



## **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 **July 8, 2020 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.

### **NOTICE REGARDING PUBLIC PARTICIPATION**

Due to the COVID 19 Disaster and the Centers for Disease Control's recommendation regarding social distancing measures, the public will not be allowed to be physically present at this meeting.

This meeting will be available to members of the public and allow for two-way communications for those desiring to participate. Any person interested in speaking on any item on the agenda must notify the City by one of the following methods before 4:00 p.m. on the day of the Planning and Zoning Commission meeting:

1. Email or call the Planning Division at [planning@missouricitytx.gov](mailto:planning@missouricitytx.gov) or 281-403-8541; or,
2. Submit a "Public Comment Form" to the Planning and Zoning Commission from the following webpage: <https://bit.ly/39pw73Q>. (Search "Submit Public Comment Form" at [www.missouricitytx.gov](http://www.missouricitytx.gov))

The request must include the speaker's name, address, email address, phone number and the agenda item number.

To livestream the meeting, the public may access the following link:  
<https://www.missouricitytx.gov/780/MCTV>.

To access the meeting agenda packet in PDF format, the public may access the following link:  
<https://www.missouricitytx.gov/381/Planning-Zoning>.

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- 1. CALL TO ORDER**
  - 2. ROLL CALL**
  - 3. READING OF MINUTES**
    - A.** Consider approving the minutes of the June 10, 2020 Planning and Zoning Commission Meeting.

**4. REPORTS**

**A. COMMISSION REPORTS**

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

**B. STAFF REPORTS**

- (1) Development Services
  - a. Director
- (2) Engineering
  - a. 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 an application for a preliminary plat for Parks Edge Section Sixteen
- (2) Consider an application for a preliminary plat for Sienna Section 29A
- (3) Consider an application for a preliminary plat for SRSC Missouri City
- (4) Consider an application for a final plat for Parks Edge Section 10
- (5) Consider an application for a final plat for Parks Edge Section 11
- (6) Consider an application for a final plat for Parks Edge Section 15
- (7) Consider an application for a final plat for Parkway Crossing Phase I
- (8) Consider an application for a final plat for Vrindavan Resorts
- (9) Consider an application for a final plat for Fort Bend Community Church
- (10) Consider an application for FBS Business Park, being a replat of South Gessner Road Industrial Park
- (11) Consider an application for Zaineb Shopping Center, being a replat of Nova Village Center

**B. SHIPMANS COVE**

- (1) Reconsider an application for a final plat for Shipmans Cove Section 1

**7. ZONING MAP AMENDMENTS**

None.

**8. ZONING TEXT AMENDMENTS**

None.

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

**A. SUBDIVISION AND STREET NAMES**

- (1) Public hearing to receive comments for or against proposed amendments to Chapter 82, of the Missouri City Code, the City Subdivision Ordinance; providing regulations relating to subdivision names and street names.
- (2) Consider approving a final report on item 9.A.(1)

**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**

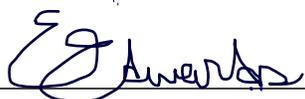
Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

**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 July 8, 2020 agenda of items to be considered by the Planning and Zoning Commission was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on July 2, 2020.



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Egima Edwards  
Planning Technician



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** July 8, 2020

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

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

**PROJECT PLANNER:** Gretchen M. Pyle, 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:** PLAT2000260

**TYPE OF APPLICATION:**

Initial application

Written Response application

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

**LOCATION:** North of Lake Olympia Parkway, east of the Fort Bend Parkway and the Parks Edge Boulevard / Park Vista Drive roundabout

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

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should:

<b>X APPROVE WITH CONDITIONS:</b> An applicant may submit a written response to an initial application that satisfies each condition contained within this report
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**A. REASON FOR DISAPPROVAL:**

None

**B. CONDITIONS FOR APPROVAL:**

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.

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

a. Please update the section reference in the paragraph pertaining to the owner's dedication on property immediately adjacent and under unified ownership. The paragraph on Sheet 1 of 2, references Section Six.

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

a. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). **Please provide a letter confirming utility capacity for the subject section from Missouri City Management District No. 1 / Quail Valley Utility District, operator.**

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

None

**C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:**

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None

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



## APPLICATION FOR PLAT APPROVAL

(Initial Applications Only)

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

**Application Type:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> <b>AMENDING PLAT</b>   | <input type="checkbox"/> <b>FINAL PLAT</b>         | <input checked="" type="checkbox"/> <b>PRELIMINARY PLAT</b> |
| <input type="checkbox"/> <b>CONCEPTUAL PLAN</b> | <input type="checkbox"/> <b>(INCLUDING REPLAT)</b> |   |
|   | <input type="checkbox"/> <b>LARGE ACREAGE PLAT</b> |   |

