



**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 **September 11, 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**
  - A.** Consider approval of the minutes of the August 14, 2019 Planning and Zoning Commission Meeting.
  - B.** Consider approval of the minutes of the August 14, 2019 Planning and Zoning Commission Special Meeting.
- 4. REPORTS**
  - A. COMMISSION REPORTS**
    - (1) Chairman of the Planning and Zoning Commission
    - (2) Planning and Zoning Commissioners
  - B. STAFF REPORTS**
    - (1) Development Services
      - a. Director
    - (2) Engineering
      - a. 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 Dry Creek Village Section Three

- (2) Consider approval of a preliminary plat for Sienna River Parkway Phase 2 Street Dedication
- (3) Consider approval of a final plat for Sienna Section 18
- (4) Consider approval of a final plat for Life Time at Missouri City
- (5) Consider approval of Santhoff Holdings Property being a replat of Kim Plaza

**B. SIENNA PLANTATION 3B**

- (1) Consider approval of a concept plan for Sienna Plantation 3B Sections 17B, 27 35A/B, 36, 38, 39A/B
- (2) Consider approval of a preliminary plat for Sienna Section 17B and 17C
- (3) Consider approval of a preliminary plat for Sienna Section 27
- (4) Consider approval of a preliminary plat for Sienna Section 35A

**7. ZONING MAP AMENDMENTS**

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

- (1) To receive comments for or against a request by META Planning + Design LLC to zone a property from R-3, two family residential district, MF-2, multifamily residential district and SD, suburban district to PD, Planned Development District to allow for a unified development to include commercial and residential uses; and to the extent such zoning 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 September 11, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on September 16, 2019.



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Egima Edwards  
Planning Technician



**CITY OF MISSOURI CITY  
PLANNING AND ZONING COMMISSION AGENDA**

Notice is hereby given of a special meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **September 11, 2019 at 8:00 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. PRESENTATION**

- a. 86<sup>th</sup> Texas Legislative Session Update

**4. 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.*

**5. RECONVENE**

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

**6. 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 September 11, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on September 6, 2019.

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Egima Edwards  
Planning Technician



PLANNING AND ZONING COMMISSION  
STAFF REPORT

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AGENDA DATE: September 11, 2019

AGENDA ITEM SUBJECT: Preliminary Plat of Dry Creek Village Section 3

AGENDA ITEM NUMBER: 6.A.(1)

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

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

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PERMIT NUMBER: PLAT1900164

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

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

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

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of

a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The preliminary plat must comply with the approved conceptual plan in accordance with Section 82-32.(a), Missouri City Code of Ordinances. **Please provide a revised conceptual plan as the proposed subdivision does not match what was previously approved.**
  - b. The location and approximate width or dimension of existing and proposed lake(s) or watercourses within the subdivision or within 200 feet of the subdivision shall be indicated in accordance with Section 2.D(14). **Please provide details of Reserve C.**
  - c. 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. Prior to beginning construction, a letter shall be provided from the Fort Bend County Drainage District stating that the tract has outfall drainage and if required that all applicable fees have been paid in accordance with Section 1.06 of the Public Infrastructure Design Manual.
  - b. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). **Please provide a letter from the Fort Bend County Municipal Utility District No. 48 indicating that water and sanitary sewer capacity is available and that the District is taking responsibility for maintenance of areas identified in plat note #12.**
  - c. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 82-68(15).
  - d. 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).
  - 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 preliminary plat shall contain all standard notes in accordance with Section 2.D.(26).

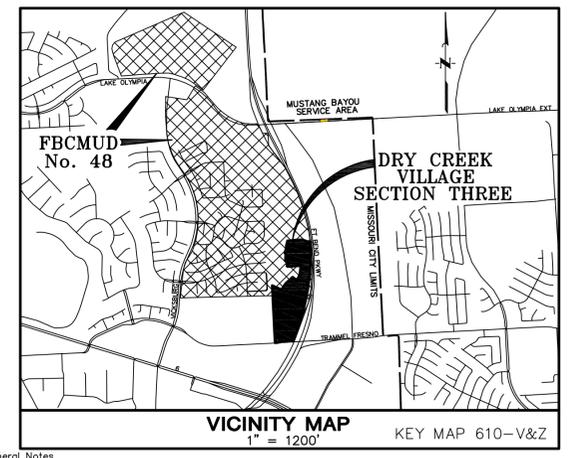
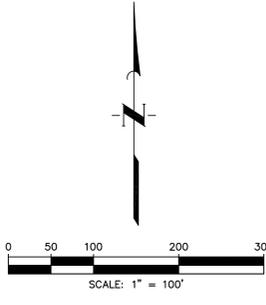
1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None.

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

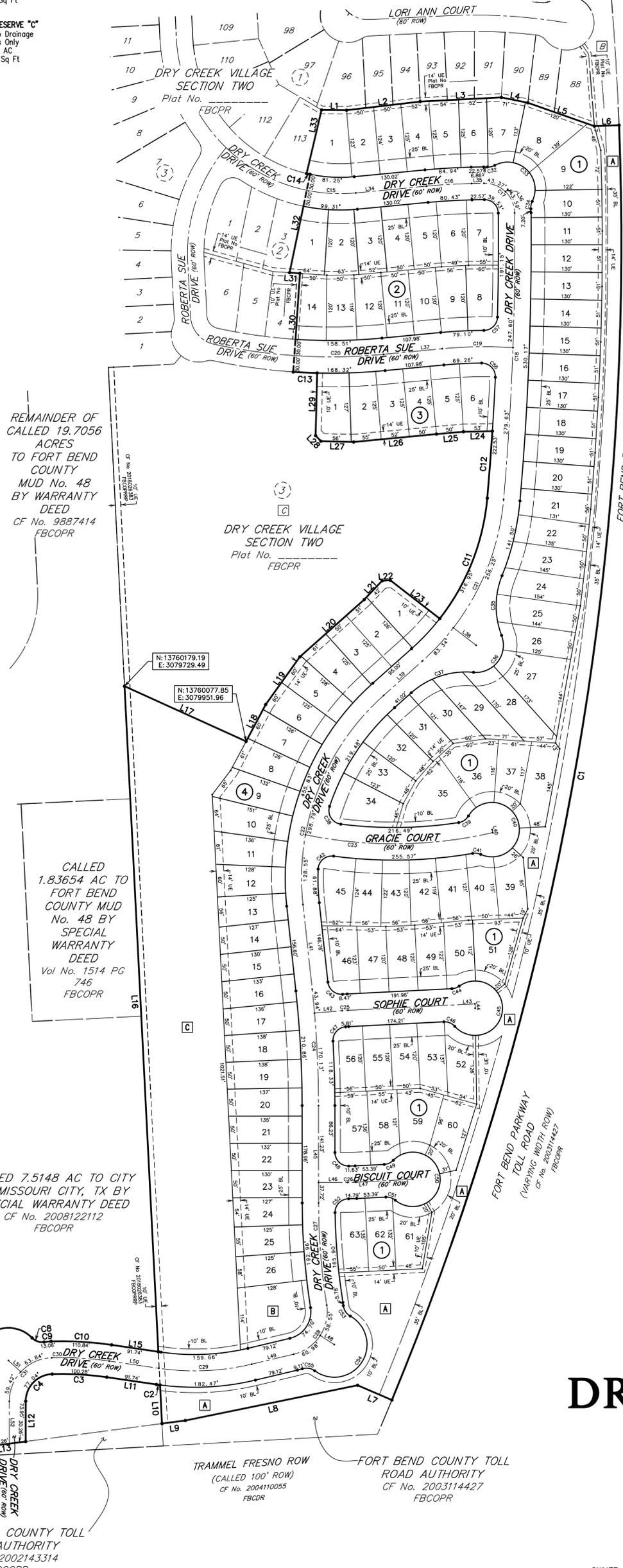


| RESERVE TABLE   |                      |         |               |
|-----------------|----------------------|---------|---------------|
| IDENTIFYING No. | LAND USE             | ACREAGE | FUTURE OWNER  |
| A               | LANDSCAPE/OPEN SPACE | 3.0120  | FBCMUD No. 48 |
| B               | LANDSCAPE/OPEN SPACE | 0.3112  | FBCMUD No. 48 |
| C               | DRAINAGE             | 4.2151  | FBCMUD No. 48 |

- A RESTRICTED RESERVE "A"**  
Restricted to Landscape/Open Space Purposes Only  
3.0120 AC  
131,205 Sq Ft
- B RESTRICTED RESERVE "B"**  
Restricted to Landscape/Open Space Purposes Only  
0.3112 AC  
13,556 Sq Ft
- C RESTRICTED RESERVE "C"**  
Restricted to Drainage Purposes Only  
4.2151 AC  
183,609 Sq Ft



- General Notes
- BL ..... "Building Line"
  - CF ..... "Clerk's File"
  - DE ..... "Drainage Easement"
  - E ..... "Easement"
  - FBCMUD ..... "Fort Bend County Municipal Utility District"
  - FBCOPR ..... "Fort Bend County Official Public Records"
  - FBCPR ..... "Fort Bend County Plat Records"
  - FND ..... "Found"
  - No ..... "Number"
  - ROW ..... "Right-of-Way"
  - Sq Ft ..... "Square Feet"
  - SSE ..... "Sanitary Sewer Easement"
  - SS ..... "Storm Sewer Easement"
  - UE ..... "Utility Easement"
  - Vol. Pg ..... "Volume and Page"
  - W ..... "Water Easement"
  - W ..... "Block Number"
  - ..... Set 3/4-inch Iron With Cap Stamped "Jones/Carter" as Per Certification
  - ..... Found 3/4-inch Iron With Cap Stamped "Cotton Surveying"
- 1) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
  - 2) All block corner and cul-de-sac return to tangent radii are twenty five feet (25').
  - 3) All easements are centered on lot lines unless shown otherwise.
  - 4) All building lines along street rights-of-way as shown on the plat.
  - 5) Elevations shown hereon are based on Missouri City Survey Control Monument Marker No. PCM-003 located at the northwest corner of Sierra Parkway and Trammel-Fresno Road with a published elevation of 66.07 feet, NAVD 83, 2001 Adjustment.
  - 6) Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
  - 7) Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
  - 8) 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.
  - 9) All site 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). The minimum slab elevation for Dry Creek Village Section Three is 71.40'.
  - 10) Restricted Reserve "A" is restricted to landscape/open space purposes only. Restricted Reserve "A" is 3.0120 acres, 131,205 square feet. Restricted Reserve "B" is restricted to landscape/open space purposes only. Restricted Reserve "B" is 0.3112 acres, 13,556 square feet. Restricted Reserve "C" is restricted to drainage purposes only. Restricted Reserve "C" is 4.2151 acres, 183,609 square feet.
  - 11) The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 ft. for residential development and 300 ft. for commercial development). All fire hydrants shall be installed according to the International Fire Code adopted by the City.
  - 12) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the Fort Bend County MUD No. 48 shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Subsection 3.C.12 of the Code of Ordinances of the City of Missouri City, Texas. The City of Missouri City is not responsible for the maintenance of trails as required by the parkland dedication. This would include trails/sidewalks constructed within reserve "A".
  - 13) 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.
  - 14) All pipelines within the subdivision are shown hereon.
  - 15) All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
  - 16) The subject plat is located within the boundaries of PD, Planned Development District #88 (Ordinance 0-18-24) and is subject to the regulations and restrictions of the PD #88 including Exhibit C, Residential Builder Guidelines.
  - 17) 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.
  - 18) In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be 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.
  - 19) Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
  - 20) There shall be a rear building line of not less than 15 feet. Detached garages shall have a rear yard setback of not less than eight feet.
  - 21) There shall be a side yard of not less than five feet for interior lots and not less than ten feet for a building on an adjacent lot shall be not less than ten feet. There shall be a side yard of not less than three feet for accessory buildings or garages on interior lots.
  - 22) Garages facing a side street must have a setback of not less than 20 feet.
  - 23) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732.
  - 24) Driveway Location - for the lot on the inside of a knuckle or 90 degree turn, driveway must be placed on the lot frontage along the inside approach lane prior to the right turn, to avoid sight obstruction safety hazards.
  - 25) A parkland dedication was approved by the Missouri City Council on March 6, 2017 for the provisions of trails as noted on the plat and for a cash payment for 50% of the total number of residential lots.



REMAINDER OF CALLED 19.7056 ACRES TO FORT BEND COUNTY MUD No. 48 BY WARRANTY DEED CF No. 9887414 FBCOPR

CALLED 1.83654 AC TO FORT BEND COUNTY MUD No. 48 BY SPECIAL WARRANTY DEED Vol No. 1514 PG 746 FBCOPR

CALLED 7.5148 AC TO CITY OF MISSOURI CITY, TX BY SPECIAL WARRANTY DEED CF No. 200812212 FBCOPR

TRAMMEL FRESNO ROW (CALLED 100' ROW) CF No. 2004110055 FBCDR

FORT BEND COUNTY TOLL ROAD AUTHORITY CF No. 2003114427 FBCOPR

FORT BEND COUNTY TOLL ROAD AUTHORITY CF No. 2002143314 FBCOPR

**PRELIMINARY PLAT**  
**DRY CREEK VILLAGE**  
**SECTION THREE**  
A SUBDIVISION OF 3193 ACRES OF LAND  
OUT OF THE  
ELIJAH ROARK LEAGUE, A-77  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS  
109 LOTS      3 RESERVES      4 BLOCKS  
AUGUST 2019

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

PLANNER/ENGINEER/SURVEYOR:  
**JONES CARTER**



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** September 11, 2019

**AGENDA ITEM SUBJECT:** Preliminary Plat of Sienna River Parkway Phase 2 Street Dedication

**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:** Plat1900170

**PROPERTY ID:** 0031-00-000-3036-907

**LOCATION:** South of Sienna Plantation Section 14 and west of Heritage Park Drive

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

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The **boundaries of political subdivisions** and **school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). Plat note #6 indicates that the plat lies partially within the city limits, please provide the city limits boundary line within the vicinity map and on the plat.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Prior to beginning construction, a letter shall be provided from the Fort Bend County Drainage District stating the status of any drainage impact fees and providing a commitment of drainage capacity as applicable in accordance with Section 1.06 of the Public Infrastructure Design Manual.
  - b. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). Please provide a letter from the Sienna Plantation Municipal Utility District No. 6 and the Sienna Plantation Levee Improvement District indicating that they have no objection to the proposed project.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None.

**B. STANDARD PLAT NOTES:**

The preliminary plat shall contain all standard notes in accordance with Section 2.D.(26).

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

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



## APPLICATION FOR PLAT APPROVAL

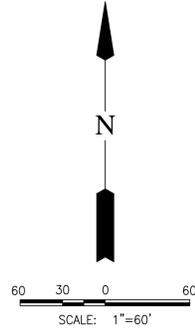
Check One:  **CONCEPTUAL PLAN**  **PRELIMINARY**  
 **REVISED CONCEPTUAL PLAN**  **REVISED PRELIMINARY**

**Date of Application:**

|  |   |  |
|--|---|--|
| 1. Name of plat: <b>Sienna River Parkway Phase 2 Street Dedication</b>   |   |  |
| 2. Name of conceptual plan that encompasses this plat (if applicable):<br><b>Sienna Plantation 2E</b>  |   |  |
| 3. Type of use (Circle one or more): Multifamily Residential    Commercial    Industrial    Planned Development<br>Single Family Residential    Specific Use Permit<br>Other (Explain): <b>Street Dedication</b> |   |  |
| 4. Landowner's name (If company or corporation, list chief officer): <b>Toll GTIS Property Owner, LLC (Jimmie Jenkins)</b>   |   |  |
| Mailing Address: <b>10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064</b>  |   |  |
| Phone No.: <b>(281) 894-8655</b>   |   |  |
| Email:   |   |  |
| 5. Applicant's name (Engineer, Planner, Architect, Etc.): <b>LJA Engineering, Inc. (Laurie Chapa)</b>  |   |  |
| Mailing Address: <b>1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449</b>  |   |  |
| Phone No.: <b>(713) 953-5173</b>   |   |  |
| Email: <b>lchapa@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>1.229 Acres</b>   |   |  |
| 9. Estimated # of Sections: <b>1</b>   | Blocks: <b>0</b>                                  | Reserves: <b>0</b>   |
| 10. Estimated # of residential lots/dwelling units: <b>0</b>   |   |  |
| 11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i>  |   |  |
| Private Streets: _____   | Public Streets: <b>0.880</b>                      | Residential Lots: _____                                    |
| Lakes/Ponds (non-recreational): _____  | Irrigation/Drainage Canals: _____                 | Recreational Uses: _____                                   |
| Utility Easements: _____   | Public Parkland: _____                            | (acres): <b>0.350</b>                                      |
| Other (explain): _____   | <b>Reserve</b>                                    |  |
| 12. Residential lot dimensions:  | Average: <b>N/A</b>                               | Smallest: <b>N/A</b>                                       |
| 13. Lot area:  | Non cul-de-sac:                                   | Cul-de-sac:  |
| 14. Front width (At property line):  | Non cul-de-sac:                                   | Cul-de-sac:  |
| 15. Front width (At building line):  | Non cul-de-sac:                                   | Cul-de-sac:  |
| 16. Depth:   | Non cul-de-sac:                                   | Cul-de-sac:  |
| 17. Block Length: _____  | Average: _____                                    | Longest: _____    Shortest: _____                          |
| 18. Type of Streets (Circle One):  | <input checked="" type="checkbox"/> <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>  |   |  |

NOTES:

- BENCHMARK: FOUND 3-1/2 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST AT THE SOUTHWEST CORNER OF WATERS LAKE BOULEVARD AND THE EAST ENTRANCE TO THE RIDGE POINT HIGH SCHOOL IN SIENNA 2.3 FEET SOUTH OF SIDEWALK. MISSOURI CITY SURVEY MARKER NO. 11015 ELEV. = 59.15 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK  
FND. 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG"  
ELEV. = 53.75 2001 ADJUSTMENT
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. \_\_\_\_\_ DATED \_\_\_\_\_, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY, SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6, AND PARTIALLY WITHIN THE ETJ AND CITY LIMITS OF THE CITY OF MISSOURI CITY.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF LOTS OR 18" 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 DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHTS-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ AND CITY LIMIT BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. (S.P.C.A.I.)
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- THIS PLAT IS SUBORDINATED BY:  
ALYSSA PRATKA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.D.R.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEIN IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

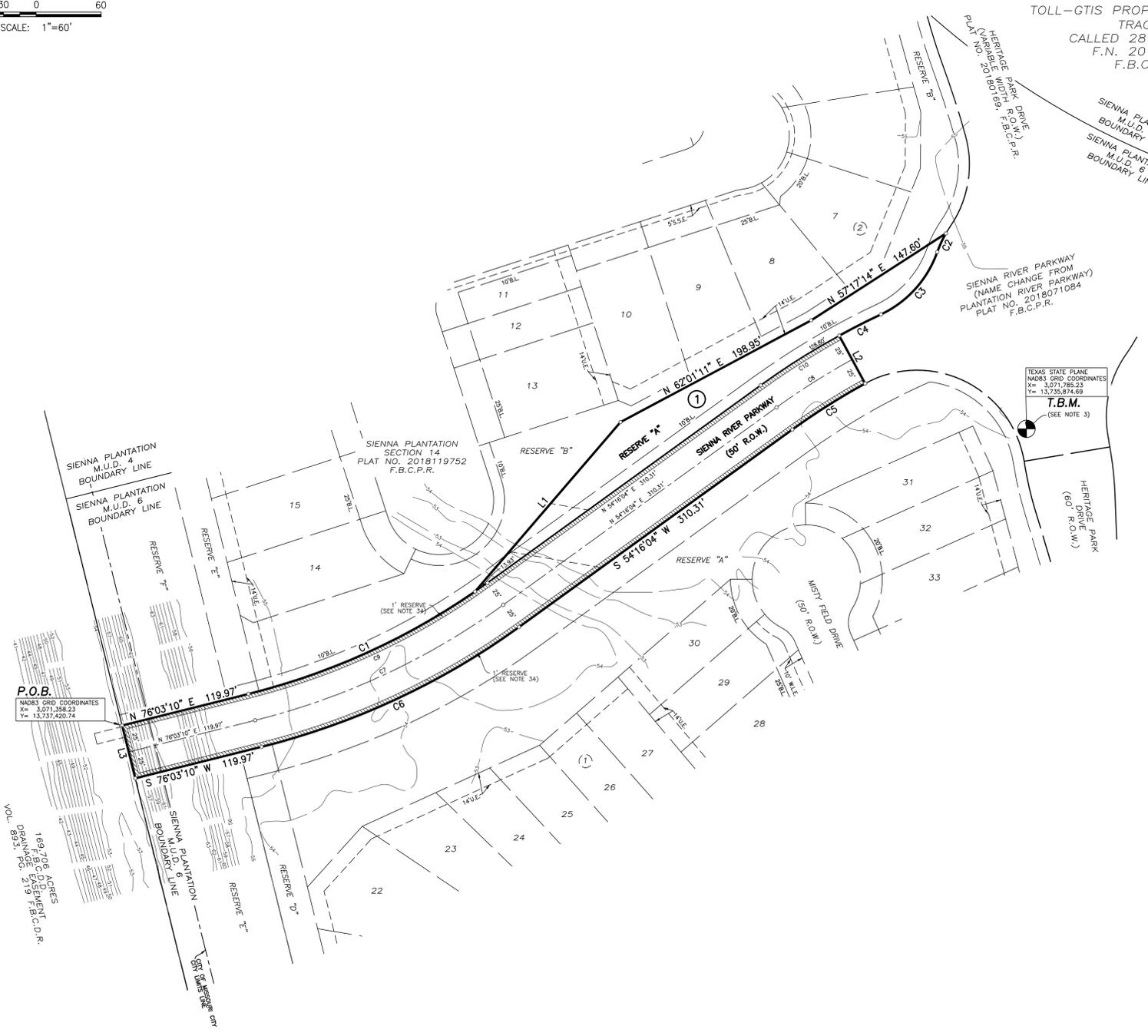


| RESERVE TABLE |         |        |                         |   |
|---------------|---------|--------|-------------------------|---|
| RESERVE       | ACREAGE | SQ.FT. | TYPE                    | MAINTENANCE/OWNERSHIP                         |
| A             | 0.350   | 15,227 | RESTRICTED TO LANDSCAPE | SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. |
| TOTAL         | 0.350   | 15,227 |                         |   |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 40°47'23" E | 205.31'  |
| L2         | S 28°38'45" E | 50.00'   |
| L3         | N 1°35'47" W  | 50.00'   |

| CURVE TABLE |         |           |         |         |               |
|-------------|---------|-----------|---------|---------|---------------|
| CURVE       | RADIUS  | DELTA     | ARC     | CHORD   | CHORD BEARING |
| C1          | 642.00' | 20°32'31" | 230.17' | 228.94' | N 65°46'54" E |
| C2          | 100.00' | 10°46'04" | 18.79'  | 18.77'  | S 24°52'25" W |
| C3          | 100.00' | 45°26'33" | 79.31'  | 77.25'  | S 42°12'40" W |
| C4          | 692.00' | 3°34'42"  | 43.22'  | 43.21'  | S 63°08'35" W |
| C5          | 642.00' | 7°05'11"  | 79.40'  | 79.35'  | S 57°48'39" W |
| C6          | 692.00' | 21°47'06" | 263.11' | 261.53' | S 65°09'37" W |
| C7          | 667.00' | 21°47'06" | 253.61' | 252.08' | S 65°09'37" E |
| C8          | 667.00' | 7°05'11"  | 82.49'  | 82.44'  | S 57°48'39" W |
| C9          | 642.00' | 21°47'06" | 244.10' | 242.63' | N 65°09'37" E |
| C10         | 692.00' | 7°05'11"  | 85.59'  | 85.53'  | N 57°48'39" E |

