Street Address

Subdivision

Return to:
Phone Number

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

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

Print Name

Signature