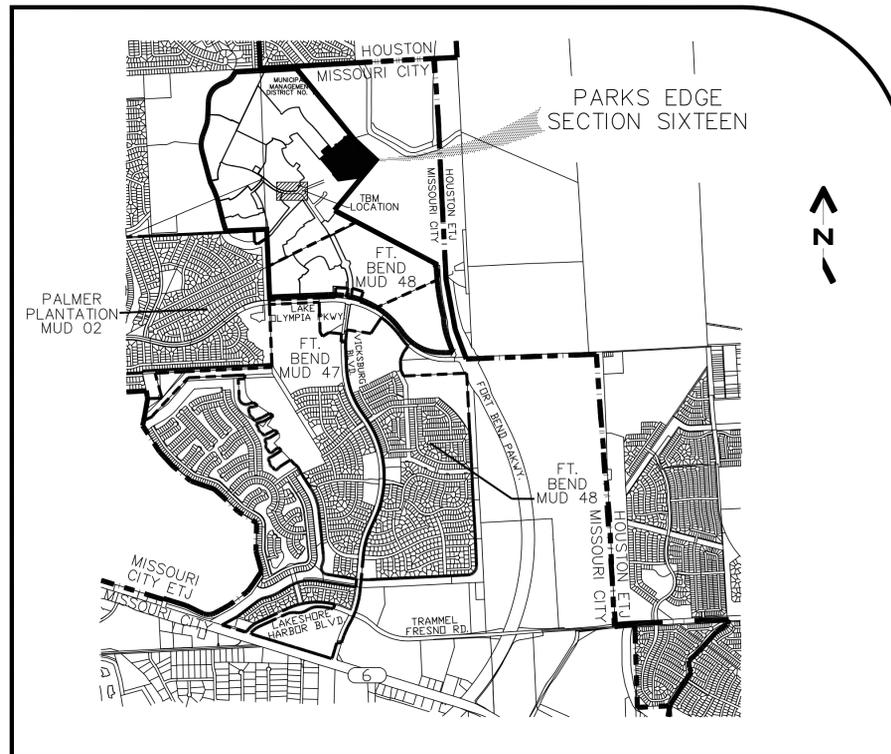
<b>1. NAME OF PLAT:</b>	Parks Edge Sec 16		
<b>2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):</b>	Parks Edge		
<b>3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):</b>	DRH Land Opportunities I, Inc. - Daniel Rose, II		
MAILING ADDRESS:	16744 Horton Vista Drive, Richmond, Tx 77407		
PHONE NO.:	281-566-2100	EMAIL:	drose@drhorton.com
<b>4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):</b>	META Planning + Design LLC, Dan Valdez		
<input type="checkbox"/> ARCHITECT	<input type="checkbox"/> ENGINEER	<input checked="" type="checkbox"/> PLANNER	<input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:
MAILING ADDRESS:	24275 Katy Freeway, Ste 200		
PHONE NO.:	281-619-6420	EMAIL:	dvaldez@metaplanningdesign.com
<b>5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):</b>	<input checked="" type="radio"/> CITY LIMITS	<input type="radio"/> ETJ	
<small>(IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)</small>			
<b>6. ZONING DISTRICT (CIRCLE ONE OR MORE):</b>			
<b>GENERAL:</b>	SD	SUP	<input checked="" type="radio"/> PD
<b>RESIDENTIAL:</b>	R	R-1	R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH
<b>NONRESIDENTIAL:</b>	LC	LC-O	LC-1 LC-2 LC-3 LC-4 BP I CF
<b>7. LAND DISTRIBUTION (IN ACRES)</b>			
PRIVATE STREETS:		PUBLIC STREETS: 4.95	RESIDENTIAL LOTS: 18.57
LAKES/PONDS (NON-RECREATIONAL):		IRRIGATION/DRAINAGE CANALS:	RECREATIONAL USES:
UTILITY EASEMENTS:		PUBLIC PARKLAND:	
OTHER (EXPLAIN):	LANDSCAPE/OPEN SPACE (ACRES): 0.66		
<b>TOTAL ACREAGE:</b>	24.2		
<b>8. ESTIMATED # OF SECTIONS:</b>	1	<b>BLOCKS:</b>	5
	5	<b>RESERVES:</b>	
<b>9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:</b>	94		
<b>10. TYPE OF STREETS (CIRCLE ONE):</b>	<input checked="" type="radio"/> PUBLIC	<input type="radio"/> PRIVATE	<input type="radio"/> COMBINATION
<b>11. TYPE OF WATER SYSTEM (CIRCLE ONE):</b>	<input checked="" type="radio"/> PUBLIC	<input type="radio"/> INDIVIDUAL WATER WELLS	<input type="radio"/> OTHER
<small>(ATTACH EXPLANATION, IF OTHER)</small>			
<b>12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):</b>	<input checked="" type="radio"/> PUBLIC	<input type="radio"/> INDIVIDUAL SEPTIC TANKS	<input type="radio"/> OTHER
<small>(ATTACH EXPLANATION, IF OTHER)</small>			
<b>13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:</b>	Fort Bend County MUD No 48		