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



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

TEXAS STATE PLANE  
NAD83 GRID COORDINATES  
X = 3,071,782.23  
Y = 13,737,420.74  
T.B.M.  
(SEE NOTE 3)

P.O.B.  
NAD83 GRID COORDINATES  
X = 3,071,782.23  
Y = 13,737,420.74

169.708 ACRES  
F.B.C. DESIGN T.C.D.R.  
DRAINAGE 219 F.B.C.D.R.

## SIENNA RIVER PARKWAY PHASE 2

A SUBDIVISION OF 1.229 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, AND IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE (0.350 ACRES) 1 BLOCK  
AUGUST 22, 2019 JOB NO. 1415-1401B

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

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

SURVEYORS:

**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
4724 VISTA ROAD - PASADENA, TX 77505  
PHONE: 281-498-4538 • GBSurvey@GBISurvey.com  
TBPUS FIRM #10130300 • www.GBISurvey.com

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



PLANNING AND ZONING COMMISSION  
STAFF REPORT

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**AGENDA DATE:** September 11, 2019

**AGENDA ITEM SUBJECT:** Final Plat of Sienna Plantation Section 18

**AGENDA ITEM NUMBER:** 6.A.(3)

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

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

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**PERMIT NUMBER:** PLAT1900168

**PROPERTY ID:** 0025-00-000-1945-907

**LOCATION:** West of Sienna Parkway, east of Heritage Park Drive

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

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A final plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of

a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. All conditions placed on the approval of the preliminary plat must be approved or information provided as requested in accordance with Section 2.C.
  - b. If the plat is proposed to be shown on multiple sheets, please ensure that all **match lines are accurately shown.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All conditions placed on the approval of the preliminary plat must be approved or information provided as requested in accordance with Section 2.C.
  - b. The **location, rights-of-way widths, and names** of all **existing and proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). Please provide a no objection letter from the Sienna Levee Improvement District (LID).
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None.

**B. STANDARD PLAT NOTES:**

The final plat shall contain all standard notes in accordance with Section 3.C.(10).

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

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



## APPLICATION FOR PLAT APPROVAL

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

**Date of Application:**

|     |   |  |  |                            |
|-----|---|--|--|----------------------------|
| 1.  | Name of plat:   | Sienna Section 18  |  |                            |
| 2.  | Name of preliminary plat that encompasses this plat (if applicable):                | Sienna Plantation 2E   |  |                            |
| 3.  | Type of plat (Circle one or more):  | Multifamily Residential  | Commercial                             | Industrial                 |
|     |   | <input checked="" type="checkbox"/> Single Family Residential  | Specific Use Permit                    | Planned Development        |
|     | Other (Explain):  |  |  |                            |
| 4.  | Landowner's name (If company or corporation, list chief officer):                   | Toll GTIS Property Owner, LLC (Jimmie Jenkins) /<br>Sienna Plantation L.I.D. (Ken Beckman)                         |  |                            |
|     | Mailing Address:  | 10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478 |  |                            |
|     | Phone No.:(281)   | 894-8655 / (281) 500-6050  |  |                            |
|     | Email:  |  |  |                            |
| 5.  | Applicant's name (Engineer, Planner, Architect, Etc.):                              | LJA Engineering, Inc. (Laurie Chapa)   |  |                            |
|     | Mailing Address:  | 1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449  |  |                            |
|     | Phone No.:(713)   | 953-5173      Fax No.:( ) -  |  |                            |
|     | Email:  | lchapa@lja.com   |  |                            |
| 6.  | Is plat located inside the City limits? (Circle One):                               | YES  | <input checked="" type="checkbox"/> NO |                            |
| 7.  | Is plat located inside the City's ETJ? (Circle One):                                | <input checked="" type="checkbox"/> YES  | NO                                     |                            |
| 8.  | Total acreage:  | 33.335   |  |                            |
| 9.  | Number of sections:   | <u>1</u>   | Blocks: <u>3</u>                       | Reserves: <u>9</u>         |
| 10. | Number of residential lots/dwelling units:  | 92   |  |                            |
| 11. | Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i> |  |  |                            |
|     | Private Streets: _____  | Public Streets: <u>5.814</u>   | Residential Lots: <u>19.263</u>        |                            |
|     | Lakes/Ponds (non-recreational): _____   | Irrigation/Drainage Canals: _____  | Recreational Uses: _____               |                            |
|     | Utility Easements: _____  | Public Parkland: _____   |  |                            |
|     | Other (explain): <u>Reserves</u>  |  |  | (acres): <u>8.258</u>      |
| 12. | Average lot area:   | 8,700sqft.   |  |                            |
| 13. | Typical lot area:   | 7,680sqft.   |  |                            |
| 14. | Block Length:   | Average: <u>600'</u>   | Longest: _____                         | Shortest: <u>265'</u>      |
| 15. | Type of Streets (Circle One):   | <input checked="" type="checkbox"/> Public   | Private                                | Combination Public/Private |
| 16. | Type of Water System (Circle One):  | <input checked="" type="checkbox"/> Public   | Individual Water Wells                 | Other (attach explanation) |
| 17. | Type of Sanitary System (Circle One):   | <input checked="" type="checkbox"/> Public   | Individual Septic Tanks                | Other (attach explanation) |
| 18. | Municipal Utility District:   | Sienna Plantation Municipal Utility District No. 6   |  |                            |

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND WE, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT BEING AN OFFICER OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, OWNERS OF THE 33.334 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 18, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA SECTION 18 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

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

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

By: JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT  
OF FORT BEND COUNTY, TEXAS

By: KEN BECKMAN, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

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

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA SECTION 18 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

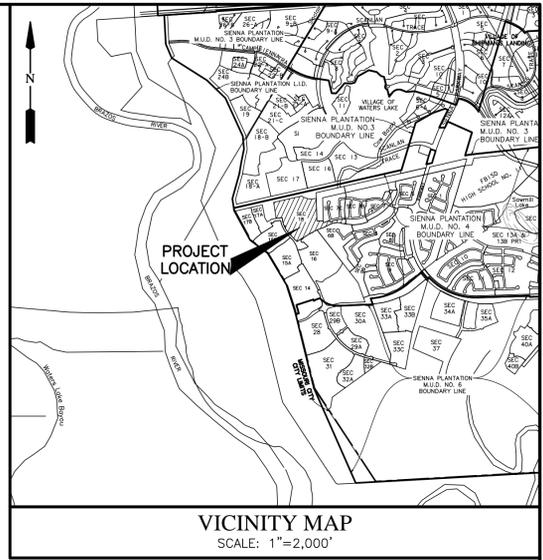
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A Poured CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 59 16.5 FEET FROM THE SIDE WALK. SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK SET 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING" ELEV. = 54.53 (NAVD 88, 2001 ADJUSTMENT)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 369395, DATED JULY 15, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42 - ARTICLE III OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 58.10 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SENERGY AT 281-778-6250.
- THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGH-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE MINIMUM DISTANCE OF THIRTY-FIVE (35) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF THE SIDEWALK.



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

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

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

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

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

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

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

KEN R. DEMERCHANT  
PRECINCT 4, COUNTY COMMISSIONER

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

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

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

### SIENNA SECTION 18

A SUBDIVISION OF 33.334 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25  
FORT BEND COUNTY, TEXAS.  
PARTIAL REPLAT OF 0.187 ACRES OF SIENNA PLANTATION SEC 17A  
PLAT NO. 2019005082

92 LOTS 9 RESERVES (8.258 ACRES) 3 BLOCKS  
AUGUST 22, 2019 JOB NO. 1414-1518P

OWNERS:

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

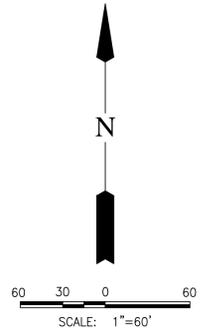
SURVEYORS:

**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
6704 DOWNEY BLVD. • HOUSTON, TX 77030  
PHONE: 281-498-8300 • GBSurvey@GBISurvey.com  
FAX: 281-498-8300 • www.GBISurvey.com

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

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



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

MOAR CHECK SURVEY PLATTING MGR

LAST SAID: 8/22/2019 2:28 PM BY LAURIE CHAPA - PLOT DATE: 8/22/2019 2:30 PM BY LAURIE CHAPA  
DRAWING: 2019071400-141400-1518P-SECTION 18



SIENNA PLANTATION  
SECTION 15B  
PLAT No. 2019071400  
F.B.C.P.R.

MATCHLINE - SEE SHEET 4 OF 4

MATCHLINE - SEE SHEET 3 OF 4

**SIENNA SECTION 18**  
A SUBDIVISION OF 33.334 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25  
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PARTIAL REPLAT OF 0.187 ACRES OF SIENNA PLANTATION SEC 17A  
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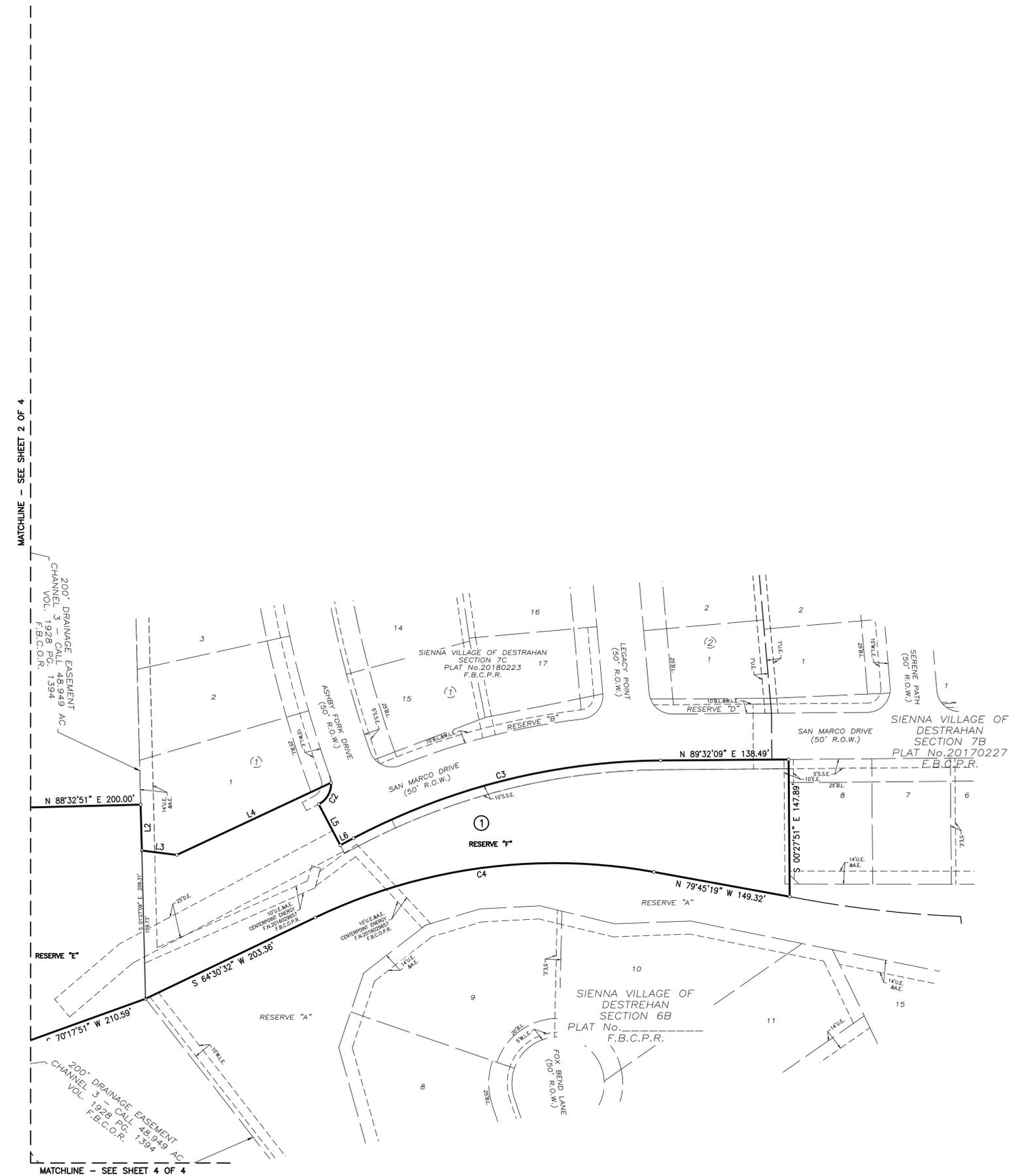
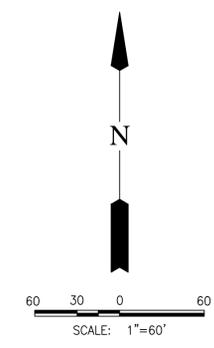
92 LOTS 9 RESERVES (8.258 ACRES) 3 BLOCKS  
AUGUST 22, 2019 JOB NO. 1414-1518P

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

**SURVEYORS:**  
**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
6721 SUTHERLAND ROAD • PASADENA, TX 77660  
PHONE: 281-498-4338 • OFFICE: 281-498-4338  
FAX: 281-498-4338 • WWW.GBI-SURVEY.COM

**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



MATCHLINE - SEE SHEET 2 OF 4

MATCHLINE - SEE SHEET 4 OF 4

**SIENNA SECTION 18**  
 A SUBDIVISION OF 33.334 ACRES OF LAND SITUATED IN THE  
 DAVID FITZGERALD LEAGUE, ABSTRACT 25  
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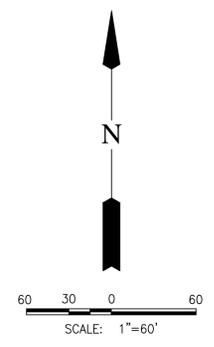
SURVEYORS: **GBI PARTNERS, L.P.**  
 LAND SURVEYING CONSULTANTS  
 1904 W. Grand Parkway North, Suite 100, Katy, Texas 77449  
 Phone 713.953.5200, Fax 713.953.5026, FRN-F-1386

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

LAST SWED: 8/22/2019 7:25 PM BY LAURE CHAPA - PLOT DATE: 8/22/2019 7:30 PM BY LAURE CHAPA  
 PLATTING MGR: MARGARET SURVEY

SIENNA SECTION 18  
 LJA JOB NO. 1414-1518P

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 77°16'18" E | 47.90'   |
| L2         | S 01°27'09" E | 49.59'   |
| L3         | S 83°03'22" E | 38.20'   |
| L4         | N 65°01'09" E | 184.07'  |
| L5         | S 27°49'54" E | 50.00'   |
| L6         | N 62°10'06" E | 16.06'   |
| L7         | S 62°28'19" W | 155.21'  |
| L8         | S 23°38'32" W | 20.00'   |
| L9         | N 75°41'38" W | 20.00'   |
| L10        | S 53°46'23" W | 130.23'  |
| L11        | N 83°10'17" W | 14.15'   |
| L12        | S 51°51'54" W | 121.98'  |
| L13        | N 36°32'03" W | 18.38'   |
| L14        | S 57°08'26" W | 132.79'  |
| L15        | N 32°51'34" W | 50.00'   |
| L16        | N 05°08'25" W | 24.51'   |
| L17        | S 84°51'35" W | 60.00'   |
| L18        | S 84°51'45" W | 129.01'  |
| L19        | N 06°51'21" W | 65.02'   |
| L20        | S 49°30'12" W | 66.19'   |
| L21        | S 87°05'22" E | 1.00'    |
| L22        | N 32°44'24" W | 9.68'    |
| L23        | S 49°30'12" W | 66.19'   |
| L24        | N 49°30'12" W | 66.19'   |
| L25        | N 01°27'09" W | 62.65'   |
| L26        | N 60°43'33" E | 17.54'   |
| L27        | S 60°43'33" W | 17.54'   |



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L28        | N 79°51'21" W | 20.02'   |
| L29        | S 81°45'01" W | 87.05'   |
| L30        | S 84°57'48" W | 60.59'   |
| L31        | N 88°08'10" W | 65.01'   |
| L32        | N 81°00'12" W | 65.37'   |
| L33        | N 83°33'29" W | 120.23'  |
| L34        | N 73°36'54" W | 51.03'   |
| L35        | S 87°42'09" E | 53.17'   |
| L36        | S 87°44'10" E | 32.98'   |
| L37        | N 43°33'13" E | 14.21'   |
| L38        | N 77°45'33" W | 20.00'   |
| L39        | S 13°16'41" E | 20.00'   |
| L40        | S 57°38'57" E | 44.98'   |
| L41        | S 73°41'29" W | 28.13'   |
| L42        | S 05°13'02" E | 20.00'   |
| L43        | S 57°38'57" E | 35.61'   |
| L44        | N 87°42'09" W | 30.38'   |
| L45        | N 72°10'49" E | 20.00'   |
| L46        | S 72°55'55" E | 27.68'   |
| L47        | N 49°31'38" W | 26.72'   |
| L48        | N 22°04'45" E | 36.16'   |
| L49        | N 46°57'45" E | 41.62'   |
| L50        | N 54°17'05" E | 66.85'   |
| L51        | N 54°17'05" E | 44.47'   |
| L52        | N 69°53'52" E | 36.02'   |
| L53        | S 42°19'23" W | 24.97'   |
| L54        | N 73°34'14" E | 64.73'   |

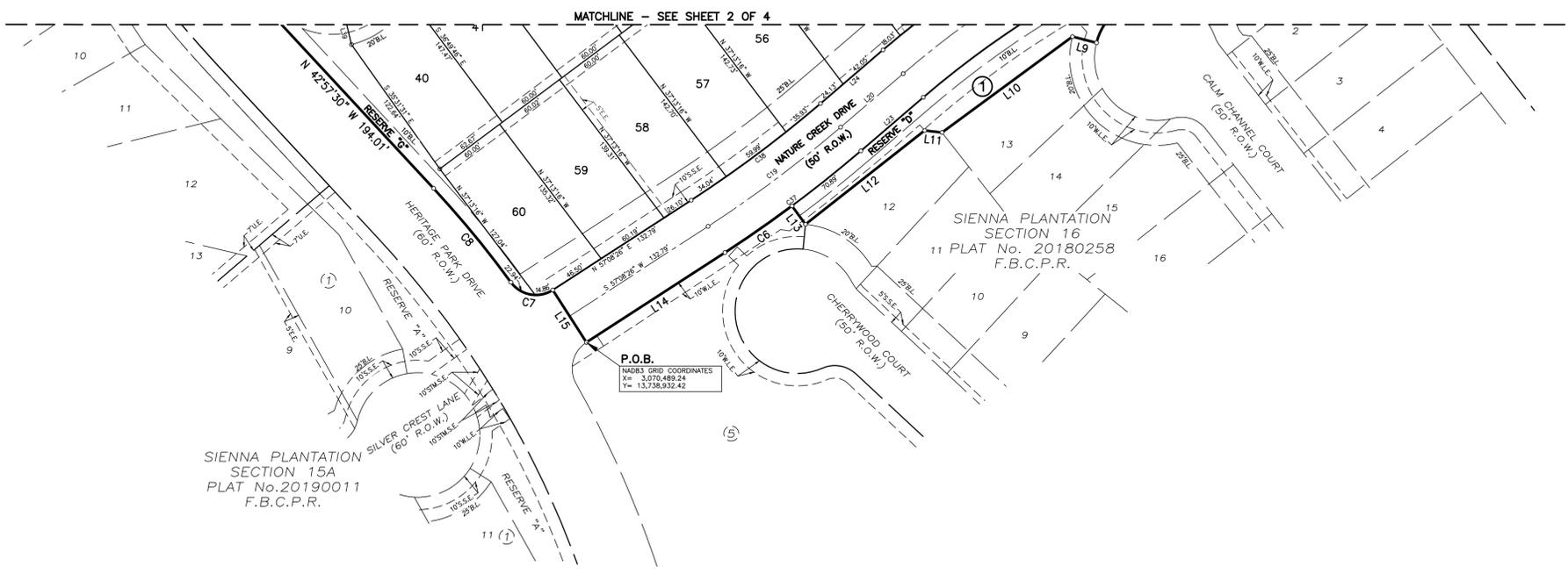
| CURVE TABLE |          |            |         |               |         |  |
|-------------|----------|------------|---------|---------------|---------|--|
| CURVE       | RADIUS   | DELTA      | ARC     | CHORD BEARING | CHORD   |  |
| C1          | 522.00'  | 47°36'04"  | 433.68' | S 78°55'41" E | 421.31' |  |
| C2          | 25.00'   | 64°27'36"  | 28.13'  | S 29°56'18" W | 26.67'  |  |
| C3          | 725.00'  | 27°22'03"  | 346.30' | N 75°10'08" E | 343.01' |  |
| C4          | 603.00'  | 35°44'09"  | 376.09' | S 82°22'37" W | 370.03' |  |
| C5          | 50.00'   | 99°20'10"  | 86.69'  | S 63°58'27" W | 76.23'  |  |
| C6          | 1025.00' | 3°40'29"   | 65.74'  | S 59°18'11" W | 65.73'  |  |
| C7          | 25.00'   | 86°38'51"  | 37.81'  | N 79°32'09" W | 34.31'  |  |
| C8          | 830.00'  | 6°44'46"   | 97.73'  | N 39°35'07" W | 97.67'  |  |
| C9          | 770.00'  | 37°49'05"  | 508.24' | N 24°02'57" W | 499.06' |  |
| C10         | 25.00'   | 26°33'28"  | 11.59'  | S 08°08'19" W | 11.48'  |  |
| C11         | 450.00'  | 5°06'56"   | 40.18'  | N 07°41'53" W | 40.16'  |  |
| C12         | 50.00'   | 90°03'41"  | 78.59'  | N 34°46'30" E | 70.75'  |  |
| C13         | 1500.00' | 4°54'50"   | 128.64' | N 77°20'56" E | 128.61' |  |
| C14         | 750.00'  | 18°01'08"  | 235.87' | N 83°54'05" E | 234.89' |  |
| C15         | 50.00'   | 85°38'13"  | 74.73'  | S 44°16'15" E | 67.97'  |  |
| C16         | 450.00'  | 17°08'28"  | 134.63' | S 10°01'22" E | 134.12' |  |
| C17         | 50.00'   | 84°13'35"  | 73.50'  | S 23°31'11" W | 67.06'  |  |
| C18         | 800.00'  | 16°07'47"  | 225.21' | S 57°34'05" W | 224.47' |  |
| C19         | 1000.00' | 7°38'14"   | 133.29' | S 53°19'19" W | 133.20' |  |
| C20         | 500.00'  | 24°14'12"  | 211.50' | N 72°50'38" E | 209.93' |  |
| C21         | 450.00'  | 36°47'16"  | 288.93' | S 71°33'52" W | 283.99' |  |
| C22         | 450.00'  | 4°05'22"   | 32.12'  | S 55°12'55" W | 32.11'  |  |
| C23         | 420.00'  | 5°06'56"   | 37.50'  | N 07°41'53" W | 37.49'  |  |
| C24         | 25.00'   | 23°12'45"  | 10.13'  | N 21°51'43" W | 10.06'  |  |
| C25         | 50.00'   | 142°33'35" | 124.41' | N 37°48'42" E | 94.71'  |  |
| C26         | 25.00'   | 29°18'31"  | 12.79'  | S 85°33'46" E | 12.65'  |  |
| C27         | 1475.00' | 4°53'28"   | 125.91' | N 77°20'14" E | 125.87' |  |
| C28         | 775.00'  | 18°01'08"  | 243.73' | N 83°54'05" E | 242.72' |  |
| C29         | 25.00'   | 32°24'01"  | 14.14'  | N 76°42'38" E | 13.95'  |  |
| C30         | 50.00'   | 150°26'14" | 131.28' | S 44°16'15" E | 96.69'  |  |
| C31         | 25.00'   | 32°24'01"  | 14.14'  | S 14°44'52" W | 13.95'  |  |
| C32         | 425.00'  | 14°55'29"  | 110.71' | S 08°54'53" E | 110.39' |  |
| C33         | 25.00'   | 39°07'00"  | 17.07'  | S 35°56'08" E | 16.74'  |  |
| C34         | 50.00'   | 148°36'50" | 129.69' | S 18°48'47" W | 96.27'  |  |

| CURVE TABLE |          |           |         |               |         |  |
|-------------|----------|-----------|---------|---------------|---------|--|
| CURVE       | RADIUS   | DELTA     | ARC     | CHORD BEARING | CHORD   |  |
| C35         | 25.00'   | 27°17'37" | 11.91'  | S 79°28'23" W | 11.80'  |  |
| C36         | 475.00'  | 16°19'22" | 220.79' | S 57°39'53" W | 220.04' |  |
| C37         | 1025.00' | 7°38'14"  | 136.63' | S 53°19'19" W | 136.53' |  |
| C38         | 975.00'  | 37°38'14" | 129.96' | N 53°19'19" E | 129.87' |  |
| C39         | 825.00'  | 16°07'47" | 232.25' | N 57°34'05" E | 231.49' |  |
| C40         | 25.00'   | 84°13'35" | 36.75'  | N 23°31'11" E | 33.53'  |  |
| C41         | 475.00'  | 17°08'28" | 142.10' | N 10°01'22" W | 141.57' |  |
| C42         | 25.00'   | 95°35'02" | 41.71'  | N 49°14'40" W | 37.04'  |  |
| C43         | 425.00'  | 29°47'35" | 221.00' | S 68°04'02" W | 218.51' |  |
| C44         | 475.00'  | 4°05'22"  | 33.90'  | S 55°12'55" W | 33.90'  |  |
| C45         | 25.00'   | 37°16'19" | 16.26'  | S 38°37'26" W | 15.98'  |  |
| C46         | 50.00'   | 27°44'51" | 239.77' | N 22°38'06" W | 67.72'  |  |
| C47         | 25.00'   | 57°28'56" | 25.08'  | N 86°00'04" E | 24.04'  |  |
| C48         | 425.00'  | 4°05'22"  | 30.33'  | S 55°12'55" E | 30.33'  |  |
| C49         | 475.00'  | 30°54'45" | 256.27' | N 68°37'36" E | 253.18' |  |
| C50         | 25.00'   | 85°32'08" | 37.32'  | N 41°18'55" E | 33.95'  |  |
| C51         | 25.00'   | 85°38'13" | 37.37'  | N 44°16'15" W | 33.98'  |  |
| C52         | 25.00'   | 90°00'00" | 39.27'  | S 47°54'38" W | 35.36'  |  |
| C53         | 25.00'   | 49°12'34" | 21.47'  | S 21°41'39" E | 20.82'  |  |
| C54         | 50.00'   | 27°62'14" | 241.17' | N 88°07'02" W | 66.68'  |  |
| C55         | 25.00'   | 47°09'12" | 20.57'  | N 26°29'14" E | 20.00'  |  |
| C56         | 25.00'   | 93°47'27" | 40.92'  | N 43°59'05" W | 36.51'  |  |
| C57         | 725.00'  | 14°13'41" | 180.04' | S 82°00'21" W | 179.57' |  |
| C58         | 1525.00' | 4°43'45"  | 125.87' | S 77°15'23" W | 125.83' |  |
| C59         | 25.00'   | 89°52'36" | 39.22'  | S 34°40'57" W | 35.32'  |  |
| C60         | 480.00'  | 5°06'56"  | 42.85'  | S 07°41'53" E | 42.84'  |  |
| C61         | 25.00'   | 89°53'51" | 39.23'  | S 50°05'20" E | 35.32'  |  |
| C62         | 475.00'  | 24°14'12" | 200.93' | N 72°50'38" E | 199.43' |  |
| C63         | 25.00'   | 48°11'23" | 21.03'  | N 36°37'51" E | 20.41'  |  |
| C64         | 50.00'   | 27°62'14" | 241.19' | S 29°16'27" E | 66.67'  |  |
| C65         | 25.00'   | 48°11'23" | 21.03'  | S 84°49'14" W | 20.41'  |  |
| C66         | 525.00'  | 24°14'12" | 222.08' | S 72°50'38" W | 220.43' |  |
| C67         | 25.00'   | 96°19'15" | 42.03'  | S 36°48'07" W | 37.25'  |  |

| RESERVE TABLE |         |         |                         |  |
|---------------|---------|---------|-------------------------|--|
| RESERVE       | ACREAGE | SQ.FT.  | TYPE                    | MAINTENANCE/OWNERSHIP                              |
| A             | 1.459   | 63,571  | RESTRICTED TO LANDSCAPE | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6 |
| B             | 0.102   | 4,435   | RESTRICTED TO LANDSCAPE | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6 |
| C             | 0.215   | 9,356   | RESTRICTED TO DRAINAGE  | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6 |
| D             | 0.465   | 20,247  | RESTRICTED TO LANDSCAPE | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6 |
| E             | 1.112   | 48,458  | RESTRICTED TO DRAINAGE  | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6 |
| F             | 1.825   | 79,502  | RESTRICTED TO DRAINAGE  | SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT       |
| G             | 0.453   | 19,739  | RESTRICTED TO LANDSCAPE | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6 |
| H             | 0.039   | 1,685   | RESTRICTED TO DRAINAGE  | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6 |
| I             | 2.538   | 110,545 | RESTRICTED TO LANDSCAPE | SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6 |
| TOTAL         | 8.208   | 357,538 |                         |  |

**LEGEND**

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



**SIENNA SECTION 18**

A SUBDIVISION OF 33.334 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25 FORT BEND COUNTY, TEXAS. PARTIAL REPLAT OF 0.187 ACRES OF SIENNA PLANTATION SEC 17A PLAT NO. 2019005082

92 LOTS 9 RESERVES (8.258 ACRES) 3 BLOCKS  
AUGUST 22, 2019 JOB NO. 1414-1518P

OWNERS:

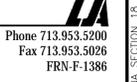
**TOLL-GTIS PROPERTY OWNER, LLC**  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064  
PH. (281) 894-8655

SURVEYORS:



ENGINEER:

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





PLANNING AND ZONING COMMISSION  
STAFF REPORT

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AGENDA DATE: September 11, 2019

AGENDA ITEM SUBJECT: Final Plat of Life Time at Missouri City

AGENDA ITEM NUMBER: 6.A.(4)

PROJECT PLANNER: Gretchen M. Pyle, Interim Planning Specialist

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: PLAT1900156

PROPERTY ID: 0077-00-000-1130-907

LOCATION: Southeast corner of Oyster Creek Place Drive and State Highway 6

ZONING DISTRICT DESIGNATION: LC-2, Local retail district; LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is not located within a development agreement / strategic partnership.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should **DISAPPROVE** this **Final Plat** based upon the following deficiencies.

A final plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of

a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

**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(11)(f).
  - b. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(9)(b).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Prior to the release of a signed mylar for recordation, a letter shall be provided from the Fort Bend County Drainage District stating that all applicable fees have been paid in accordance with Section 1.06.B., Public Infrastructure Design Manual and Fort Bend County Drainage District letter dated August 16, 2019.
  - b. All easements necessary for utility service shall be shown on the final plat and the applicant shall provide a certification on the plat that all utility companies have been contacted and the easements shown on the plat constitute all of the easements requested by the utility companies in accordance with Section 3.C.(7).
    - i. A letter from Fort Bend County Municipal Utility District #49 is required indicating that water and sanitary sewer capacity are available.
    - ii. A drainage outfall and drainage easement are required to be dedicated with a final plat and such must be consistent with the building permit plans.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
  - a. An electronic plat shall be submitted in accordance with Section 3.C(4).

**B. STANDARD PLAT NOTES:**

The final plat shall contain all standard notes per Section 3.C.(10).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.

**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.(13) of the Platting Manual of the City of Missouri City (September 2019).

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

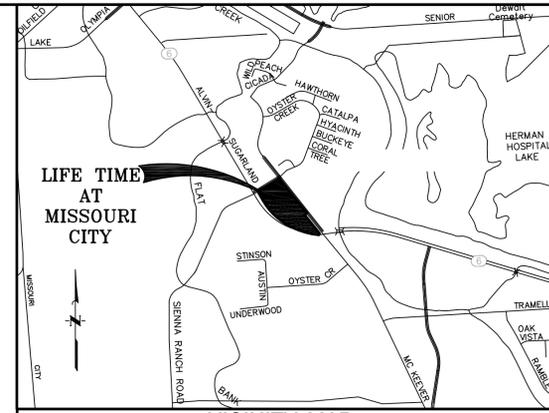


| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S84°16'18"E | 14.14'   |
| L2   | S39°08'52"E | 848.42'  |
| L3   | S50°51'08"W | 60.00'   |
| L4   | S39°08'52"E | 451.93'  |
| L5   | S28°07'45"W | 32.52'   |
| L6   | N29°39'26"W | 185.92'  |
| L7   | N15°19'28"E | 14.14'   |
| L8   | N60°19'28"E | 353.23'  |
| L9   | N50°49'42"E | 43.69'   |

| CURVE | RADIUS   | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
|-------|----------|-------------|------------|---------------|--------------|---------|
| C1    | 1512.02' | 20°39'18"   | 545.08'    | N73°57'18"W   | 542.13'      | 275.53' |
| C2    | 1272.70' | 34°33'28"   | 767.63'    | N46°56'49"W   | 756.04'      | 395.89' |
| C3    | 350.00'  | 92°9'46"    | 58.01'     | N55°34'35"E   | 57.94'       | 29.07'  |

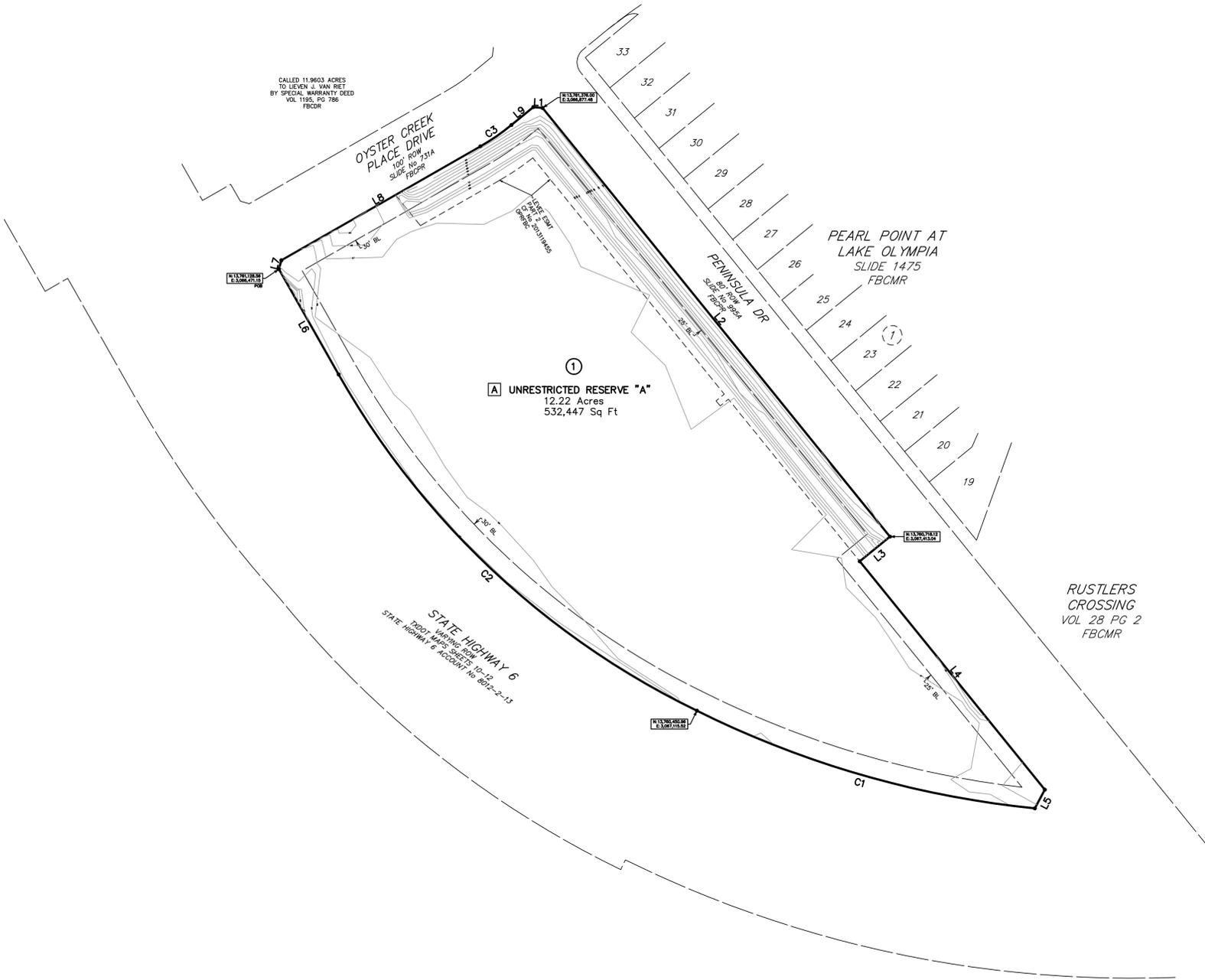
**100-YEAR FLOOD PLAIN**

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



**VICINITY MAP**  
Scale: 1" = 1/2 MILE

CALLED 11.8603 ACRES TO LIEVEN & VAN RIET BY SPECIAL WARRANTY DEED VOL. 1185, PG. 786 FBCDR



**General Notes**

- All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
- All block corner and cul-de-sac return to tangent radii are twenty five feet (25').
- AE . . . . . "Aerial Easement"
  - BL . . . . . "Building Line"
  - CF . . . . . "Clerk's File"
  - DE . . . . . "Drainage Easement"
  - Emt . . . . . "Easement"
  - FC . . . . . "Film Code"
  - FBCDR . . . . . "Fort Bend County Deed Records"
  - FBCMR . . . . . "Fort Bend County Map Records"
  - FBCMUD . . . . . "Fort Bend County Municipal Utility District"
  - FBCOFR . . . . . "Fort Bend County Official Public Records"
  - FBCOPRRP . . . . . "Fort Bend County Official Public Records of Real Property"
  - FBCPR . . . . . "Fort Bend County Plat Records"
  - FND . . . . . "Found"
  - IR . . . . . "Iron Rod"
  - No . . . . . "Number"
  - POB . . . . . "Point of Beginning"
  - ROW . . . . . "Right-of-Way"
  - Sq Ft . . . . . "Square Feet"
  - SSE . . . . . "Sanitary Sewer Easement"
  - Strm SE . . . . . "Storm Sewer Easement"
  - Temp . . . . . "Temporary"
  - UE . . . . . "Utility Easement"
  - Vol - Pg . . . . . "Volume and Page"
  - WLE . . . . . "Waterline Easement"
  - ① . . . . . "Block Number"
  - . . . . . Set 3/4-inch Iron With Cap Stamped "JONES|CARTER PROPERTY CORNER" as Per Certification
- All building lines along street rights-of-way as shown on the plat.
- Elevations shown hereon are based on Missouri City Survey Marker PCM-003 located at the southwestern corner of the intersection of Sienna Parkway & Trammel-Fresno Rd. with a published elevation of 66.07 feet, NAVD 88, 2001 Adjustment.
- Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 ft. for residential development and 300 ft. for commercial development). All fire hydrants shall be installed according to the International Fire Code adopted by the City.
- Temporary Benchmark A being a square cut in concrete located on the southwest side of Peninsula Drive  
Elevation=67.37 feet, NAVD 1988, 2001 Adjustment
  - Temporary Benchmark B being a square cut in concrete located on the centerline of a bulinose at the southeast side of the intersection of Peninsula Drive and Oyster Creek Drive Place  
Elevation=64.07 feet, NAVD 1988, 2001 Adjustment
- The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the owner shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Subsection 3.5c.12 of the Code of Ordinances of the City of Missouri City, Texas.
- All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
- There are no pipeline easements within the platted area.
- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- Unrestricted Reserve "A" is unrestricted. Restricted Reserve "A" is 12.22 acres, 532,447 square feet.
- No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Section 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri.
- All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- There shall be a rear building line of not less than 25 feet.
- There shall be a side yard of not less than 30 feet when abutting a street or residential district, otherwise the side yard will be determined by the building and fire codes
- Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999870871.
- Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
- Slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42-54 of the Missouri City Code of Ordinances. The minimum slab elevation for Life Time at Missouri City is 68.5'.

# LIFE TIME AT MISSOURI CITY

A SUBDIVISION OF 12.22 ACRES OF LAND OUT OF THE ELIJAH ROARK LEAGUE, A-77 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

0 LOTS      1 RESERVE      1 BLOCK  
AUGUST 15, 2019

DEVELOPER/OWNER:  
**Lieven Van Riet**  
2121 Kirby Dr, Suite 19  
Houston, Texas 77019  
Phone: (713) 874-1122

SURVEYOR:  
**J|C JONES | CARTER**  
GORTON SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 30064030  
12200 West Loop South, Suite 150 - Westloop, TX 77040-1517  
Steven Jones, R.P.L.S. No. 5317

ENGINEER:  
**J|C JONES | CARTER**  
Texas Board of Professional Land Surveying Registration No. 20842-08  
6310 West Loop South, Suite 150 - Westloop, TX 77040-1517  
PATRICK BYRNE, P.E.