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 4.) "STM. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
- 5.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 6.) "L.S." INDICATES LIFT STATION SITE.
- 7.) "1' RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- 8.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 9.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 10.) CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER #PCM-003 LOCATED AT NORTHWEST CORNER OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD WITH A PUBLISHED ELEVATION OF 66.07, NAVD '88, 2001 ADJ.;  
THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ.
- 11.) T.B.M. BRASS DISC LOCATED WITHIN PARKS VISTA DRIVE STREET DEDICATION PLAT, ON THE SOUTHWEST SIDE OF PARK VISTA DRIVE, 500 FEET NORTHWEST FROM THE INTERSECTION OF PARKS EDGE BOULEVARD AND PARK VISTA DRIVE, ON THE NORTH SIDE OF A "B-B" STORM INLET AS SHOWN ON DRAWING No. 13770 IN THE OFFICE OF JONES/CARTER IN BELLAIRE, TEXAS. ELEVATION: 73.05 FEET N.A.V.D., 2001 ADJUSTMENT - BASED ON CITY OF MISSOURI CITY MARKER No. PCM003 HAVING A HAVING A PUBLISHED ELEVATION OF 66.07 FEET, N.A.V.D. 2001 ADJUSTMENT.
- 12.) IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
- 13.) DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 14.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 15.) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE PARKS EDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.1(4) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019)
- 16.) ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY OF MISSOURI CITY.
- 17.) ALL SLAB ELEVATIONS SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES. THE MINIMUM SLAB ELEVATION FOR SECTION 16 IS 75.50'.
- 18.) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- 19.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 20.) REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 21.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 22.) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
- 23.) RESERVES CREATED BY THIS PLAT WILL BE OWNED AND MAINTAINED BY THE PARKS EDGE HOMEOWNERS ASSOCIATION.
- 24.) BASED ON FEMA FIRM PANEL NO. 48157C0285L, DATED APRIL 2, 2014, THE PROPERTY LIES PARTIALLY WITHIN ZONES AE, X, AND SHADED X. THIS PROPERTY IS CURRENTLY BEING FILLED ABOVE THE 100-YEAR FLOODPLAIN ELEVATION. ONCE THE FILL HAS BEEN PLACED AND VERIFIED, THE LETTER OF MAP REVISION BASED ON FILL (LOMR-F) WILL BE SUBMITTED TO FEMA FOR APPROVAL. BUILDING PERMITS WILL NOT BE RELEASED BY THE CITY OF MISSOURI CITY UNTIL FEMA HAS APPROVED THE LOMR-F.
- 25.) THERE IS 1 PIPELINE EASEMENT WITHIN THE LIMITS OF THE SUBDIVISION AS PER SECTION 82-97 (5)
- 26.) DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- 27.) THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS.
- 28.) IN ACCORDANCE WITH PD, PLANNED DEVELOPMENT DISTRICT #95 (ORDINANCE 0-15-52) THERE SHALL BE A REAR YARD OF NOT LESS THAN 8 FEET, EXCEPT AS SPECIFICALLY SET FORTH IN THE RESIDENTIAL BUILDER GUIDELINES, ADOPTED AS EXHIBIT D BY ORDINANCE 0-15-52, A SIDE YARD OF ZERO (0) FEET IS ALLOWED, THE COMBINED SIDE YARDS BETWEEN A BUILDING ON A GIVEN LOT AND A BUILDING ON AN ADJACENT LOT SHALL BE NOT LESS THAN TEN FEET.
- 29.) ALL DRAINAGE AND FLOOD WAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168 (D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 30.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (D) OR THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION (E)} OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
- 31.) IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- 32.) 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.

DISCLAIMER AND LIMITED WARRANTY

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



Vicinity Map  
Scale: 1" = 2000'

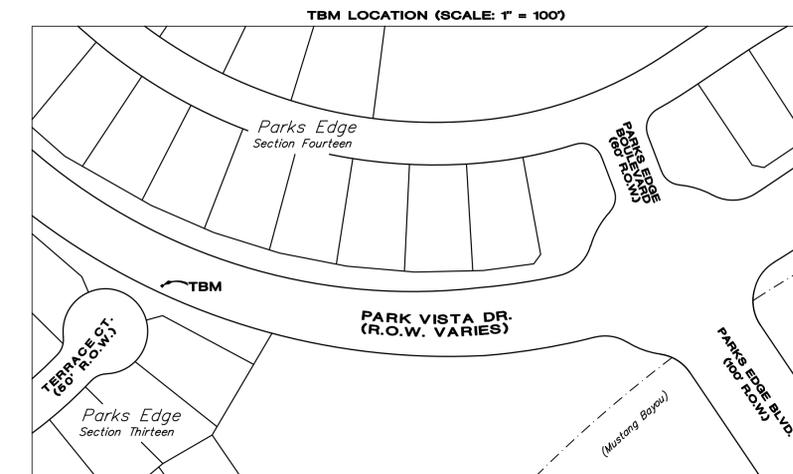
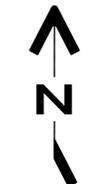
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PRELIMINARY PLAT OF PARKS EDGE SECTION 16 IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY. THIS PLAT IS NOT IN RECORDABLE FORM.

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
SONYA BROWN-MARSHALL  
CHAIR

BY: \_\_\_\_\_  
TIMOTHY R. HANEY  
VICE CHAIR

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



A PRELIMINARY PLAT OF

# PARKS EDGE SECTION SIXTEEN

BEING 24.2± ACRES OF LAND CONTAINING 94 LOTS (60' X 120' TYP.) AND FIVE RESERVES IN FIVE BLOCKS.