STATE OF TEXAS §

COUNTY OF FORT BEND §

I, Lieven J. Van Riet, Trustee, herein referred to as Owner of the 12.22 acre tract described in the above and foregoing plat of LIFE TIME AT MISSOURI CITY, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

WITNESS in my hand in the City of Missouri City, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Lieven J. Van Riet, Trustee

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

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

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

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

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

\_\_\_\_\_  
Steven Jares  
Registered Professional Land Surveyor  
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of LIFE TIME AT MISSOURI CITY in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this \_\_\_\_\_,

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

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

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

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the

foregoing instrument with its certificate of authentication was filed for recordation

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

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

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

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

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

# LIFE TIME AT MISSOURI CITY

A SUBDIVISION OF 12.22 ACRES OF LAND  
OUT OF THE  
ELIJAH ROARK LEAGUE, A-77  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS

0 LOTS                      1 RESERVE                      1 BLOCK  
AUGUST 15, 2019

DEVELOPER/OWNER:  
Lieven Van Riet  
2121 Kirby Dr, Suite 19  
Houston, Texas 77019  
Phone: (713) 874-1122

SURVEYOR:  
 JONES | CARTER  
GOTTON SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 30046200  
6200 West Loop South, Suite 100 - Houston, TX 77040 - 713.777.2317  
Steven Jares, R.P.L.S. No. 5317

ENGINEER:  
 JONES | CARTER  
Texas Board of Professional Land Surveying Registration No. 10045100  
6200 West Loop South, Suite 100 - Houston, TX 77040 - 713.777.2317  
JANET M. BACCUS, P.E.



PLANNING AND ZONING COMMISSION  
STAFF REPORT

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AGENDA DATE: September 11, 2019

AGENDA ITEM SUBJECT: Santhoff Holdings Property - Replat

AGENDA ITEM NUMBER: 6.A.(5)

PROJECT PLANNER: Gretchen M. Pyle, Interim Planning Specialist

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: PLAT1900166

PROPERTY ID: 5050-00-049-0000-907

LOCATION: South and east of the intersection of Fifth Street and Texas Parkway

ZONING DISTRICT DESIGNATION: LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A replat plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of

a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11). **Provide property owner information on the north side of Fifth Street.**
  - b. The Owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(9)(a). **All information in the owner's acknowledgment must be completely filled in.**
  - c. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(9)(b). **The information in owner's acknowledgment block is incomplete; please complete.**
  - d. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(11)(c).
  - e. The Certificate for Planning and Zoning Commission must be made a part of the final plat in accordance with Section 3.C(9)(f). **The name of the plat should be provided.**
  - f. 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(11).
  - g. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(11)(f).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
  - a. An electronic plat shall be submitted in accordance with Section 3.C(4).

**B. STANDARD PLAT NOTES:**

The final plat shall contain all standard notes in accordance with Section 3.C.(10).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Please remove the reference to the homeowner's association in plat note #15. The property owner shall be responsible for the areas identified.

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



**APPLICATION FOR PLAT APPROVAL**

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

|   |                                   |   |
|---|-----------------------------------|---|
| 1. Name of plat: <u>Santhoff Holdings Property</u>  |                                   |   |
| 2. Name of preliminary plat that encompasses this plat (if applicable): <u>Kim Plaza</u>  |                                   |   |
| 3. Type of plat (Circle one or more): Multifamily Residential <input checked="" type="checkbox"/> <u>Commercial</u> Industrial Planned Development<br>Single Family Residential Specific Use Permit<br>Other (Explain): |                                   |   |
| 4. Landowner's name (If company or corporation, list chief officer): <u>Jason Santhoff</u>  |                                   |   |
| Mailing Address: <u>6330 Alder Dr Ste 12, Houston, TX 77081</u>   |                                   |   |
| Phone No.: <u>(713) 498-2631</u> Fax No.: <u>( )</u>  |                                   |   |
| Email: <u>jsanthoff@outlook.com</u>   |                                   |   |
| 5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>Ke Chen</u>  |                                   |   |
| Mailing Address: <u>661 Savoy Dr Suite 310, Houston, TX 77036</u>   |                                   |   |
| Phone No.: <u>(281) 894-1499</u> Fax No.: <u>( )</u>  |                                   |   |
| Email: <u>kechen@kwintech.com</u>   |                                   |   |
| 6. Is plat located inside the City limits or City's ETJ? (Circle One): <input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> ETJ   |                                   |   |
| 20. Land distribution (in acres)  |                                   |   |
| Private Streets: _____  | Public Streets: _____             | Residential Lots: _____                         |
| Lakes/Ponds (non-recreational): _____   | Irrigation/Drainage Canals: _____ | Recreational Uses: _____                        |
| Utility Easements: <u>0.10927</u>   | Public Parkland: _____            |   |
| Other (explain): _____  | (acres): _____                    |   |
| <b>TOTAL ACREAGE: <u>1.4986</u></b>   |                                   |   |
| 7. Number of sections: <u>1</u>   | Blocks: <u>1</u>                  | Reserves: <u>1</u>                              |
| 8. Number of residential lots/dwelling units: <u>N/A</u>  |                                   |   |
| 9. Average lot area: <u>1.4986</u>  | Typical lot area: <u>1.4986</u>   |   |
| 10. Block Length:   | Average: <u>178.85'</u>           | Longest: <u>296.67'</u> Shortest: <u>30.32'</u> |
| 11. Type of Streets (Circle One): <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Combination Public/Private  |                                   |   |
| 12. Type of Water System (Circle One): <input checked="" type="checkbox"/> Public <input type="checkbox"/> Individual Water Wells <input type="checkbox"/> Other (attach explanation)                                   |                                   |   |
| 13. Type of Sanitary System (Circle One): <input checked="" type="checkbox"/> Public <input type="checkbox"/> Individual Septic Tanks <input type="checkbox"/> Other (attach explanation)                               |                                   |   |
| 14. Municipal Utility District: <u>Fort Bend County WCID #2</u>   |                                   |   |

STATE OF TEXAS  
COUNTY OF FORT BEND

We, XXXXXXXXXXXXXXX, XXX, a XXXXXXXXXXXXXXX acting by and through XXXXXXXXXXXXXXX, its President and its CEO being officers of \_\_\_\_\_, owners hereinafter referred to as owners of the \_\_\_\_\_ tract described in the above and foregoing plat of \_\_\_\_\_ do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

IN TESTIMONY WHEREOF, the \_\_\_\_\_, a xxxxxxxxxxxxxxxx has caused these presents to be signed by \_\_\_\_\_, its president, thereto authorized, attested by its CEO, \_\_\_\_\_ and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_ President  
Attest: \_\_\_\_\_ CEO

STATE OF TEXAS  
COUNTY OF FORT BEND

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

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

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of \_\_\_\_\_ in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: Sonya Brown-Marshall Chairman  
By: Timothy R. Honey Vice Chairman

I, \_\_\_\_\_ Clerk of the Commissioners' Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_ and \_\_\_\_\_, 2019 at \_\_\_\_\_ o'clock \_\_\_\_\_, and duly recorded on \_\_\_\_\_ and \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_, and in Volume \_\_\_\_\_ page \_\_\_\_\_, or when applicable Film Code numbers) of the map records of Fort Bend County for said County.

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

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

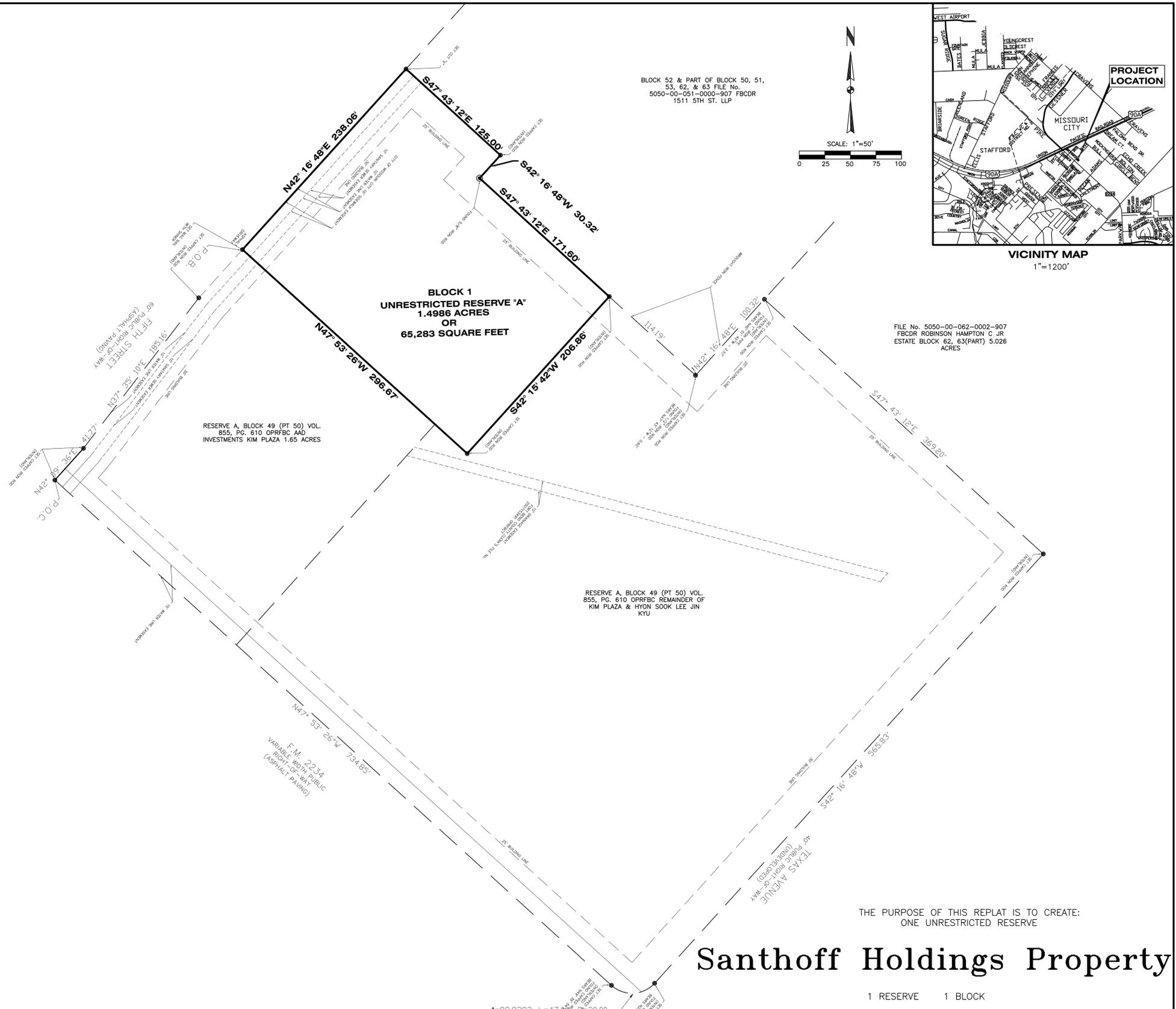
NOTES:

- 1. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- 2. 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.
- 3. IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- 4. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 5. ALL REQUIRED UTILITY COMPANIES 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.
- 6. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 7. 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.
- 8. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 9. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 10. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS PER THE FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0285 L, REVISED APRIL 2, 2014.
- 11. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- 12. MINIMUM SLAB ELEVATION SHALL BE 76.00'. SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE THE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOOD PLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES.
- 13. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 14. 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.
- 15. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.12) OF THE ADMINISTRATIVE PLATING MANUAL OF THE CITY OF MISSOURI CITY.
- 16. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.

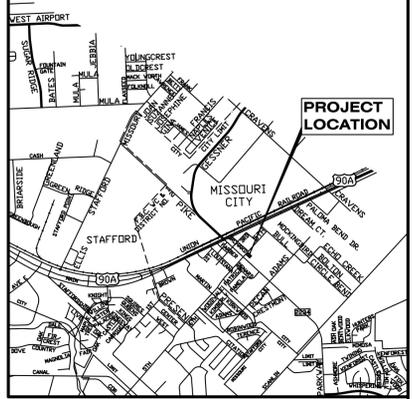
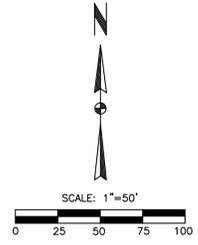
I, Georg Lardizabal, am authorized (or registered) under the laws of the State of Texas to practice the profession of civil engineering (or surveying) and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Georg Lardizabal  
Texas Registration No. \_\_\_\_\_

Georg Lardizabal  
Texas Registration No. \_\_\_\_\_



BLOCK 52 & PART OF BLOCK 50, 51, 53, 62, & 63 FILE NO. 5050-00-051-0000-907 FBCCR 1511 5TH ST. LLP



VICINITY MAP  
1"=1200'

FILE NO. 5050-00-062-0002-907  
FBCCR ROBINSON HAMPTON C JR  
ESTATE BLOCK 62, 63(PART) 5.026  
ACRES

# Santhoff Holdings Property

THE PURPOSE OF THIS REPLAT IS TO CREATE:  
ONE UNRESTRICTED RESERVE

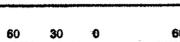
1 RESERVE 1 BLOCK

A SUBDIVISION 1.4986 ACRE OUT OF RESERVE "B", BLOCK ONE (1), KIM PLAZA FINAL PLAT, A SUBDIVISION IN MISSOURI CITY TOWNSHIP, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN VOLUME No. 20070305 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

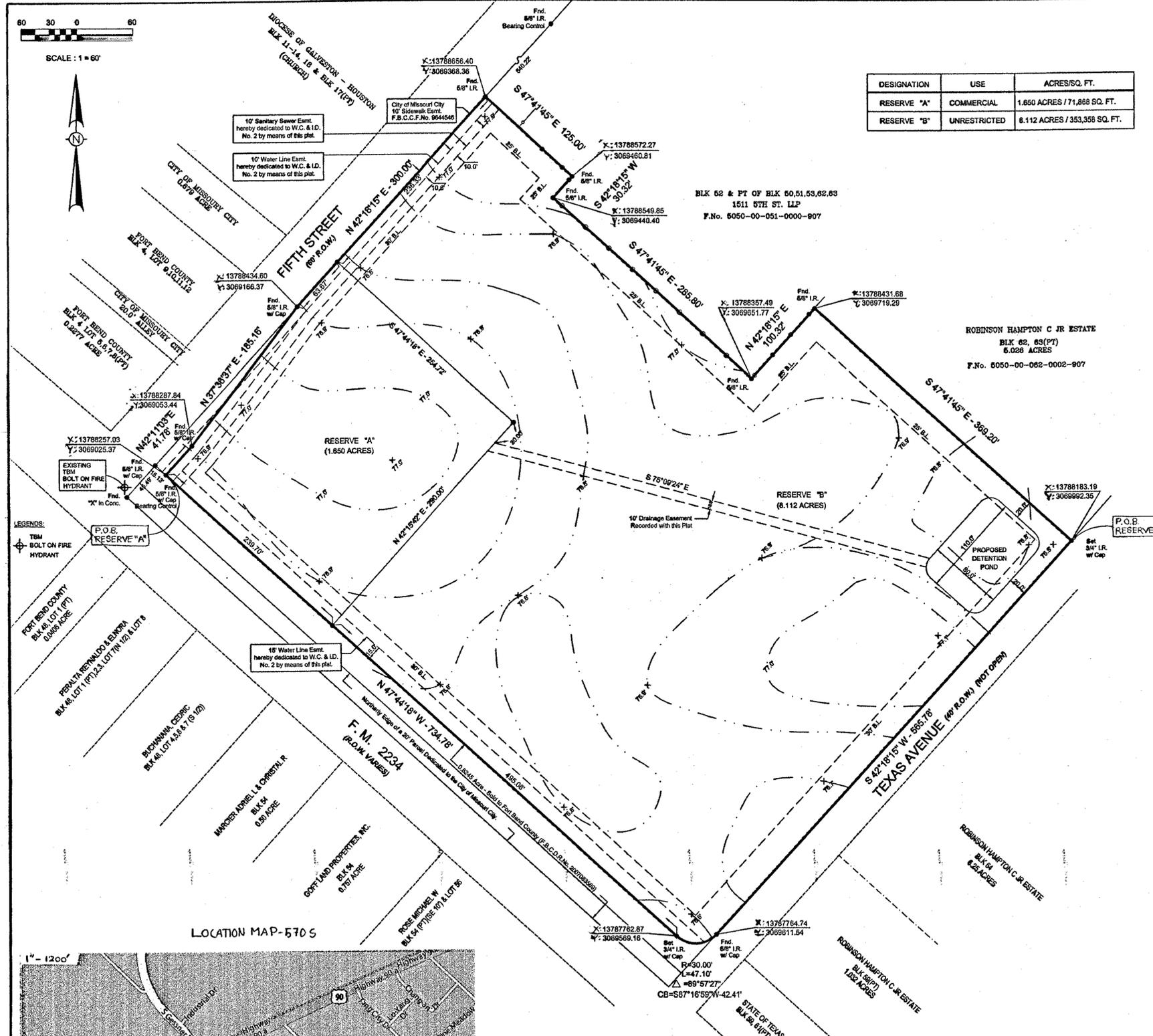
OWNER:  
**SANTHOFF HOLDINGS, LLC**  
6330 ALDER DR. STE. 12  
Houston, Texas 77081

ENGINEER:  
**K. Chen Engineering**  
A Division of KC United, Inc.  
Consulting Civil Engineers and Surveyors Houston Dallas  
6161 Savoy, Suite 310, Houston, Texas 77036  
Phone: 713.952.6888 Fax: 713.952.9994  
KCE JOB #: 0954-01

JUNE 2019  
SCALE: 1"=50'



SCALE: 1" = 60'



| DESIGNATION | USE          | ACRES/SQ. FT.                 |
|-------------|--------------|-------------------------------|
| RESERVE "A" | COMMERCIAL   | 1.650 ACRES / 71,868 SQ. FT.  |
| RESERVE "B" | UNRESTRICTED | 8.112 ACRES / 353,358 SQ. FT. |

STATE OF TEXAS  
COUNTY OF FORT BEND

We, Jin Kyu Lee, Hyon Sook Lee, Yun T. Kim and Hae S. Kim, hereafter referred to as Owners of the 8.762 acre tract of land described in the above and foregoing map of KIM PLAZA, do hereby make and establish said subdivision and development plan of said property according to all laws, 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 ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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.

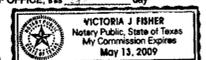
WITNESS MY HAND IN THE CITY OF MISSOURI CITY, TEXAS THIS 27th DAY OF August 2007

BY: Jin Kyu Lee, Hyon Sook Lee, Yun T. Kim, Hae S. Kim (Signatures)

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Jin Kyu Lee, Hyon Sook Lee, Yun T. Kim and Hae S. Kim, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of August, 2007.



My Commission expires 2/28/10, 2009

We, American First National Bank, owner and holder of liens against the property described in the plat known as KIM PLAZA, said liens being evidenced by instruments of record in the Clerk's File No. 2006012837, 2006012838 and 2006013063, of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of August, 2007.

My Commission expires Oct 10, 2010

ELISA HSU, Notary Public, State of Texas, My Commission Expires October 10, 2010

I, Diane Wilson, Clerk of the Commissioners' Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on 12/25/2007 at 1:25 P.M., at 5:45 P.M., and duly recorded on 12/25/2007 at 9:50 A.M., and in volume no. 2007 0365 page no. \_\_\_\_\_ of the map records for said County.

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

Ex Officio Clerk of the Commissioners' Court of Fort Bend County, Texas  
By: Dianne Wilson, Diane Wilson, Clerk of the County, Fort Bend County, Texas



Approved by the Commissioner's Court of Fort Bend County, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 2007.

R.L. "Bud" O' Sholes, Grady Prestage, Commissioner, Precinct 1, Commissioner, Precinct 2

Jim Adolphus, County Judge

W.A. (Andy) Myers, James Patterson, Commissioner, Precinct 3, Commissioner, Precinct 4

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of KIM PLAZA in conformance with the laws of the State of Texas and the ordinance of the City of Missouri City as shown here on and authorizes the recording of this plat in the City of Missouri City, Texas.

By: [Signatures], Vice Chairman, Sonya Brown Marshall

I, D. Jesse Hegemier, Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioner's Court. However no certification is hereby given as to the effect of drainage from this subdivision on the intersecting drainage artery or parent stream or on any other area or subdivision within the watershed.