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

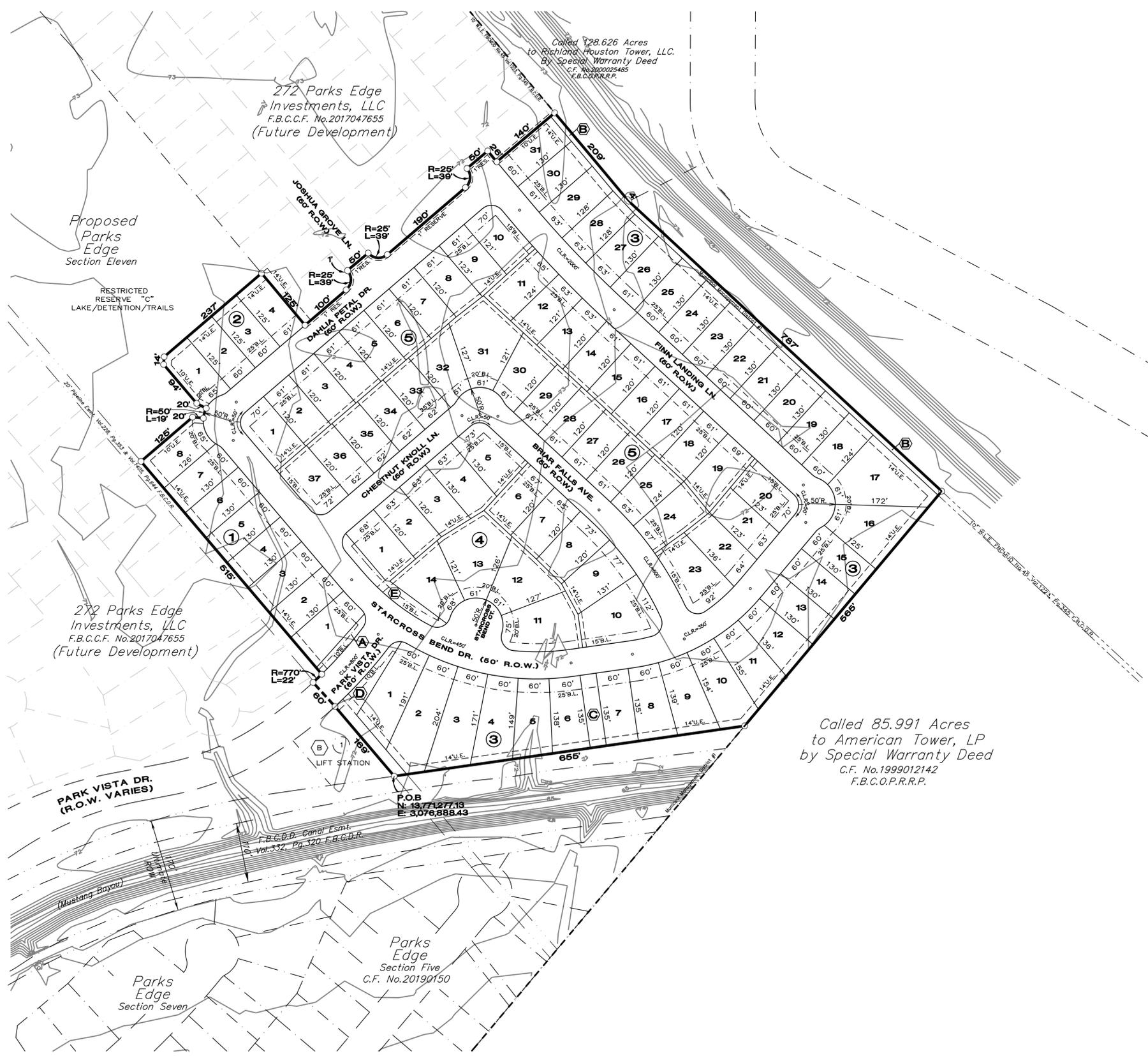
DEVELOPER:  
**DRH LAND OPPORTUNITIES I, INC.**  
14100 SW FREEWAY, SUITE 500  
SUGAR LAND, TEXAS 77478  
ATTN. CHRIS LINDHORST  
(281) 566-2100

ENGINEER:  
**JONES & CARTER**  
6336 GULFTON, SUITE 100  
HOUSTON, TEXAS 77081  
ATTN. MR. SEAN BURCH  
(713) 777-5337

PLANNER:



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



- NOTE:
- A** RESTRICTED RESERVE "A"  
LANDSCAPE/OPEN SPACE  
±0.05 ACRE
  - B** RESTRICTED RESERVE "B"  
LANDSCAPE/OPEN SPACE  
±0.23 ACRE
  - C** RESTRICTED RESERVE "C"  
LANDSCAPE/OPEN SPACE  
±0.09 ACRE
  - D** RESTRICTED RESERVE "D"  
LANDSCAPE/OPEN SPACE  
±0.16 ACRE
  - E** RESTRICTED RESERVE "E"  
LANDSCAPE/OPEN SPACE  
±0.13 ACRE

Called 85.991 Acres  
 to American Tower, LP  
 by Special Warranty Deed  
 C.F. No. 1999012142  
 F.B.C.O.P.R.R.P.

A PRELIMINARY PLAT OF  
**PARKS EDGE**  
**SECTION SIXTEEN**  
 BEING 24.2± ACRES OF LAND  
 CONTAINING 94 LOTS (60' X 120' TYP) AND  
 FIVE RESERVES IN FIVE BLOCKS.

OUT OF THE  
**DAVID BRIGHTON LEAGUE, A-13**  
**H. SHROPSHIRE SURVEY, A-313**  
 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS  
 DEVELOPER:  
**DRH LAND OPPORTUNITIES I, INC.**  
 14100 SW FREEWAY, SUITE 500  
 SUGAR LAND, TEXAS 77478  
 ATTN. CHRIS LINDHORST  
 (281) 566-2100  
 ENGINEER:  
**JONES & CARTER**  
 6335 GULFTON, SUITE 100  
 HOUSTON, TEXAS 77081  
 ATTN. MR. SEAN BURCH  
 (713) 777-5337  
 PLANNER:



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

PAGE 2 OF 2  
 SCALE: 1" = 100'  
 0 50 100 200

JUNE 11, 2020  
 MTA# 17002E

DISCLAIMER AND LIMITED WARRANTY

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

Proposed  
 Parks Edge  
 Section Eleven

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

Parks Edge  
 Section Five  
 C.F. No. 20190150

PARK VISTA DR.  
 (R.O.W. VARIES)

Parks Edge  
 Section Seven

P.O.B.  
 N: 19,771,277.13  
 E: 3,076,888.43

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

Proposed  
 Parks Edge  
 Section Eleven

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

Parks Edge  
 Section Five  
 C.F. No. 20190150

PARK VISTA DR.  
 (R.O.W. VARIES)

Parks Edge  
 Section Seven

P.O.B.  
 N: 19,771,277.13  
 E: 3,076,888.43



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** July 8, 2020  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Sienna 29A  
**AGENDA ITEM NUMBER:** 6.A.(2)  
**PROJECT PLANNER:** Thomas K. White Jr., Planner II  
**APPROVAL:**  **Otis T. Spriggs, AICP**, Director, Development Services  
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

---

**PERMIT NUMBER:** PLAT2000263  
**TYPE OF APPLICATION:**  
 Initial application  
 Written Response application  
**PROPERTY ID:** 0031-00-000-3036-907  
**LOCATION:** North of Heritage Park Drive, southeast of Meadow Bridge Drive, east of the Brazos River

**ZONING DISTRICT DESIGNATION:** ETJ, Extraterritorial Jurisdiction  
**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject site is located within Tract B which is governed by the provisions of the 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:

<input checked="" type="checkbox"/> <b>APPROVE</b>
--

**A. REASON FOR DISAPPROVAL:**  
None

**B. CONDITIONS FOR APPROVAL:**

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.

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

**C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:**

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None

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



**DEVELOPMENT SERVICES DEPARTMENT**  
**Planning & Development Division**  
 1522 Texas Parkway  
 Missouri City, Texas 77489  
 281-403-8600 (Office) ■ 281-403-8962 (Fax)  
 www.missouricitytx.gov

**APPLICATION FOR PLAT APPROVAL**  
*(Initial Applications Only)*

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

**Application Type:**

- AMENDING PLAT**
 **FINAL PLAT (INCLUDING REPLAT)**
 **PRELIMINARY PLAT**  
 **CONCEPTUAL PLAN**
 **LARGE ACREAGE PLAT**

<b>1. NAME OF PLAT:</b> SIENNA SECTION 29A		
<b>2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):</b> SIENNA PLANTATION 2E / Updated on Sienna Plantation 3C		
<b>3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):</b> Toll GTIS Property Owner, LLC (Jimmie Jenkins)		
MAILING ADDRESS: 10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064		
PHONE NO.:	281 894-8655	EMAIL:
<b>4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):</b> LJA ENGINEERING INC./ LAURIE CHAPA- PLATTING COORDINATOR		
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input checked="" type="checkbox"/> OTHER:		
MAILING ADDRESS: 1904 W. GRAND PARKWAY N., SUITE 100, KATY, TEXAS 77449		
PHONE NO.:	713.953.5173	EMAIL:
<b>5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):</b> CITY LIMITS <u>ETJ</u> (IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)		
<b>6. ZONING DISTRICT (CIRCLE ONE OR MORE):</b>		
<b>GENERAL:</b> SD   SUP   PD		
<b>RESIDENTIAL:</b> R   R-1   R-1-A   R-2   R-3   R-4   R-5   R-6   MF-1   MF-2   MH		
<b>NONRESIDENTIAL:</b> LC   LC-O   LC-1   LC-2   LC-3   LC-4   BP   I   CF		
<b>7. LAND DISTRIBUTION (IN ACRES)</b>		
PRIVATE STREETS: _____	PUBLIC STREETS: <u>1.265</u>	RESIDENTIAL LOTS: <u>5.585</u>
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	(ACRES): <u>3.982</u>
OTHER (EXPLAIN): <u>Reserves</u>		
<b>TOTAL ACREAGE: 10.832</b>		
<b>8. ESTIMATED # OF SECTIONS:</b> <u>1</u>	<b>BLOCKS:</b> <u>2</u>	<b>RESERVES:</b>
<b>9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:</b> <u>37</u>		
<b>10. TYPE OF STREETS (CIRCLE ONE):</b> <u>PUBLIC</u> PRIVATE   COMBINATION		
<b>11. TYPE OF WATER SYSTEM (CIRCLE ONE):</b> <u>PUBLIC</u> INDIVIDUAL WATER WELLS   OTHER (ATTACH EXPLANATION, IF OTHER)		
<b>12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):</b> <u>PUBLIC</u> INDIVIDUAL SEPTIC TANKS   OTHER (ATTACH EXPLANATION, IF OTHER)		
<b>13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:</b> SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 6		

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 PRELIMINARY PLAT OF SIENNA SECTION 29A IN CONFORMANCE WITH SECTION 2.0, PLATTING MANUAL OF THE CITY OF MISSOURI CITY, TX. THIS PLAT IS NOT IN RECORDABLE FORM.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

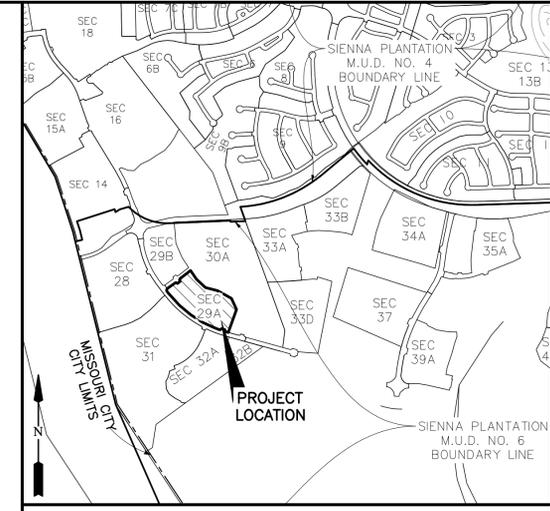
\_\_\_\_\_  
SONYA BROWN-MARSHALL  
CHAIR

\_\_\_\_\_  
TIMOTHY R. HANEY  
VICE CHAIR

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.  
SURVEY MARKER NO. PCM-011  
ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK  
SET 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS".  
ELEV. = 54.21 (NAV 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. \_\_\_\_\_ DATED \_\_\_\_\_ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY, AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP 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 TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 55.50 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TO OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE HIGHEST NATURAL GROUND PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 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 HOME OWNERS ASSOCIATION (HOA).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.
- 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.
- THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.R.
- 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 RIGHT-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



VICINITY MAP  
SCALE: 1"=1,200'  
KEY MAP NO. 650T

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 INTERCEPTING 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
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 \_\_\_\_\_ 2020 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