D. Jesse Hegemier, P.E., Fort Bend County Engineer

I, Lucien C. Schaffer, Jr., an 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 all boundary corners, angle points, point of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Lucien C. Schaffer, Jr., Texas Registration No. 4803



PLAT 20070305  
1 PG

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

2007 Dec 28 09:58 AM 2007153491

DR \$0.00

Dianne Wilson COUNTY CLERK  
FT BEND COUNTY TEXAS

# KIM PLAZA FINAL PLAT

A SUBDIVISION OF 9.762 ACRES OF LAND BLOCK 49, 50, 55, 57 & (PT) BLOCKS 51, 62 (INCLUDES ALLEY) MISSOURI CITY TOWNSITE LOCATED IN THE B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NO. 118 FORT BEND COUNTY, TEXAS, RECORDED UNDER CLERKS FILE NO. 2006012837 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

TWO COMMERCIAL RESERVES ONE (1) BLOCK

SCALE: 1" = 60' DATE: AUGUST, 2007  
OWNER: JIN KYU LEE AND HYON SOOK LEE  
YUN T. KIM AND HAE S. KIM

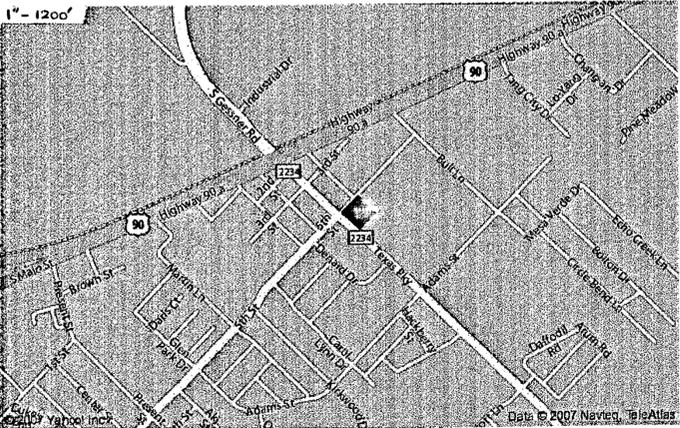
PREPARED BY:

BM DESIGN LLC  
1463 HWY 6 S # 200, HOUSTON, TX 77077  
TEL: 713-240-2153, FAX: 281-531-6001

SURVEYOR:

GULLETT & ASSOCIATES, INC.  
P.O. BOX 25016  
HOUSTON, TEXAS 77223  
(713) 644-8219 • FAX (713) 644-4946

LOCATION MAP-5705



### NOTES:

- Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, South Central Zone, NAD-83 in feet.
- Unless otherwise indicated, the building lines (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of chapter 82, code of ordinances, City of Missouri City, Texas. In effect at the time this plat was approved, which may be amended from time to time.
- The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. The Triangles are adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance to assure adequate visibility sight lines for vehicular traffic approaching the intersection.
- Project benchmark = Missouri City RM 1000 elevation 75.81'
- Project TBM = bolt on Fire Hydrant elevation 80.29' as shown.
- In accordance with Center Point Energy Service Standards, Article 406.52 electric meters shall be located in area accessible without customer assistance, and not blocked by fences, wall or gates. For further information in the Sugar Land District area call 281-561-2666.
- Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- Sidewalks shall be constructed as required by section 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.
- All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat coincide all of the easements required by the utility companies contacted.
- There are no existing or proposed pipeline easements within the limits of the subdivision as per Section 82-87(5).

DRAWING NUMBER

KIM PLAZA

DRAWING NUMBER



PLANNING AND ZONING COMMISSION  
STAFF REPORT

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**AGENDA DATE:** September 11, 2019

**AGENDA ITEM SUBJECT:** Concept Plan of Sienna 3B (Sections 17C, 27, 35 A/B, 36, 38, 39 A/B)

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

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

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

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**PERMIT NUMBER:** PLAT1900167

**PROPERTY ID:** 0031-00-000-3048-907; 0031-00-000-3051-907

**LOCATION:** North of Heritage Parkway, north and south of Sienna Parkway, east of the Brazos River, and east and west of Waters Lake Blvd.,

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

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should APPROVE.

A conceptual plan application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019, and in accordance with Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

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

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

None.

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

None.

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

None.

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



## APPLICATION FOR PLAT APPROVAL

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

**Date of Application:** 08/27/2019

|  |  |   |
|--|--|---|
| 1. Name of plat: Sienna 3B   |  |   |
| 2. Name of conceptual plan that encompasses this plat (if applicable):   |  |   |
| 3. Type of use (Circle one or more): Multifamily Residential   Commercial   Industrial   Planned Development<br><div style="text-align: center;"> <input checked="" type="radio"/> <b>Single Family Residential</b>      Specific Use Permit<br/>       Other (Explain):     </div>  |  |   |
| 4. Landowner's name (If company or corporation, list chief officer): Toll-GTIS Property Owners LLC.<br>Mailing Address: 10110 W. Sam Houston Pkwy. Suite 210<br>Phone No.: (281) 985 - 5076<br>Email: jjjenkins@tollbrothers.com   |  |   |
| 5. Applicant's name (Engineer, Planner, Architect, Etc.): TBG Partners, c/o Jake Burgus<br>Mailing Address: 3050 Post Oak Blvd. Suite 1100<br>Phone No.: (713) 439 - 0027<br>Email: jacob.burgus@tbgpartners.com   |  |   |
| 6. Is plat located inside the City limits or City's ETJ? (Circle One):   |  | CITY LIMITS <input checked="" type="radio"/> <b>ETJ</b> |
| 7. Is plat located inside the City's ETJ? (Circle One):  |  | <input checked="" type="radio"/> <b>YES</b> NO          |
| 8. Total acreage: 141.18   |  |   |
| 9. Estimated # of Sections: <u>8</u> Blocks: <u>18</u> Reserves: <u>30</u>   |  |   |
| 10. Estimated # of residential lots/dwelling units: 287  |  |   |
| 11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:<br>Private Streets: _____      Public Streets: <u>20.74</u> Residential Lots: <u>59.15</u><br>Lakes/Ponds (non-recreational): <u>20.20</u> Irrigation/Drainage Canals: _____      Recreational Uses: _____<br>Utility Easements: _____      Public Parkland: _____<br>Other (explain): <u>Reserve: 39.29</u> Pump Station: <u>1.80</u> (acres): _____ |  |   |
| 12. Residential lot dimensions:      Average: <u>50' X 130'</u> Smallest: <u>28' X 125'</u>  |  |   |
| 13. Lot area:      Non cul-de-sac:      Cul-de-sac:  |  |   |
| 14. Front width (At property line):      Non cul-de-sac:      Cul-de-sac:  |  |   |
| 15. Front width (At building line):      Non cul-de-sac:      Cul-de-sac:  |  |   |
| 16. Depth:      Non cul-de-sac:      Cul-de-sac:   |  |   |
| 17. Block Length: _____      Average: _____      Longest: _____      Shortest: _____   |  |   |
| 18. Type of Streets (Circle One): <input checked="" type="radio"/> <b>Public</b> Private      Combination Public/Private   |  |   |
| 19. Type of Water System (Circle One): <input checked="" type="radio"/> <b>Public</b> Individual Water Wells      Other (attach explanation)   |  |   |
| 20. Type of Sanitary System (Circle One): <input checked="" type="radio"/> <b>Public</b> Individual Septic Tanks      Other (attach explanation)   |  |   |
| 21. Municipal Utility District:  |  |   |



TBG

# CONCEPT PLAN SIENNA 3B SIENNA SECTIONS 17B, 27, 35A/B, 36, 38, 39A/B

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

287 LOTS  
70'X140' = 57 UNITS  
80'X140' = 39 UNITS  
90'X150' = 51 UNITS  
40'X120' = 42 UNITS  
35'X110' = 32 UNITS  
35'X125' = 12 UNITS  
28'X125' = 54 UNITS

18 BLOCKS  
8 TOTAL SECTIONS

OWNER:  
TOLL GTIS PROPERTY  
OWNER, LLC

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

Job Number:  
H19000

Drawn:  
JB

Rev. Date:  
08-27-2019

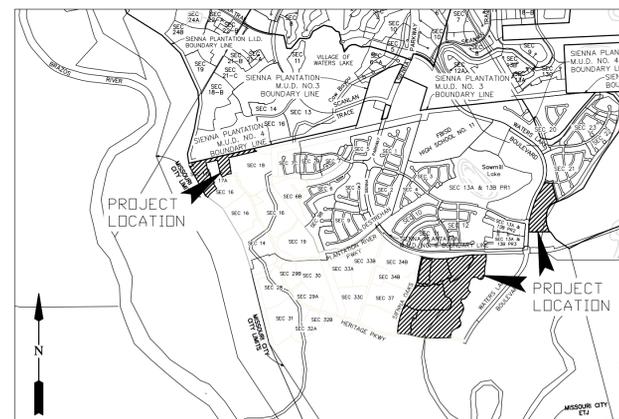
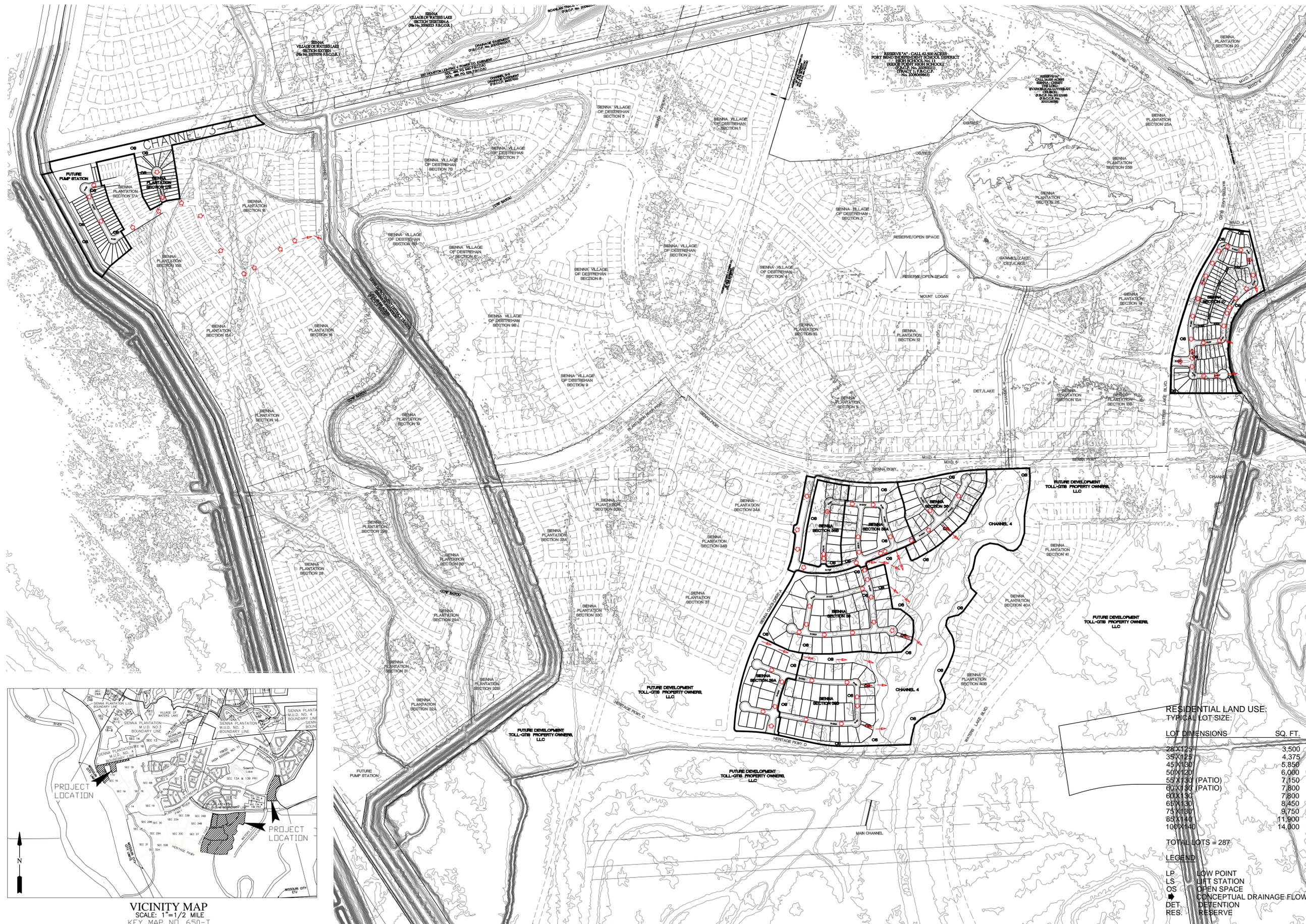
File Number:  
TBG 14010



NORTH

0 200' 400' 800' 1200'  
GRAPHIC SCALE  
ORIGINAL SCALE: 1"=400'

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



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

### RESIDENTIAL LAND USE TYPICAL LOT SIZE:

| LOT DIMENSIONS   | SQ. FT. |
|------------------|---------|
| 28'X125'         | 3,500   |
| 35'X125'         | 4,375   |
| 45'X130'         | 5,850   |
| 50'X120'         | 6,000   |
| 55'X130' (PATIO) | 7,150   |
| 60'X130' (PATIO) | 7,800   |
| 60'X130'         | 7,800   |
| 65'X130'         | 8,450   |
| 73'X130'         | 9,750   |
| 85'X140'         | 11,900  |
| 100'X140'        | 14,000  |

TOTAL LOTS = 287

### LEGEND

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



PLANNING AND ZONING COMMISSION  
STAFF REPORT

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**AGENDA DATE:** September 11, 2019

**AGENDA ITEM SUBJECT:** Preliminary Plat of Sienna Plantation Section 17B and 17C

**AGENDA ITEM NUMBER:** 6.B.(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:** Plat1900171

**PROPERTY ID:** 0031-00-000-3036-907;0025-00-000-1945-907

**LOCATION:** North of Sienna Plantation Section 15B, east of the Brazos River and west of Heritage Park Drive

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

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. If the plat will be displayed on multiple sheets, please provide match lines for reference.
  - b. The concept plan is indicated incorrectly on the application. Please revise.
  - c. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please revise the vicinity map to include both sections and ensure the sections are shown correctly.**
  
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Prior to beginning construction, a letter shall be provided from the Fort Bend County Drainage District stating the status of any drainage fees and a commitment of drainage capacity as applicable in accordance with Section 1.06 of the Public Infrastructure Design Manual.
  - b. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). Please provide a letter from the Sienna Plantation Municipal Utility District No. 4 and the Sienna Plantation Levee Improvement District indicating that they have no objection to the proposed subdivision.
  - c. The locations of lift stations, water plants or other utility infrastructure and sizes shall be provided in accordance with Section 2.D(21). **Reserve C should be identified as a pump station. Please revise.**
  - d. 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).
  - 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 preliminary plat shall contain all standard notes in accordance with Section 2.D.(26).

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

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



## APPLICATION FOR PLAT APPROVAL

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

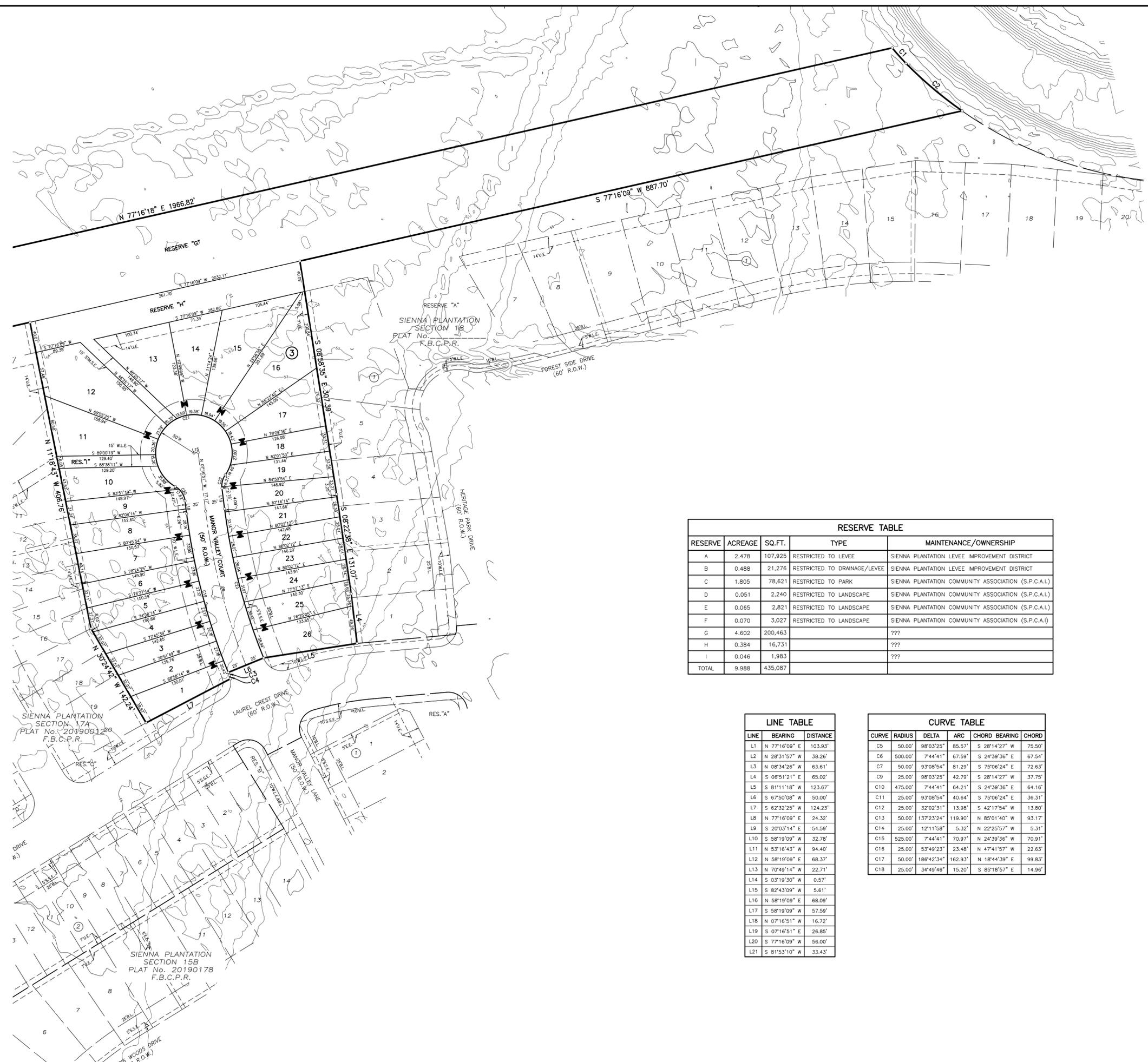
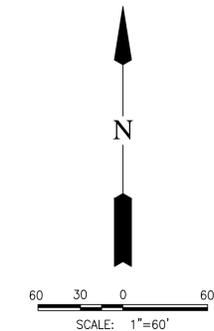
**Date of Application:**

|   |   |   |
|---|---|---|
| 1. Name of plat: <b>Sienna Plantation Section 17B and 17C</b>   |   |   |
| 2. Name of conceptual plan that encompasses this plat (if applicable):<br><b>Sienna Plantation 2D</b>   |   |   |
| 3. Type of use (Circle one or more): Multifamily Residential    Commercial    Industrial    Planned Development<br><b>Single Family Residential</b> Specific Use Permit<br>Other (Explain): |   |   |
| 4. Landowner's name (If company or corporation, list chief officer): <small>Toll GTIS Property Owner, LLC (Jimmie Jenkins) / Sienna Plantation L.L.D. (Ken Beckman)</small>                 |   |   |
| Mailing Address: 10110 W. Sam Houston Pkwy N, Suite 210 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478   |   |   |
| Phone No.: <b>(281) 894-8655 / (281) 500-6050</b>   |   |   |
| Email:  |   |   |
| 5. Applicant's name (Engineer, Planner, Architect, Etc.): <b>LJA Engineering, Inc. (Laurie Chapa)</b>   |   |   |
| Mailing Address: <b>1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449</b>   |   |   |
| Phone No.: <b>(713) 953-5173</b>  |   |   |
| Email: <b>lchapa@lja.com</b>  |   |   |
| 6. Is plat located inside the City limits or City's ETJ? (Circle One):  |   | CITY LIMITS <b>ETJ</b>                            |
| 7. Is plat located inside the City's ETJ? (Circle One):   |   | <b>YES</b> NO                                     |
| 8. Total acreage: <b>18.605</b>   |   |   |
| 9. Estimated # of Sections: <u>  2  </u>  | Blocks: <u>  3  </u>  | Reserves: <u>  9  </u>                            |
| 10. Estimated # of residential lots/dwelling units: <b>66</b>   |   |   |
| 11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i>   |   |   |
| Private Streets: _____  | Public Streets: <u>  1.51  </u>                                     | Residential Lots: <u>  7.107  </u>                |
| Lakes/Ponds (non-recreational): _____   | Irrigation/Drainage Canals: _____                                   | Recreational Uses: _____                          |
| Utility Easements: _____  | Public Parkland: _____  |   |
| Other (explain): <u>  Reserves  </u>  | (acres): <u>  9.988  </u>   |   |
| 12. Residential lot dimensions:   | Average: <u>  130'x35'  </u>  | Smallest: <u>  125'x21'  </u>                     |
| 13. Lot area:   | Non cul-de-sac: <u>  5,200sqft.  </u>                               | Cul-de-sac: <u>  n/a  </u>                        |
| 14. Front width (At property line):   | Non cul-de-sac: <u>  35'  </u>                                      | Cul-de-sac: <u>  n/a  </u>                        |
| 15. Front width (At building line):   | Non cul-de-sac: <u>  35'  </u>                                      | Cul-de-sac: <u>  n/a  </u>                        |
| 16. Depth:  | Non cul-de-sac: <u>  130'  </u>                                     | Cul-de-sac: <u>  n/a  </u>                        |
| 17. Block Length: _____   | Average: <u>  259'  </u>  | Longest: <u>  535'  </u> Shortest: <u>  99'  </u> |
| 18. Type of Streets (Circle One):   | <b>Public</b> Private    Combination Public/Private                 |   |
| 19. Type of Water System (Circle One):  | <b>Public</b> Individual Water Wells    Other (attach explanation)  |   |
| 20. Type of Sanitary System (Circle One):   | <b>Public</b> Individual Septic Tanks    Other (attach explanation) |   |
| 21. Municipal Utility District: <b>Sienna Plantation Municipal Utility District No. 4</b>   |   |   |