\_\_\_\_\_  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

PRELIMINARY PLAT  
SIENNA SECTION 29A

A SUBDIVISION OF 10.832 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

37 LOTS 2 RESERVES (3.982 ACRES) 2 BLOCKS  
JUNE 23, 2020 JOB NO. 1416-1529A

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  
4724 VICTA ROAD • PASADENA, TX 77075  
PHONE: 281-489-4539 • GBSurvey@GBISurvey.com  
TSPS 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

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

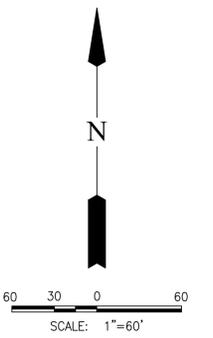
SCOTT FRANKOVICH, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 130312

LAST SAVE: 6/23/2020 4:27 PM BY: LAURIE CHAPA - PLOT DATE: 6/23/2020 4:30 PM BY: LAURIE CHAPA  
PLATTING MGR. SURVEY CHECK: MTAR

SIENNA SECTION 29A  
JOB NO. 1416-1529A

**LEGEND**

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



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	3.002	130,770	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.980	42,682	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
TOTAL	3.982	173,452		???

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°11'29" E	100.95'
L2	S 47°50'27" E	56.50'
L3	S 50°35'23" E	83.34'
L4	S 55°32'12" E	58.00'
L5	S 70°56'41" E	76.82'
L6	S 44°16'57" E	10.50'
L7	S 81°31'34" E	97.79'
L8	S 07°08'08" E	69.30'
L9	N 83°06'46" E	24.02'
L10	S 04°49'59" E	85.38'
L11	S 27°45'24" W	83.70'
L12	S 25°28'10" W	90.71'
L13	S 17°49'13" W	60.90'
L14	N 74°38'01" W	43.98'
L15	N 72°52'48" W	50.00'
L16	N 54°01'39" E	9.35'
L17	N 54°01'39" E	50.00'
L18	N 35°58'21" W	7.18'
L19	N 27°30'45" W	14.14'
L20	N 80°58'21" W	14.14'
L21	S 08°55'45" W	14.12'
L22	N 27°30'45" W	14.14'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1570.00'	0°04'58"	2.27'	N 74°35'32" W	2.27'
C2	25.00'	92°02'18"	40.16'	N 28°31'54" W	35.98'
C3	25.00'	91°40'15"	40.00'	S 63°19'23" W	35.87'
C4	1570.00'	34°03'14"	933.13'	N 53°48'53" W	919.46'
C5	25.00'	90°48'55"	39.63'	N 08°37'12" E	35.61'
C6	8030.00'	0°53'28"	124.89'	N 83°34'56" E	124.88'
C7	25.00'	90°53'28"	39.66'	S 81°25'05" E	35.63'
C8	25.00'	88°25'54"	38.59'	N 08°14'37" E	34.87'
C9	600.00'	36°32'24"	382.85'	S 54°14'33" E	376.19'
C10	50.00'	90°00'00"	78.54'	S 27°30'45" E	70.71'
C11	575.00'	36°32'24"	366.70'	S 54°14'33" E	360.52'
C12	25.00'	22°34'49"	9.85'	S 83°48'09" E	9.79'
C13	50.00'	148°42'51"	129.78'	S 20°44'08" E	96.30'
C14	25.00'	36°08'02"	15.77'	S 35°33'16" W	15.51'
C15	25.00'	90°00'00"	39.27'	N 27°30'45" W	35.36'
C16	625.00'	36°32'24"	398.59'	N 54°14'33" W	391.87'



**PRELIMINARY PLAT  
SIENNA SECTION 29A**

A SUBDIVISION OF 10.832 ACRES OF LAND SITUATED IN THE  
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PH. (281) 894-8655

**GPI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
4724 VISTA ROAD • PASADENA, TX 77665  
PHONE: 281-489-4533 • CBI@survey.com  
TBP&S FORM #10130300 • www.GPIsurvey.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

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

SCOTT FRANKOVICH, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 130312

LAST SAVE: 6/23/2020 4:57 PM BY: LAURE CHAPA - PLOT DATE: 6/23/2020 4:52 PM BY: LAURE CHAPA  
 PLATTING MGR. PLATTING MGR. SURVEY SURVEY  
 SIENNA SECTION 29A  
 LJA JOB NO. 1416-1529A



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** July 8, 2020  
**AGENDA ITEM SUBJECT:** Preliminary Plat of SRSC Missouri City  
**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:** PLAT2000258  
**TYPE OF APPLICATION:**  
 Initial application  
 Written Response application  
**PROPERTY ID:** 0077-00-000-1120-907  
**LOCATION:** Northeast of Hwy 6, northwest of Oyster Creek Place and southwest of Peninsula Drive,  
**ZONING DISTRICT DESIGNATION:** LC-3, retail district  
**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** N/A

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**RECOMMENDED ACTION:**  
The Planning and Zoning Commission should:

**APPROVE WITH CONDITIONS:** An applicant may submit a written response to an initial application that satisfies each condition contained within this report

**A. REASON FOR DISAPPROVAL:**  
None

**B. CONDITIONS FOR APPROVAL:**

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.

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

None

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

- a. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). **Please provide a letter from Fort Bend Municipal Utility District #49 confirming capacity for the subject plat.**

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

None

**C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:**

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None

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



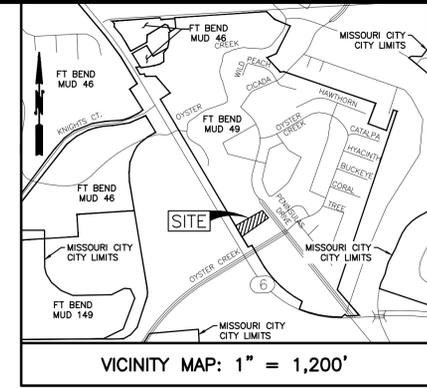
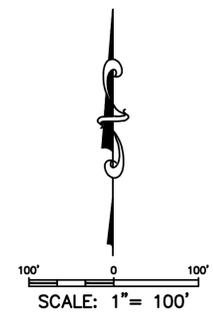
STATE OF TEXAS  
 COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PRELIMINARY PLAT OF SRSC MISSOURI CITY, IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY, TEXAS. THIS PLAT IS NOT IN RECORDABLE FORM.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

BY: SONYA BROWN-MARSHALL  
 CHAIRMAN

BY: TIMOTHY R. HANEY  
 VICE CHAIRMAN



**ABBREVIATIONS**

- B.L. BUILDING SETBACK LINE
- C.I.R. CAPPED IRON ROD
- ESMT. EASEMENT
- F.H. FIRE HYDRANT
- F.H.E. FIRE HYDRANT EASEMENT
- F.B.C.C.F. FORT BEND COUNTY CLERK'S
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
- FND. FOUND
- I.R. IRON ROD
- M.H. MANHOLE
- NO. NUMBER
- R.O.W. RIGHT-OF-WAY
- SAN. SANITARY
- S.F. SQUARE FEET
- STM. STORM
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
- W.L.E. WATER LINE EASEMENT
- W.V. WATER VALVE

**NOTES:**

1. THIS TRACT LIES IN ZONE "X" (SHADED), DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 48157C0295L, LATEST AVAILABLE PUBLISHED REVISION DATED APRIL 2, 2014.
2. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204; NAD 83 (NA2011). DISTANCES ARE SURFACE DISTANCES BASED ON THE U.S. SURVEY FOOT AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998710204.
3. DRAINAGE FACILITIES ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE OWNERS AND NOT THE CITY OF MISSOURI CITY.
4. ANY DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY. ANY ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
5. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
6. 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.
7. 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.
8. 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.
9. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
10. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-169(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
11. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE PROPERTY OWNER 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).
12. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
13. THERE ARE NO EXISTING AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
14. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
15. SLAB ELEVATIONS SHALL MEET THE STANDARDS ESTABLISHED BY FEMA AND SHALL MEET ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE INFRASTRUCTURE DESIGN MANUAL, ADOPTED BY CHAPTER 46, MISSOURI CITY CODE. MINIMUM SLAB ELEVATION = 68.50.
16. 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.
17. 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.

**METES AND BOUNDS DESCRIPTION**

1.500 ACRES  
 ELIJAH ROARK SURVEY, A-77  
 MISSOURI CITY, FORT BEND COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1,500 ACRES, LOCATED IN THE ELIJAH ROARK SURVEY, ABSTRACT 77, IN FORT BEND COUNTY, TEXAS; SAID 1,500 ACRE TRACT BEING OUT OF THE REMAINDER OF A CALLED 11,960.3 ACRE TRACT OF LAND RECORDED IN THE NAME OF LIEVEN J. VAN REIT, TRUSTEE IN VOLUME 1195, PAGE 786, OF THE FORT BEND COUNTY DEED RECORDS (F.B.D.R.); SAID 1,500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE):

COMMENCING, AT AN ALUMINUM TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) DISK FOUND AT THE WESTERLY SOUTH CORNER OF SAID REMAINDER TRACT, SAME BEING THE NORTHWEST END OF A TRANSITION LINE FROM THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF OYSTER CREEK PLACE (ONE HUNDRED FEET WIDE PER SLIDE NUMBER (NO.) 731A OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.)) TO THE NORTHEAST R.O.W. LINE OF STATE HIGHWAY 6 (WIDTH VARIES);

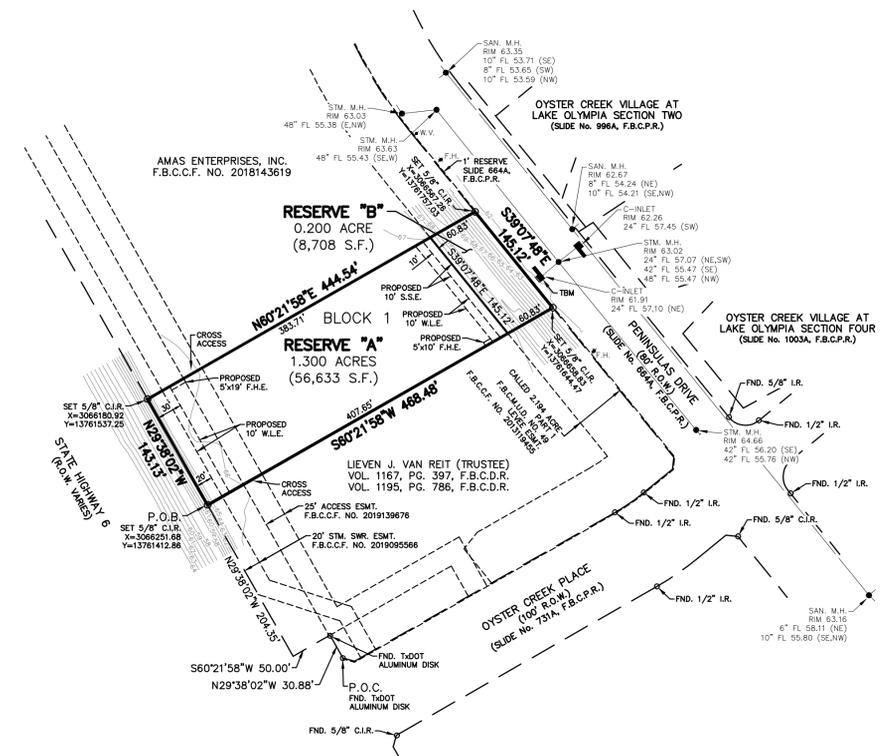
THENCE, WITH THE SOUTHWEST LINES OF SAID REMAINDER TRACT AND THE NORTHEAST R.O.W. LINE OF SAID STATE HIGHWAY 6, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 29° 38' 02" WEST, A DISTANCE OF 30.88 FEET TO AN ALUMINUM TxDOT DISK FOUND AT AN ANGLE POINT;
2. SOUTH 60° 21' 58" WEST, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT;
3. NORTH 29° 38' 02" WEST, A DISTANCE OF 204.35 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE SOUTHERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
4. NORTH 29° 38' 02" WEST, A DISTANCE OF 143.13 FEET TO A 5/8-INCH CAPPED IRON ROD SET AT THE SOUTHERLY CORNER OF A CALLED 3.204 ACRE TRACT OF LAND RECORDED IN THE NAME OF AMAS ENTERPRISES, INC., IN FORT BEND COUNTY CLERK'S FILE NO. 2018143619, FOR THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 60° 21' 58" EAST, THROUGH AND ACROSS SAID REMAINDER TRACT AND WITH THE SOUTHWEST LINE OF SAID 3.204 ACRE TRACT, A DISTANCE OF 444.54 FEET TO A 5/8-INCH CAPPED IRON ROD SET ON THE NORTHEAST LINE OF SAID REMAINDER TRACT AND THE SOUTHWEST R.O.W. LINE OF PENINSULAS DRIVE (EIGHTY FEET WIDE PER SLIDE NO. 664A OF THE F.B.C.P.R.), AT THE EASTERLY CORNER OF SAID 3.204 ACRE TRACT FOR THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 39° 07' 48" EAST, WITH THE NORTHEAST LINE OF SAID REMAINDER TRACT AND THE SOUTHWEST R.O.W. LINE OF SAID PENINSULAS DRIVE, A DISTANCE OF 145.12 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 80° 21' 58" WEST, THROUGH AND ACROSS REMAINDER TRACT, A DISTANCE OF 468.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,500 ACRES OF LAND.