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
- A.E. INDICATES AERIAL EASEMENT
- V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- U.V.E. INDICATES UNOBSTRUCTED VISIBILITY 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
- F.N. INDICATES FILE NUMBER
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- 0 INDICATES ZERO LOT LINE
- INDICATES STREET NAME CHANGE
- RES. INDICATES RESERVE



| RESERVE TABLE |         |         |                              |  |
|---------------|---------|---------|------------------------------|--|
| RESERVE       | ACREAGE | SQ. FT. | TYPE                         | MAINTENANCE/OWNERSHIP                                |
| A             | 2.478   | 107,925 | RESTRICTED TO LEVEE          | SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT         |
| B             | 0.488   | 21,276  | RESTRICTED TO DRAINAGE/LEVEE | SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT         |
| C             | 1.805   | 78,621  | RESTRICTED TO PARK           | SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.) |
| D             | 0.051   | 2,240   | RESTRICTED TO LANDSCAPE      | SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.) |
| E             | 0.065   | 2,821   | RESTRICTED TO LANDSCAPE      | SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.) |
| F             | 0.070   | 3,027   | RESTRICTED TO LANDSCAPE      | SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.) |
| G             | 4.602   | 200,463 |                              | ???  |
| H             | 0.384   | 16,731  |                              | ???  |
| I             | 0.046   | 1,983   |                              | ???  |
| TOTAL         | 9.988   | 435,087 |                              |  |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 77°16'09" E | 103.93'  |
| L2         | N 28°31'57" W | 38.26'   |
| L3         | N 08°34'26" W | 63.61'   |
| L4         | S 06°51'21" E | 65.02'   |
| L5         | S 81°11'18" W | 123.67'  |
| L6         | S 67°50'08" W | 50.00'   |
| L7         | S 62°32'25" W | 124.23'  |
| L8         | N 77°16'09" E | 24.32'   |
| L9         | S 20°03'14" E | 54.59'   |
| L10        | S 58°19'09" W | 32.78'   |
| L11        | N 53°16'43" W | 94.40'   |
| L12        | N 58°19'09" E | 68.37'   |
| L13        | N 70°49'14" W | 22.71'   |
| L14        | S 03°19'30" W | 0.57'    |
| L15        | S 82°43'09" W | 5.61'    |
| L16        | N 58°19'09" E | 68.09'   |
| L17        | S 58°19'09" W | 57.59'   |
| L18        | N 07°16'51" W | 16.72'   |
| L19        | S 07°16'51" E | 26.85'   |
| L20        | S 77°16'09" W | 56.00'   |
| L21        | S 81°53'10" W | 33.43'   |

| CURVE TABLE |         |            |         |               |        |
|-------------|---------|------------|---------|---------------|--------|
| CURVE       | RADIUS  | DELTA      | ARC     | CHORD BEARING | CHORD  |
| C5          | 50.00'  | 98°03'25"  | 85.57'  | S 28°14'27" W | 75.50' |
| C6          | 500.00' | 7°44'41"   | 67.59'  | S 24°39'36" E | 67.54' |
| C7          | 50.00'  | 93°08'54"  | 81.29'  | S 75°06'24" E | 72.63' |
| C9          | 25.00'  | 98°03'25"  | 42.79'  | S 28°14'27" W | 37.75' |
| C10         | 475.00' | 7°44'41"   | 64.21'  | S 24°39'36" E | 64.16' |
| C11         | 25.00'  | 93°08'54"  | 40.64'  | S 75°06'24" E | 36.31' |
| C12         | 25.00'  | 32°02'31"  | 13.98'  | S 42°17'54" W | 13.80' |
| C13         | 50.00'  | 137°23'24" | 119.90' | N 85°01'40" W | 93.17' |
| C14         | 25.00'  | 12°11'58"  | 5.32'   | N 22°25'57" W | 5.31'  |
| C15         | 525.00' | 7°44'41"   | 70.97'  | N 24°39'36" W | 70.91' |
| C16         | 25.00'  | 53°49'23"  | 23.48'  | N 47°41'57" W | 22.63' |
| C17         | 50.00'  | 186°42'34" | 162.93' | N 18°44'39" E | 99.83' |
| C18         | 25.00'  | 34°49'46"  | 15.20'  | S 85°18'57" E | 14.96' |

PRELIMINARY PLAT  
SIENNA SECTION 17B AND 17C

A SUBDIVISION OF 9.938 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25  
FORT BEND COUNTY, TEXAS.  
40 LOTS 6 RESERVES (4.957 ACRES) 2 BLOCKS  
AUGUST 22, 2019 JOB NO. 1414-1517BP

OWNERS:  
**TOLL-GTIS PROPERTY OWNER, LLC**  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064  
PH. (281) 894-8655  
**SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT**  
OF FORT BEND COUNTY, TEXAS  
KEN BECKMAN, PRESIDENT  
202 CENTURY SQUARE BLVD, SUGARLAND, TEXAS 77478-3796  
PH. (281) 500-6050

SURVEYORS:  
**GPI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
4724 VISTA ROAD - PASADENA, TX 77050  
PHONE: 281-499-4539 • GBSurvey@GPIsurvey.com  
TRPLS FIRM #101303000 • www.GBSurvey.com

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

PLATTING MGR: LAURE CHAPA  
 SURVEY CHECK: LAURE CHAPA  
 LAST SAVE: 8/22/2019 5:36 PM BY: LAURE CHAPA - PLOT DATE: 8/23/2019 8:13 AM BY: LAURE CHAPA  
 PATH NAME: I:\PROJDS\K1\PLATTING\1414\FINPLT\SIENNA PLANTATION SECTION 17B.DWG

SIENNA PLANTATION SECTION 17B  
 LJA JOB No. 1414-1417BP  
 SHEET 3 OF 3



PLANNING AND ZONING COMMISSION  
STAFF REPORT

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AGENDA DATE: September 11, 2019

AGENDA ITEM SUBJECT: Preliminary Plat of Sienna Plantation Section 27

AGENDA ITEM NUMBER: 6.B.(3)

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

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

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PERMIT NUMBER: Plat1900169

PROPERTY ID: 0031-00-000-3051-907; 0025-00-000-2121-907

LOCATION: North of Sienna Parkway and east 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 **APPROVE WITH CONDITIONS.**

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of

a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The application incorrectly lists the concept plan. **Please revise.**
  - b. Building lines shall be labeled in accordance with Section 2.D(17). **Please ensure that all building lines are labeled.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Prior to beginning construction, a letter shall be provided from the Fort Bend County Drainage District stating that the tract has outfall drainage and if required that all applicable fees have been paid in accordance with Section 1.06 of the Public Infrastructure Design Manual.
  - b. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). **Please provide a letter from the Sienna Plantation Municipal Utility District No. 6 indicating that water and sanitary sewer capacity is available.**
  - c. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves. **Please revise the "type" column and row reserve table.**
  - d. If the subdivision is proposed to be split among multiple pages, match lines should be provided for reference.
  - e. 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).
  - f. 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 preliminary plat shall contain all standard notes in accordance with Section 2.D.(26).

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

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

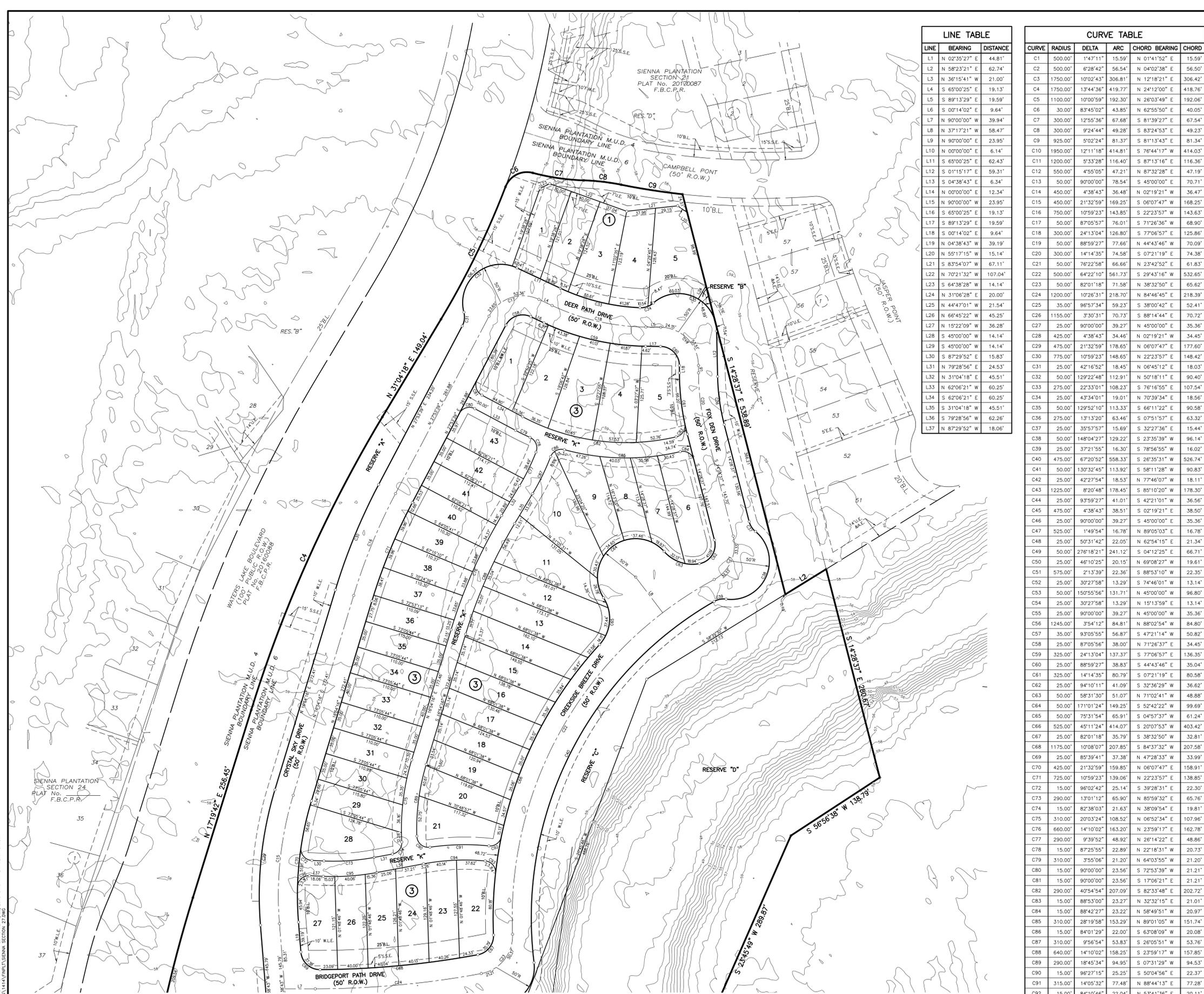


## APPLICATION FOR PLAT APPROVAL

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

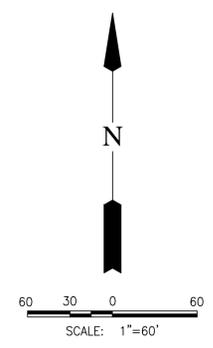
**Date of Application:**

|  |                                     |                                    |
|--|-------------------------------------|------------------------------------|
| 1. Name of plat: <b>Sienna Section 27</b>  |                                     |                                    |
| 2. Name of conceptual plan that encompasses this plat (if applicable):<br><b>Sienna Plantation 2D</b>  |                                     |                                    |
| 3. Type of use (Circle one or more): Multifamily Residential    Commercial    Industrial    Planned Development<br><div style="text-align: center;"><b>Single Family Residential</b>                  Specific Use Permit</div> Other (Explain): |                                     |                                    |
| 4. Landowner's name (If company or corporation, list chief officer): <b>Toll GTIS Property Owner, LLC (Jimmie Jenkins)</b>   |                                     |                                    |
| Mailing Address: <b>10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064</b>  |                                     |                                    |
| Phone No.: <b>(281) 894-8655</b>   |                                     |                                    |
| Email:   |                                     |                                    |
| 5. Applicant's name (Engineer, Planner, Architect, Etc.): <b>LJA Engineering, Inc. (Laurie Chapa)</b>  |                                     |                                    |
| Mailing Address: <b>1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449</b>  |                                     |                                    |
| Phone No.: <b>(713) 953-5173</b>   |                                     |                                    |
| Email: <b>mescue@lja.com</b>   |                                     |                                    |
| 6. Is plat located inside the City limits or City's ETJ? (Circle One):    CITY LIMITS <b>ETJ</b>   |                                     |                                    |
| 7. Is plat located inside the City's ETJ? (Circle One): <b>YES</b> NO  |                                     |                                    |
| 8. Total acreage: <b>29.866</b>  |                                     |                                    |
| 9. Estimated # of Sections: <u>  1  </u> Blocks: <u>  3  </u> Reserves: <u> 11  </u>   |                                     |                                    |
| 10. Estimated # of residential lots/dwelling units: <b>74</b>  |                                     |                                    |
| 11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i>  |                                     |                                    |
| Private Streets: _____   | Public Streets: <u>  9.846  </u>    | Residential Lots: <u>  6.578  </u> |
| Lakes/Ponds (non-recreational): _____  | Irrigation/Drainage Canals: _____   | Recreational Uses: _____           |
| Utility Easements: _____   | Public Parkland: _____              |                                    |
| Other (explain): _____   | <b>Landscape/Utilities/Drainage</b> | (acres): <u>  16.424  </u>         |
| 12. Residential lot dimensions:                  Average: <u> 160'x45' </u> Smallest: <u> 130'x45' </u>  |                                     |                                    |
| 13. Lot area:    Non cul-de-sac: <u> 5,500sqft. </u> Cul-de-sac:   |                                     |                                    |
| 14. Front width (At property line):                  Non cul-de-sac: <u> 45' </u> Cul-de-sac:  |                                     |                                    |
| 15. Front width (At building line):                  Non cul-de-sac: <u> 45' </u> Cul-de-sac:  |                                     |                                    |
| 16. Depth:    Non cul-de-sac: <u> 160' </u> Cul-de-sac:  |                                     |                                    |
| 17. Block Length: _____                  Average: <u> 254' </u> Longest: <u> 913' </u> Shortest: <u> 165' </u>   |                                     |                                    |
| 18. Type of Streets (Circle One): <b>Public</b> Private    Combination Public/Private  |                                     |                                    |
| 19. Type of Water System (Circle One): <b>Public</b> Individual Water Wells    Other (attach explanation)  |                                     |                                    |
| 20. Type of Sanitary System (Circle One): <b>Public</b> Individual Septic Tanks    Other (attach explanation)  |                                     |                                    |
| 21. Municipal Utility District: <b>Sienna Plantation Municipal Utility District No. 6</b>  |                                     |                                    |



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 02°35'27" E | 44.81'   |
| L2   | N 58°23'21" E | 62.74'   |
| L3   | N 36°15'41" W | 21.00'   |
| L4   | S 65°00'25" E | 19.13'   |
| L5   | S 89°13'29" E | 19.59'   |
| L6   | S 00°14'02" E | 9.64'    |
| L7   | N 90°00'00" W | 39.94'   |
| L8   | N 37°17'21" W | 58.47'   |
| L9   | N 90°00'00" E | 23.95'   |
| L10  | N 00°00'00" E | 6.14'    |
| L11  | S 65°00'25" E | 62.43'   |
| L12  | S 01°15'17" E | 59.31'   |
| L13  | S 04°38'43" E | 6.34'    |
| L14  | N 00°00'00" E | 12.34'   |
| L15  | N 90°00'00" W | 23.95'   |
| L16  | S 65°00'25" E | 19.13'   |
| L17  | S 89°13'29" E | 19.59'   |
| L18  | S 00°14'02" E | 9.64'    |
| L19  | N 04°38'43" W | 39.19'   |
| L20  | N 55°17'15" W | 15.14'   |
| L21  | S 83°54'07" W | 67.11'   |
| L22  | N 70°21'32" W | 107.04'  |
| L23  | S 64°38'28" W | 14.14'   |
| L24  | N 31°06'28" E | 20.00'   |
| L25  | N 44°47'01" W | 21.54'   |
| L26  | N 66°45'22" W | 45.25'   |
| L27  | N 19°22'09" W | 36.28'   |
| L28  | S 45°00'00" W | 14.14'   |
| L29  | S 45°00'00" W | 14.14'   |
| L30  | S 87°29'52" E | 15.83'   |
| L31  | N 79°28'56" E | 24.53'   |
| L32  | N 31°04'18" E | 45.51'   |
| L33  | N 62°06'21" W | 60.25'   |
| L34  | S 62°06'21" E | 60.25'   |
| L35  | S 31°04'18" W | 45.51'   |
| L36  | S 79°28'56" W | 62.26'   |
| L37  | N 87°29'52" W | 18.06'   |

| CURVE | RADIUS   | DELTA      | ARC     | CHORD BEARING | CHORD   |
|-------|----------|------------|---------|---------------|---------|
| C1    | 500.00'  | 1°47'11"   | 15.59'  | N 01°41'52" E | 15.59'  |
| C2    | 500.00'  | 6°28'42"   | 56.54'  | N 04°02'38" E | 56.50'  |
| C3    | 1750.00' | 10°02'43"  | 306.81' | N 12°18'21" E | 306.42' |
| C4    | 1750.00' | 13°44'36"  | 419.77' | N 24°12'00" E | 418.76' |
| C5    | 1100.00' | 10°00'59"  | 192.30' | N 26°03'49" E | 192.06' |
| C6    | 30.00'   | 83°45'02"  | 43.85'  | S 81°39'27" E | 40.05'  |
| C7    | 300.00'  | 12°55'36"  | 67.68'  | S 81°39'27" E | 67.54'  |
| C8    | 300.00'  | 9°24'44"   | 49.28'  | S 83°24'53" E | 49.23'  |
| C9    | 925.00'  | 5°02'24"   | 81.37'  | S 81°13'43" E | 81.34'  |
| C10   | 1950.00' | 12°11'18"  | 414.81' | S 76°44'17" W | 414.03' |
| C11   | 1200.00' | 5°33'28"   | 116.40' | S 87°13'16" E | 116.36' |
| C12   | 550.00'  | 4°55'05"   | 47.21'  | N 87°32'28" E | 47.19'  |
| C13   | 50.00'   | 90°00'00"  | 78.54'  | S 45°00'00" E | 70.71'  |
| C14   | 450.00'  | 4°38'43"   | 36.48'  | N 02°19'21" W | 36.47'  |
| C15   | 450.00'  | 21°32'59"  | 169.25' | S 06°07'47" W | 168.25' |
| C16   | 750.00'  | 10°59'23"  | 143.85' | S 22°23'57" W | 143.63' |
| C17   | 50.00'   | 87°05'57"  | 76.01'  | S 71°26'36" W | 68.90'  |
| C18   | 300.00'  | 24°13'04"  | 126.80' | S 77°06'57" E | 125.86' |
| C19   | 50.00'   | 88°59'27"  | 77.66'  | N 44°43'46" W | 70.09'  |
| C20   | 300.00'  | 14°14'35"  | 74.58'  | S 07°21'19" E | 74.38'  |
| C21   | 50.00'   | 76°22'58"  | 66.66'  | N 23°42'52" E | 61.83'  |
| C22   | 500.00'  | 64°22'10"  | 561.73' | S 29°43'16" W | 532.65' |
| C23   | 50.00'   | 82°01'18"  | 71.58'  | N 38°32'50" E | 65.62'  |
| C24   | 1200.00' | 10°26'31"  | 218.70' | N 84°46'45" E | 218.39' |
| C25   | 35.00'   | 96°57'34"  | 59.23'  | S 38°00'42" E | 52.41'  |
| C26   | 1155.00' | 3°30'31"   | 70.73'  | S 89°14'44" E | 70.72'  |
| C27   | 25.00'   | 90°00'00"  | 39.27'  | N 45°00'00" E | 35.36'  |
| C28   | 425.00'  | 4°38'43"   | 34.46'  | N 02°19'21" W | 34.45'  |
| C29   | 475.00'  | 21°32'59"  | 178.65' | N 06°07'47" E | 177.60' |
| C30   | 775.00'  | 10°59'23"  | 148.65' | N 22°23'57" E | 148.42' |
| C31   | 25.00'   | 42°16'52"  | 18.45'  | N 06°45'12" E | 18.03'  |
| C32   | 50.00'   | 129°22'48" | 112.91' | N 50°18'11" E | 90.40'  |
| C33   | 275.00'  | 22°33'01"  | 108.23' | S 76°16'55" E | 107.54' |
| C34   | 25.00'   | 43°34'01"  | 19.01'  | N 70°39'34" E | 18.56'  |
| C35   | 50.00'   | 129°52'10" | 113.33' | S 66°11'22" E | 90.58'  |
| C36   | 275.00'  | 13°13'20"  | 63.46'  | S 07°51'57" E | 63.32'  |
| C37   | 25.00'   | 35°57'57"  | 15.69'  | S 32°27'36" E | 15.44'  |
| C38   | 50.00'   | 148°04'27" | 129.22' | S 23°35'39" W | 96.14'  |
| C39   | 25.00'   | 37°21'55"  | 16.30'  | S 78°56'55" W | 16.02'  |
| C40   | 475.00'  | 67°20'52"  | 598.33' | S 26°35'31" W | 526.74' |
| C41   | 50.00'   | 130°32'45" | 113.92' | S 58°11'28" W | 99.83'  |
| C42   | 25.00'   | 42°27'54"  | 18.53'  | N 77°46'07" W | 18.11'  |
| C43   | 1225.00' | 8°20'48"   | 178.45' | S 85°10'20" W | 178.30' |
| C44   | 25.00'   | 93°59'27"  | 41.01'  | S 42°21'01" W | 36.56'  |
| C45   | 475.00'  | 4°38'43"   | 38.51'  | S 02°19'21" E | 38.50'  |
| C46   | 25.00'   | 90°00'00"  | 39.27'  | S 45°00'00" E | 35.36'  |
| C47   | 525.00'  | 1°49'54"   | 16.78'  | N 89°05'03" E | 16.78'  |
| C48   | 25.00'   | 50°31'42"  | 22.05'  | N 62°54'15" E | 21.34'  |
| C49   | 50.00'   | 276°18'21" | 241.12' | S 04°12'25" E | 66.71'  |
| C50   | 25.00'   | 46°10'25"  | 20.15'  | N 69°08'27" W | 19.61'  |
| C51   | 575.00'  | 2°13'39"   | 22.36'  | S 88°53'10" W | 22.35'  |
| C52   | 25.00'   | 30°27'58"  | 13.29'  | S 74°46'01" W | 13.14'  |
| C53   | 50.00'   | 150°55'56" | 131.71' | N 45°00'00" W | 98.80'  |
| C54   | 25.00'   | 30°27'58"  | 13.29'  | N 15°13'59" E | 13.14'  |
| C55   | 25.00'   | 90°00'00"  | 39.27'  | N 45°00'00" E | 35.36'  |
| C56   | 1245.00' | 3°54'12"   | 84.81'  | N 88°02'54" W | 84.80'  |
| C57   | 35.00'   | 93°05'55"  | 56.87'  | S 47°21'14" W | 50.82'  |
| C58   | 25.00'   | 87°05'56"  | 38.00'  | N 71°26'37" E | 34.45'  |
| C59   | 325.00'  | 24°13'04"  | 137.37' | S 77°06'57" E | 136.35' |
| C60   | 25.00'   | 88°59'27"  | 38.83'  | S 44°43'46" E | 35.04'  |
| C61   | 325.00'  | 14°14'35"  | 80.79'  | S 07°21'19" E | 80.58'  |
| C62   | 25.00'   | 94°10'11"  | 41.09'  | S 32°32'29" W | 36.62'  |
| C63   | 50.00'   | 58°31'30"  | 51.07'  | N 71°02'41" W | 48.88'  |
| C64   | 50.00'   | 171°01'24" | 149.25' | S 52°42'22" W | 99.69'  |
| C65   | 50.00'   | 75°31'54"  | 65.91'  | S 04°57'37" W | 61.24'  |
| C66   | 525.00'  | 45°11'24"  | 414.07' | S 20°07'53" W | 403.42' |
| C67   | 25.00'   | 82°01'18"  | 35.79'  | S 38°32'50" E | 32.81'  |
| C68   | 1175.00' | 10°08'07"  | 207.85' | S 84°37'32" W | 207.58' |
| C69   | 25.00'   | 85°39'41"  | 37.38'  | N 47°28'33" W | 33.99'  |
| C70   | 425.00'  | 21°32'59"  | 159.85' | N 06°07'47" E | 158.91' |
| C71   | 725.00'  | 10°59'23"  | 139.06' | N 22°23'57" E | 138.85' |
| C72   | 15.00'   | 96°02'42"  | 25.14'  | S 39°28'31" E | 22.30'  |
| C73   | 290.00'  | 13°01'12"  | 65.90'  | N 85°59'32" E | 65.76'  |
| C74   | 15.00'   | 82°38'03"  | 21.63'  | N 38°09'54" E | 19.81'  |
| C75   | 310.00'  | 20°03'24"  | 108.52' | N 06°52'34" E | 107.96' |
| C76   | 660.00'  | 14°10'02"  | 163.20' | N 23°59'17" E | 162.78' |
| C77   | 290.00'  | 9°39'52"   | 48.92'  | N 26°14'22" E | 48.86'  |
| C78   | 15.00'   | 87°25'55"  | 22.89'  | N 22°18'31" W | 20.73'  |
| C79   | 310.00'  | 3°55'06"   | 21.20'  | N 64°03'55" W | 21.20'  |
| C80   | 15.00'   | 90°00'00"  | 23.56'  | S 72°53'39" W | 21.21'  |
| C81   | 15.00'   | 90°00'00"  | 23.56'  | S 17°06'21" E | 21.21'  |
| C82   | 290.00'  | 40°54'54"  | 207.09' | S 82°33'48" E | 202.72' |
| C83   | 15.00'   | 88°53'00"  | 23.27'  | N 32°32'15" E | 21.01'  |
| C84   | 15.00'   | 88°42'27"  | 23.22'  | N 58°49'51" W | 20.97'  |
| C85   | 310.00'  | 28°19'58"  | 153.29' | N 89°01'05" W | 151.74' |
| C86   | 15.00'   | 84°01'29"  | 22.00'  | S 63°08'09" W | 20.08'  |
| C87   | 310.00'  | 9°56'54"   | 53.83'  | S 26°05'51" W | 53.76'  |
| C88   | 640.00'  | 14°10'02"  | 158.25' | S 23°59'17" W | 157.85' |
| C89   | 290.00'  | 18°45'34"  | 94.95'  | S 07°31'29" W | 94.53'  |
| C90   | 15.00'   | 96°27'15"  | 25.25'  | S 50°04'56" E | 22.37'  |
| C91   | 315.00'  | 14°05'32"  | 77.48'  | N 88°44'13" E | 77.28'  |
| C92   | 15.00'   | 84°10'46"  | 22.04'  | N 53°41'36" E | 20.11'  |
| C93   | 15.00'   | 91°04'10"  | 23.84'  | N 39°14'52" W | 21.41'  |
| C94   | 295.00'  | 15°44'07"  | 81.02'  | S 87°20'59" W | 80.76'  |
| C95   | 310.00'  | 13°01'12"  | 70.45'  | S 85°59'32" W | 70.29'  |
| C96   | 15.00'   | 90°57'13"  | 23.81'  | S 47°01'31" W | 21.39'  |



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

| RESERVE TABLE |         |         |               |
|---------------|---------|---------|---------------|
| RESERVE       | ACREAGE | SQ.FT.  | TYPE          |
| A             | 1.899   | 82,707  | RESTRICTED TO |
| B             | 0.006   | 256     | RESTRICTED TO |
| C             | 0.946   | 41,190  | RESTRICTED TO |
| D             | 7.537   | 328,329 | RESTRICTED TO |
| E             | 2.795   | 121,738 | RESTRICTED TO |
| F             | 0.539   | 23,497  | RESTRICTED TO |
| G             | 0.276   | 12,009  | RESTRICTED TO |
| H             | 1.550   | 67,497  | RESTRICTED TO |
| I             | 0.248   | 10,795  | RESTRICTED TO |
| J             | 0.095   | 4,150   | RESTRICTED TO |
| K             | 0.534   | 23,247  | RESTRICTED TO |
| TOTAL         | 16.424  | 715,415 |               |

**PRELIMINARY PLAT  
SIENNA SECTION 27**

A SUBDIVISION OF 29.866 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25,  
FORT BEND COUNTY, TEXAS.

74 LOTS      11 RESERVES (16.424 ACRES)      3 BLOCKS  
AUGUST 22, 2019      JOB NO. 1414-1527P

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

**SURVEYORS:**  
**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
4724 VISTA ROAD - PASADENA, TX 77505  
PHONE: 281-498-6539 • GBSurvey@GBISurvey.com  
TBPLS FIRM #10130300 • www.GBISurvey.com

**ENGINEER:**  
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5028  
FRN-F-1386







PLANNING AND ZONING COMMISSION  
STAFF REPORT

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**AGENDA DATE:** September 11, 2019

**AGENDA ITEM SUBJECT:** Preliminary Plat of Sienna Plantation Section 35A

**AGENDA ITEM NUMBER:** 6.B.4

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

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

---

**PERMIT NUMBER:** PLAT1900163

**PROPERTY ID:** 0031-00-000-3048-907

**LOCATION:** South of Sienna Parkway and west of Waters Lake Boulevard

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

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of

a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves.
  - b. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please revise the scale unit reference to "feet" instead of "miles".**
  - c. Building lines shall be labeled in accordance with Section 2.D(17). Please label side line for block 3, lot 5.
  
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 Public Infrastructure Design Manual, Section 2.10(G).
  - b. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.
  - c. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).
  - d. Prior to the beginning of construction, a letter shall be provided from the Fort Bend County Drainage District stating that the tract has outfall drainage and if required that all applicable fees have been paid in accordance with Section 1.06 of the Public Infrastructure Design Manual.
  - e. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). **Please provide a letter from the Sienna Plantation Municipal Utility District No. 6 indicating that water and sanitary sewer capacity is available.**

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

**B. STANDARD PLAT NOTES:**

The preliminary plat shall contain all standard notes in accordance with Section 2.D.(26).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division  
None.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The minimum slab elevation must be provided in plat note #10.
  - b. Please complete plat note #16 to indicate the responsible entity as follows: "...and the \_(insert name)\_ Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.(14) of the Platting Manual of the City of Missouri City (September 2019)."

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



## APPLICATION FOR PLAT APPROVAL

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

**PRELIMINARY**  
 **REVISED PRELIMINARY**

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

|  |  |  |
|--|--|--|
| 1. Name of plat: <b>Sienna Section 35A</b>   |  |  |
| 2. Name of conceptual plan that encompasses this plat (if applicable):<br><b>Sienna Plantation</b>   |  |  |
| 3. Type of use (Circle one or more): Multifamily Residential   Commercial   Industrial   Planned Development<br><b>Single Family Residential</b> Specific Use Permit<br>Other (Explain):   |  |  |
| 4. Landowner's name (If company or corporation, list chief officer): <b>TOLL-GTIS Property Owners, LLC - Jimmie Jenkins</b><br>Mailing Address: <b>10110 W. Sam Houston Parkway North, Suite 210 - Houston - Texas 77064</b><br>Phone No.:( <b>281</b> ) <b>894-8655</b><br>Email: <b>jjenkins@tollbrothers.com</b>  |  |  |
| 5. Applicant's name (Engineer, Planner, Architect, Etc.): <b>LJA Engineering, Inc. - Marie Escue</b><br>Mailing Address: <b>1904 W. Grand Parkway North, Suite 100 - Katy - Texas - 77449</b><br>Phone No.:( <b>713</b> ) <b>953.5173</b><br>Email: <b>lchapa@lja.com</b>  |  |  |
| 6. Is plat located inside the City limits or City's ETJ? (Circle One):   |  | CITY LIMITS <b>ETJ</b>   |
| 7. Is plat located inside the City's ETJ? (Circle One):  |  | <b>YES</b> NO  |
| 8. Total acreage: <b>12.210 Ac</b>   |  |  |
| 9. Estimated # of Sections: <u>  1  </u>   |  | Blocks: <u>  3  </u> Reserves: <u>  3  </u>                                  |
| 10. Estimated # of residential lots/dwelling units: <b>21</b>  |  |  |
| 11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i><br>Private Streets: _____   Public Streets: <u>  5.179  </u> Residential Lots: <u>  5.607  </u><br>Lakes/Ponds (non-recreational): _____   Irrigation/Drainage Canals: _____   Recreational Uses: _____<br>Utility Easements: _____   Public Parkland: _____<br>Other (explain): <b>Reserves</b> (acres): <u>  1.424  </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>  545'  </u> Longest: <u>  1187'  </u> Shortest: <u>  350'  </u> |
| 18. Type of Streets (Circle One): <b>Public</b> Private   Combination Public/Private   |  |  |
| 19. Type of Water System (Circle One): <b>Public</b> Individual Water Wells   Other (attach explanation)   |  |  |
| 20. Type of Sanitary System (Circle One): <b>Public</b> Individual Septic Tanks   Other (attach explanation)   |  |  |
| 21. Municipal Utility District: <b>Sienna Plantation Municipal Utility District No. 6</b>  |  |  |





**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** September 11, 2019

**AGENDA ITEM SUBJECT:** De Vue at Lake Olympia – Planned Development District

**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:** PD1900008

**PROPERTY ID:** 0013-00-000-0554-907

**LOCATION:** The subject site is located south of Crescent Oak Village at Lake Olympia and Parks Edge residential subdivisions, east of Sunrise Bay at Lake Olympia residential subdivision and west of Olympia Estates residential subdivision.

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**RECOMMENDED ACTION:**

The proposal complies with the goals 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, October 7, 2019

**Revised submittals due prior to Wednesday, September 18, 2019.** Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, including a development schedule, explanation of a "lighted sign" and a TIA worksheet, must be submitted no later than Wednesday, September 18, 2019, which is prior to the deadline for submittals to the City Council for their October 7, 2019, meeting.

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## **SUMMARY:**

The applicant seeks a PD to provide for a mixed use development to include residential and restricted commercial uses. The applicant has provided a conceptual development plan, general development plan and residential builder guidelines for the development.

The development includes a plan for 34 patio homes lots to be constructed along a 50 foot street right-of-way from an entrance off of Lake Olympia Parkway. Restricted commercial uses are proposed to be located within an approximate 1.7 acre parcel to be placed along the Lake Olympia Parkway frontage. The site includes a portion of the Mustang Bayou detention facility and this area would be maintained for the development. The balance of the land would be dedicated towards detention and open space.

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## **REQUIREMENTS FOR A PD DISTRICT APPLICATION (SECTION 8.2)**

### **A. Ownership:**

The applicant has submitted proof of unified control of the entire area within the proposed PD district.

### **B. Legal Description:**

The subject site can be described as being a tract of land containing 13.356 acres situated in the David Bright League, A-13, Fort Bend County, Texas being the same tract recorded in the name of Solstice Capital LLC under Fort Bend County Clerk's File (F.B.C.C.F.) No. 20150571999 of the Official Public Records of Fort Bend County Texas.

### **C. Site Plan:**

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

### **D. Total acreage:**

13.356 acres

### **E. Minimum design standards:**

The applicant has complied with City standards, except as requested below.

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

**Staff recommendation:** The application should provide a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion.

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**GENERAL SITE INFORMATION:**

**A. Existing Land Use and Zoning Designation:** Undeveloped / R-3, two-family residential district; MF-2, multifamily residential district; SD, suburban district

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

North: Crescent Oak Village at Lake Olympia residential subdivision / R-2, single family residential district

South: Lake Shore Harbour residential subdivision / R-2, single family residential district

East: Olympia Estates residential subdivision / R-2, single family residential district

West: Sunrise Bay at Lake Olympia residential subdivision / R-2, single family residential district.

**C. Zoning History:**

06-21-1982: Subject site annexed by the City of Missouri City and classified SD, suburban district (Ordinance O-82-29).

09-07-1982: Subject site zoned R-3, two-family residential district in part; and MF-2, multifamily residential district in part (Ordinance O-82-42).

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**SUBSECTIONS 8.2.C AND 8.5 – SITE PLAN AND USE REGULATIONS:** Per Section 8.2.C, Site Plan, and 8.5, Use regulations, the applicant is required to propose minimum development guidelines for the site.

**A. Purpose.** PD, Planned Development District No. \_\_\_ is a proposed mixed use development to include residential and restricted commercial uses. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding area.

The applicant seeks a PD to provide for a mixed use development to include residential and restricted commercial uses. The applicant has provided a conceptual development plan, general development plan and residential builder guidelines for the development.

The development includes a plan for 34 patio homes lots to be constructed along a 50 foot street right-of-way from an entrance off of Lake Olympia Parkway. Restricted commercial uses are proposed to be located within an approximate 1.7 acre parcel to be placed along the Lake Olympia Parkway frontage. The site includes a portion of the Mustang Bayou detention facility and this area would be maintained for the development. The balance of the land would be dedicated towards detention and open space.

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

- Goal 2.3: Encourage multiple housing types and floor plans to offer a variety of housing choices to residents.
- Goal 2.4: Continue to provide opportunity for neighborhood-oriented businesses and services by focusing on the scale and potential impact of such development near residences rather than simply restricting allowable uses.

**Conformance with the Future Land Use Plan:** The Future Land Use Map identifies the subject tract suburban residential allowing for the Suburban Character as summarized below:

*This designation is for areas where both residential and commercial development forms result in a more green, open feel compared to more intensively developed areas where buildings, parking areas, and other improvements cover more of their sites. In Suburban Residential areas, there is more separation between homes (whether through larger minimum lot sizes or setbacks), and intervening spaces are devoted more to trees and vegetation than paved surfaces. Some developments that have relatively small lots or closely spaced dwellings may still achieve a Suburban character if they include golf courses, significant water features, or other common open space that offsets the residential density on a portion of the overall site. This set-aside open space can be devoted to parks and greenways, to buffer adjacent uses, and/or to preserve wooded areas or stream corridors. A certain percentage of other types of housing such as patio, village and twin homes could be allowed in a Suburban residential area subject to density limitations and other design criteria to preserve the character and ensure compatibility.*

*The predominance of "green" versus "gray" is also necessary for commercial development to achieve a Suburban character (usually through application of site and building design standards). Suburban commercial development is appropriate for office, retail and service uses abutting residential neighborhoods (subject to scale limitations and "residential in appearance" design standards) and in other areas where the community's image and aesthetic value is to be promoted, such as at gateways and along high profile corridors.*

**Staff recommendation:** Approve the zoning to PD to allow for a development to include mixed use, single family residential and restricted commercial and subject to the regulations provided in this report. The Future Land Use map should be updated to reflect both suburban residential and suburban commercial if approved.

- B. Use regulations.** In PD, Planned Development District No. \_\_\_\_, 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 the proposed ordinance.

The applicant has proposed the uses outlined in the attached general development plan. The plan outlines specific commercial uses to be permitted within the commercial area. For the residential area, the applicant proposes uses permitted in the R-4, patio-cluster residential district.

**Staff recommendation:** Approve the uses as proposed.

- C. Height and area regulations.** In PD, Planned Development District No. \_\_\_\_, the following height and area regulations should apply.

The applicant has proposed development regulations outlined in the attached general development plan.

The plan proposes to apply the LC-3, retail district regulations to the commercial area except as follows:

**Section 7.12.C.1 Height.** No limit; provided, however, if a building is to be built in this district within 150 feet of a residential district, its building height shall be limited to the height limits of such adjoining residential district or a height based on the ratio of one foot of height for each 1.75 feet of distance from the commercial building to the nearest property line in the nearest residential district, whichever height limit is least restrictive.

**Applicant request:** No building may exceed two stories.

**Front yard.** Primary building shall not be closer than 30 feet to the front property line; however those canopies without walls and which are supported by columns which do not impede sight lines shall not be closer than 20 feet from the front property line.

**Applicant request:** Buildings shall be set back a minimum distance of 25 feet from the Lake Olympia right-of-way.

**Staff recommendation:** Disapprove the application of the LC-3, retail district regulations and apply the LC-1, local retail restricted district regulations. The LC-1 district is intended to provide neighborhood scale retail services and provide that the architectural of retail structures complement and reflect the surrounding neighborhoods. The LC-1 district allows for a maximum height of 2 stories or 35 feet; a minimum 30 foot front yard; a minimum 15 foot rear yard and a minimum 30 foot side yard where siding a street or thoroughfare but in no event less than 15 feet.

The plan proposes to apply the R-4, patio-cluster residential district standards to the residential areas except where setbacks are proposed for patio home development. The proposed generally complies with the standards of the R-4 district except as follows:

**Section 7.5.C.3. Rear yard.** There shall be a rear yard not less than 20 feet; provided, however, when the rear yard is adjacent to a common owned open space, the rear yard shall be not less than ten feet.

**Applicant request:** Provide a minimum 10 foot rear property line.

**Section 7.5.C.4. Side yard.** There shall be a side yard of five feet; provided, however, there may be zero feet when not less than ten-foot side yard is provided by the adjacent lot...There shall be not less than a ten-foot side yard at plat boundaries. There shall be no less than a ten-foot side yard on the street side of corner lots, with a minimum of a 20-foot side yard if the side street is a major thoroughfare. Garages facing a side street must have a setback of not less than 20 feet. Where a corner lot has a major thoroughfare as a side street there shall be no less than a 20-foot side yard setback and no driveway access onto the major thoroughfare.

**Applicant request:** Provide a zero foot side setback when a minimum 10 foot setback is provided on the adjacent lot...Minimum 10 foot setback on corner lots.

**Staff recommendation:** Apply the R-4, patio cluster district regulations except as follows: a reduced rear year of not less than 10 feet may be permitted for those lots that do not back up to a residential lot located within a residential district. A zero foot side yard may be provided consistent with the provisions provided in the general development plan.

- D. **Garage regulations.** Except as provided herein, the garage regulations of Section 7.5., R-4, patio-cluster residential district should apply to the residential areas contained in PD, Planned Development District \_\_\_\_.

The applicant has proposed garage regulations outlined in the attached residential building guidelines.

**Staff recommendation:** Adopt the applicant's proposed garage regulations and apply the garage regulations contained within Section 9.8 as applicable to the R-4 patio-cluster residential district. The standards are generally the same except that Section 9.8 provides details on the minimum size for a garage.

- E. **Building regulations.** In PD, Planned Development District No. \_\_\_\_, the following building regulations should apply.

The applicant has proposed building regulations outlined in the attached residential building guidelines and the general development plan.

**Staff recommendation:** Adopt the applicant's proposed building regulations the commercial area as well as the residential areas.

- F. **Architectural standards.** In PD, Planned Development District No. \_\_\_\_, the following building regulations should apply.

The applicant has proposed architectural standards outlined in the attached general development plan and architectural guidelines in the attached residential building guidelines.

**Staff recommendation:** Adopt the applicant's proposed architectural standards and architectural guidelines and apply Section 7A to the commercial area.

- G. Outside placement, storage, sales and services regulations.** In PD, Planned Development District No. \_\_\_\_, outside placement, storage, sales and services should be prohibited.
- H. Landscaping regulations.** Except as provided herein, Section 11, landscaping regulations should apply in PD, Planned Development District \_\_\_\_.

The applicant has proposed buffering and screening requirements in the attached general development plan.

The requirements proposed are generally more restrictive than what would be required by Section 11 for a transitional buffer yard.

The applicant proposes a landscape/open space buffer at minimum width of 25 feet between the Lake Olympia Parkway right-of-way and the side or rear property line of a residential lot. Within such buffer yard, landscaping shall include a combination of trees having a minimum 3 inch caliper at the time of planting; shrubs and berms at a 4:1 ratio and minimum 2 feet in height at the time of planting.

Additionally, a solid masonry wall, at a minimum height of 8 feet would be required along the property line of a single family lot where adjacent to a landscape or open space buffer.

For the commercial areas, buffer yards would be required along all streets (minimum 10 feet), access driveways (minimum 10 feet) and property lines (minimum 5 feet). Landscaping within these buffer yards would include canopy trees having a minimum 4 inch caliper and at a minimum 10 feet in height at the time of planting.

**Staff recommendation:** Apply section 11, landscaping regulations except as proposed by the applicant's buffering and screening requirements. One exception to these requirements should be that the a buffer yard, as would be required along Lake Olympia Parkway and where the commercial area would abut, should be a minimum of 25 feet as required by section 11.

- I. Parking regulations.** Except as provided herein, Section 12, parking regulations should apply in PD, Planned Development District \_\_\_\_.

The applicant has proposed parking requirements in the attached general development plan. These regulations include standards for a minimum

parking setback to coincide with the landscape buffer yard and the provision of designated bicycle parking.

**Staff recommendation:** Apply section 12, parking regulations and adopt the proposed bicycle parking regulations. The minimum setbacks as proposed should not be adopted. Parking would be setback based upon the requirements imposed by the landscaping buffer yard.

- J. Sign regulations.** Except as provided herein, Section 13, sign regulations should apply in PD, Planned Development District \_\_\_\_.

The applicant has proposed sign requirements in the attached residential builder guidelines. These regulations include requirements for model home sales signs.

**Staff recommendation:** Apply section 13, sign regulations and adopt the proposed regulations for model home sales signs except that the applicant should clarify what is meant by a "lighted" sign.

- K. Fence regulations.** Except as provided herein, Section 14, fence regulations should apply in PD, Planned Development District \_\_\_\_.

The applicant has proposed fence regulations in the attached residential builder guidelines.

**Staff recommendation:** Apply section 14, fence regulations and adopt the proposed fence regulations.

- L. District regulations.** In PD, Planned Development District \_\_\_\_, the following district regulations shall apply.

**Staff recommendation:** In addition to the above, the trash disposal regulations for residential zones contained in Section 9.14 should apply to the residential areas and the regulations for nonresidential zones contained in the same section should apply to the commercial areas. The portable storage unit regulations contained in Section 9.15 should apply to the residential areas.

- M. Utilities.** The provision and construction of all utilities shall comply with the Public Infrastructure Design Manual.

The applicant has submitted standards for grading, drainage and berms within the residential builder guidelines. All standards must comply with the Public Infrastructure Design Manual and will be reviewed prior to the approval of any development plans.

The applicant should note that a no objection letter from both the Palmer Plantation Municipal Utility District #2 and the Fort Bend County Drainage District will be required to be submitted prior to the approval of any development plans.

The letter from the MUD must indicate that water and sewer capacity are available to service the proposed development. The Drainage District letter must indicate that storm water capacity is available for the proposed development and must include a detention analysis.

- N. Ingress and egress.** All driveways and off-street parking areas, including locations, shall comply with the Public Infrastructure Design Manual.

The applicant has submitted standards for driveways within the residential builder guidelines. All standards must comply with the Public Infrastructure Design Manual and will be reviewed prior to the approval of any development plans.

The applicant should provide a completed traffic impact analysis (TIA) worksheet prior to the public hearing scheduled before the city council. Such worksheet will determine whether a full TIA is required.

- O. Sidewalks.** Sidewalks shall meet the requirements of the City Infrastructure Code.

The applicant has submitted standards for sidewalks within the residential builder guidelines. All standards must comply with the Public Infrastructure Design Manual and will be reviewed prior to the approval of any development plans.

- P. Platting.** The subject site is required to be platted prior to subdivision.

- Q. Dedication of land for neighborhood parks; reservation of land for public uses.** A parkland dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City.

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



**DEVELOPMENT SERVICES DEPARTMENT  
Planning & Development Division**

1522 Texas Parkway  
Missouri City, Texas 77489

281-403-8600 (Office) ■ 281-208-5551 (Fax)  
www.missouricitytx.gov

**APPLICATION FOR:**

Check One:

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

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

**Date of Application:**

|   |  |
|---|--|
| 1. Project Name:  | De Vue Planned Development   |
| 2. Address/Location of Property:  | Lake Olympia Pkwy. west of Parks Edge Blvd. east of Sunshine Lane  |
| 3. Applicant's Name:  | META Planning + Design LLC   |
| Mailing Address:  | P.O. Box 598 Katy, TX 77492  |
| Phone No.:  | ( ) - 281-810-1422   |
| Email:  | kedwards@metaplanningdesign.com  |
| 4. Status of Applicant:   | <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Attorney <input type="checkbox"/> Trustee <input type="checkbox"/> Corporation <input type="checkbox"/> Relative<br>(If other than Owner, submit written authorization from Owner with application.) |
| 5. Property Owner:  | HTV Holdings Company, LLC  |
| Mailing Address:  | 7902 Hillmont St. Houston, TX 77040  |
| Phone No.:  | ( ) -  |
| Email:  | gchen@centurydevelopment.us  |
| 6. Existing Zoning District:  | R-2  |
| 7. Total Acreage:   | 13.4 Ac  |
| 8. Proposed Development and Reasons for Application:  | Create a commercial and residential development  |
| 9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.): | 13.356 ACRES SITUATED IN THE DAVID BRIGHT LEAGUE, ABSTRACT 13, FORT BEND COUNTY  |
| 10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):   | 0013-00-000-0554-907   |
| 11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):   | YES NO   |
| (If yes, submit with application.)  |  |
| 12. Does this application include an Architectural Design Review: (Circle One):   | YES NO   |
| (If yes, see page 8, Exhibit C for materials required to be submitted.)   |  |
| <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.*

Print Name of Applicant

HTV Holding Company  
Print Name of Property Owner

Signature of Applicant

[Signature]  
Signature of Property Owner, Agent or Attorney  
HANK VU



PLAN DESIGNED BY CF LIN

# EXHIBIT A

## LEGEND

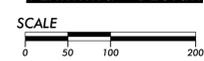
- COMMERICAL
- PATIO HOMES (TYP 47.5' X 95')

a conceptual development plan for

# DE VUE AT LAKE OLYMPIA

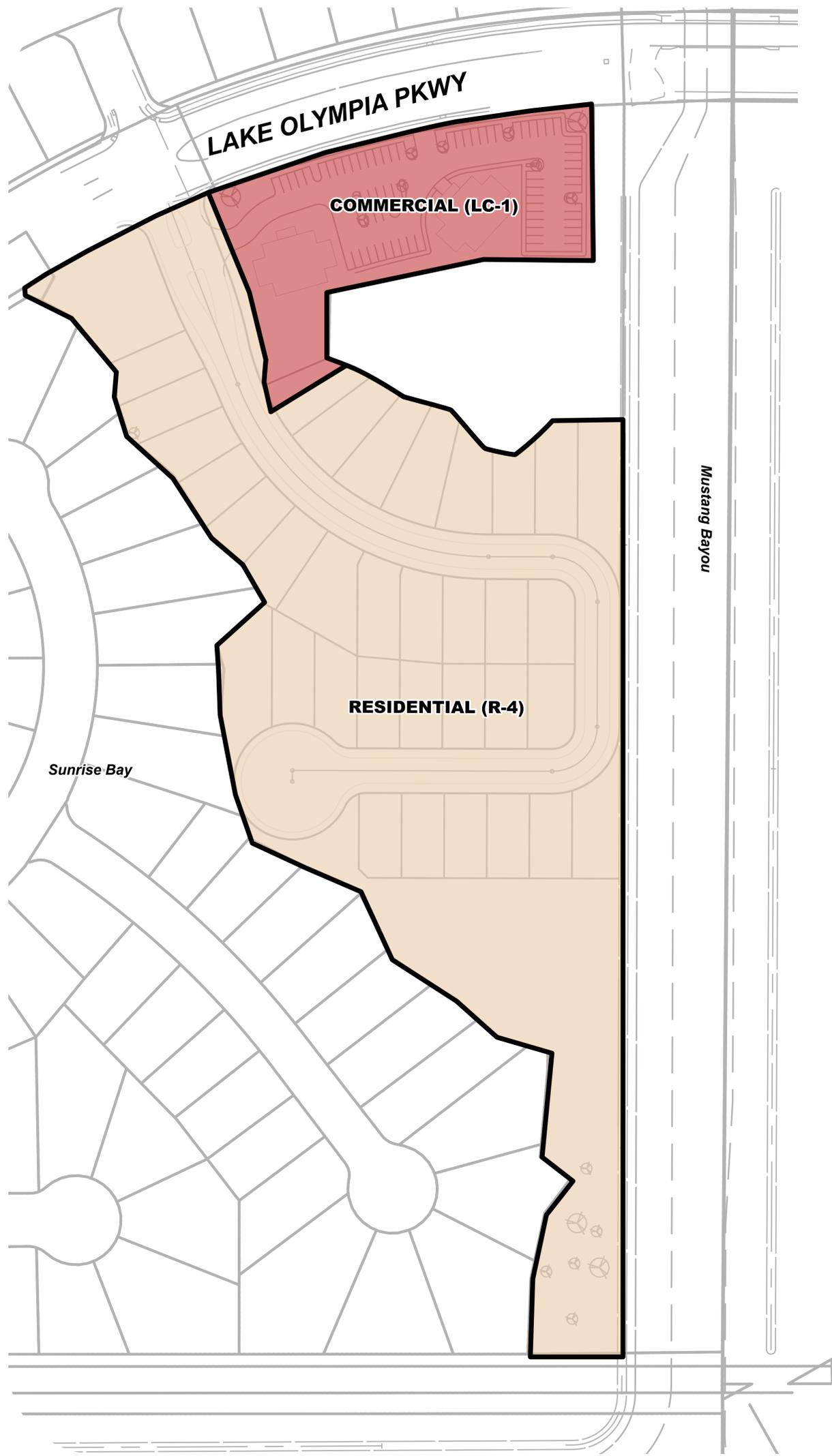
±13.35 ACRES OF LAND

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



24275 Katy Freeway, Ste. 200  
Katy, Texas 77494  
Tel: 281-810-1422

MTA-1-502  
JULY 9, 2019



# EXHIBIT B-2

## LEGEND

- COMMERCIAL
- RESIDENTIAL

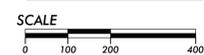
a zoning for  
**DE VUE AT LAKE OLYMPIA**  
 ±13.35 ACRES OF LAND

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24275 Katy Freeway, Ste. 200  
 Katy, Texas 77494  
 Tel: 281-810-1422



MTA-I-502  
 JULY 9, 2019



CRESCENT OAK VILLAGE AT LAKE OLYMPIA

PARKS EDGE

Subject Site

SUNRISE BAY AT LAKE OLYMPIA

OLYMPIA ESTATES

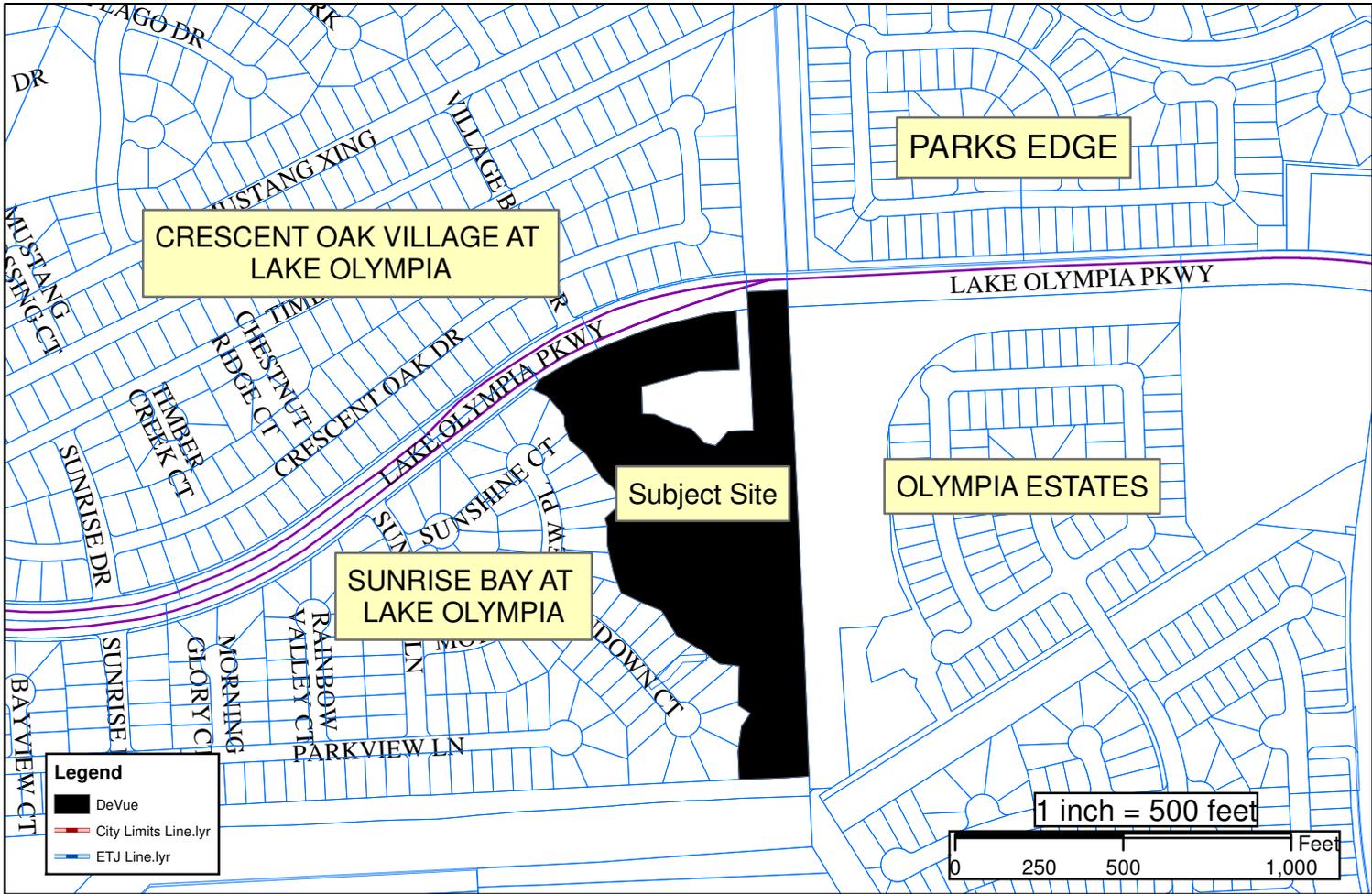
LAKE SHORE HARBOUR

1 inch = 500 feet

**Legend**

-  DeVue
-  City Limits Line.lyr
-  ETJ Line.lyr





CRESCENT OAK VILLAGE AT LAKE OLYMPIA

PARKS EDGE

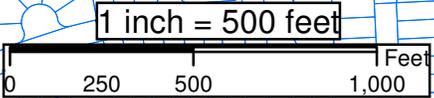
Subject Site

SUNRISE BAY AT LAKE OLYMPIA

OLYMPIA ESTATES

**Legend**

- DeVue
- City Limits Line.lyr
- ETJ Line.lyr





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

**DATE OF NOTICE: August 29, 2019**

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, September 11, 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 META Planning + Design LLC to zone a property from R-3, two family residential district, MF-2, multifamily residential district and SD, suburban district to PD, Planned Development District to allow for a unified development to include commercial and residential uses; and to the extent such zoning 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 south of Crescent Oak Village at Lake Olympia and Parks Edge residential subdivisions, east of Sunrise Bay at Lake Olympia residential subdivision and west of Olympia Estates residential subdivision.

**SITE LEGAL DESCRIPTION:** The subject site can be described as being a tract of land containing 13.356 acres situated in the David Bright League, A-13, Fort Bend County, Texas being the same tract recorded in the name of Solstice Capital LLC under Fort Bend County Clerk's File (F.B.C.C.F.) No. 20150571999 of the Official Public 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.



**DEVELOPMENT SERVICES – PLANNING DIVISION**

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

August 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, September 11, 2019  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall Building  
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by META Planning + Design LLC to zone a property from R-3, two family residential district, MF-2, multifamily residential district and SD, suburban district to PD, Planned Development District to allow for a unified development to include commercial and residential uses; and to the extent such zoning 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 zoning because

[Empty rectangular box for protest reason]

\_\_\_\_ I/We support this proposed zoning because

[Empty rectangular box for support reason]

Sincerely,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Subdivision

\_\_\_\_\_  
Phone Number

Return to:

Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489  
FAX (281)403-8962

-----  
*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



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489



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:

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Dear City Representatives:

We protest this proposed zoning because

Not in the best interest of The People - see letter

We support this proposed zoning because

Sincerely,

*[Handwritten signature]*

Signature

2655 Turning Row Ln.

Street Address

Phone Number

Return to:

*Jesma E. Stow Maulden, Esq., Duke of Northern Ireland*

Print Name

Jake O. - Palmer Plantation

Subdivision

Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489  
FAX (281)403-8962

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Print Name

Signature

*Jesm@hrh-cni.uk*



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

August 2, 2019

CITY OF MISSOURI CITY, TEXAS  
Planning and Zoning Commission

Planning Division

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing

Wednesday, August 14, 2019

AUG 12 2019

City Council Chambers

Received

2nd Floor, City Hall Building

City of Missouri City, TX

1522 Texas Parkway (FM 2234); 7:00 PM

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\*\*\*\*\*

Dear City Representatives:

I/we protest this proposed zoning because

IF COMMERCIAL GRANTED, NO CONTROL OVER TYPE BUSINESS

I/we support this proposed zoning because

Sincerely,

*Kendall L Farley*

KENDALL L FARLEY

Signature

Print Name

4610 RAINBOW VALLEY CT

SUNRISE BAY

Street Address

Subdivision

Phone Number

Return to:

Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489  
FAX (281)403-8962

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*KENDALL FARLEY*  
Print Name

*Kendall Farley*  
Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

August 2, 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, August 14, 2019  
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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed zoning because

This would disturb the neighborhoods with noise

I/We support this proposed zoning because

Sincerely  
  
Signature  
823 Buckeye Place  
Street Address  
[Redacted]  
Phone Number

Return to:

Marianne Plant  
Print Name  
Oyster Creek  
Subdivision  
Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489  
FAX (281)403-8962

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Marianne Plant  
Print Name

Signature

City of Missouri City, TX

Received

AUG 14 2019

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

August 2, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

X I/We protest this proposed zoning because

Our area would be impacted by population as well as traffic and noise.

I/We support this proposed zoning because

[Empty box for support text]

Sincerely,
Movita G. Cavalier

Signature
1611 Crescent Oak Dr.

Street Address

[Redacted]

Phone Number

Return to:

Movita G. Cavalier

Print Name
Lake Olympia / Crescent Oak Village

Subdivision

Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281)403-8962

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City of Missouri City, TX

Print Name

Signature

Received

AUG 20 2019

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

August 2, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

I We protest this proposed zoning because
1. NIGHT NOISE LEVEL FROM EXISTING PUMPING STATIONS,
2. EXISTING GRADES AT ALL ADJOINING RESIDENTIAL PROPERTIES
3. OWNERSHIP OF APPROX. 60,000 CY OF EXCAV. FILL ON SUBJECT SITE?

I We support this proposed zoning because

Sincerely, [Signature]
Signature

RICHARD A. PEDDE
Print Name

1611 MORNINGB DEN TR.
Street Address
Return to:
Phone Number

SUNRISE BAY
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281)403-8962

City of Missouri City, TX
Received
AUG 27 2019

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Print Name
R.A. PEDDE

Signature
[Signature]

Joshua Edward Stow-Moulden, Esq., Duke of Northern Ireland  
2655 Turning Row Lane  
Missouri City, TX 77459-4343

██████████  
██████████  
8/30/19



Development Services Department  
City of Missouri City  
1522 Texas Parkway  
Missouri City, TX 77489

Dear Development Services Department:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision/proposal to modify current zoning structure, including but not limited to those in your 'Notice of Public Hearing' document. I understand that the proposal is effectively to considerably modify our current zoning structure and allow the construction of multiple new types of Family Housing (multi-family – aka 'apartments, townhomes, etc.'). The areas include R-3, MF-2, SD, and PD. Not only does the notice indicate a modification to the zoning, but it 'unifies' multiple zones, thus allowing 3<sup>rd</sup> party companies to build housing and have major influence of the community without our consent. More importantly, it removes all current residents' right to reject such a ridiculous modification.

This is our community – not a 3<sup>rd</sup> party or outside unaffiliated entities.

I do not believe that the benefits of moving forward with the City's proposal compare favorably to the benefits of keeping everything in place, as is; without modification. Consider: Home values have been steady, and their value increases with the housing market due to not only the home itself, but its location and all structures and communities surrounding it. Merging, modifying, and building new/different family home types all have an enormous impact to all current homeowners, the City, and the County. Multi-family housing has been proven to degrade surrounding areas, lower the home value of those surrounding it, and bring potential negative impacts to the current, established, community of Lake Olympia, and the City of Missouri City. The City and County will see a significant drop in tax revenue to fund public projects, maintain adequate law enforcement protection (tax funded), and in general maintain the appearance, culture, and outside-view of what has been established for years. Residents will move away, and even with new residents moving in, home values will have already dropped, thus enforcing a reduction in revenue for the City. It will also increase payroll for law enforcement, City planning and maintenance crews, etc.

Development Services Department

8/30/19

Page 2

Additionally, the proposed modifications will not only increase the sight and sound of traffic, but force all residents to modify their routes to their home, work, other homes, major freeways, businesses, public buildings, etc.

Modifying our current structure and zoning would bring decreased growth, a significant decrease of community morale, and thus a worse economy, to our City. However, should this proposed plan move forward, the effects of doing so will be seen immediately, and continue for years. In the long-term, and short-term, this is a horrible proposition. Being a resident of our community is a privilege, something we all have worked for, and should not be subject to outside influence and forced change. The ONLY reason I would understand a proposal of some sort, is if it arose from a resident of our community, and already had a majority backing of the community itself.

Are these tradeoffs that we really want to make? I am looking forward to your response.

Regards,



Joshua Edward Stow-Moulden, Esq., Duke of Northern Ireland