Reserve Table			
Reserve	Acres	Sq. Ft.	Type
A	1.300	56,663	Restricted to Commercial
B	0.200	8,708	Restricted to Levee & Utilities

**BENCHMARK**  
 CITY OF MISSOURI CITY SURVEY MARKER NO. 11013 BEING A BRASS DISK IN CONCRETE ALONG THE SOUTH SIDE OF DISCOVERY LANE APPROXIMATELY 382 FEET WEST OF PACE ROAD. ELEVATION = 61.56' (NAVD 88, 2001 ADJUSTMENT)

**TEMPORARY BENCHMARK**  
 BOX CUT ON "C" INLET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PENINSULAS DRIVE APPROXIMATELY 280' ± NORTHWEST OF THE INTERSECTION OF PENINSULAS DRIVE AND OYSTER CREEK DRIVE, AS SHOWN HEREON. ELEVATION = 61.91' (NAVD 88, 2001 ADJUSTMENT)

# SRSC MISSOURI CITY PRELIMINARY PLAT

A SUBDIVISION OF 1,500 ACRES OF LAND  
 SITUATED IN THE  
 ELIJAH ROARK SURVEY, ABSTRACT NO. 77  
 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

2 RESERVES 1 BLOCK

**OWNER:**  
 JSC FEDERAL CREDIT UNION,  
 A FEDERAL CREDIT UNION  
 1330 GEMINI ST.  
 HOUSTON, TX 77058  
 281-488-7070

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

**SURVEYOR:**  
 MICHAEL HALL, R.P.L.S.  
 CIVIL-SURV. LAND SURVEYING, L.C.  
 10590 WESTOFFICE DR., SUITE 100  
 HOUSTON, TEXAS 77042  
 (713) 839-9181



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** July 8, 2020  
**AGENDA ITEM SUBJECT:** Final Plat of Parks Edge Section Ten  
**AGENDA ITEM NUMBER:** 6.A.(4)  
**PROJECT PLANNER:** Gretchen M. Pyle, 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:** PLAT2000257  
**TYPE OF APPLICATION:**  
 **Initial application**  
 Written Response application  
**PROPERTY ID:** 0013-00-000-0600-907  
**LOCATION:** North of Lake Olympia Parkway, east of the Fort Bend Parkway and west of Community Park  
**ZONING DISTRICT DESIGNATION:** PD, Planned Development District #95 (Ordinance O-15-52)

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:**

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should:

<p><b>X APPROVE WITH CONDITIONS:</b> An applicant may submit a written response to an initial application that satisfies each condition contained within this report.</p>
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**A. REASON FOR DISAPPROVAL:**

None

**B. CONDITIONS FOR APPROVAL:**

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.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. A final draft of restrictive covenants (if any) ready for filing must be provided in accordance with Section 3.C(8). **A copy of the recorded restrictions continues to be provided however, the request is for the draft of the annexation document that will subject this section to the restrictions as recorded. The recorded restrictions only apply to Sections 1-3. Subsequent sections need to be annexed into the overall restrictions. A draft document was submitted and approved with the preliminary plat. Please provide a final version of this document, ready for recordation.**
  
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All final plats shall incorporate the provisions relating to preliminary plats in accordance with Section 3.C. **The temporary benchmark (TBM) as shown on the approved preliminary plat is required to be placed on the final plat in addition to the description provided in plat note #20.**
  
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

**C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:**

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

**Provide with mylar for signature:**

1. Payment in the amount of \$60,200 for cash in lieu of parkland for the subject section.

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



- A** RESTRICTED RESERVE "A"  
RESTRICTED TO DRAINAGE PURPOSES ONLY  
2,829 ACRES  
123,177 SQ FT
- B** RESTRICTED RESERVE "B"  
RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY  
0.1119 ACRES  
4,875 SQ FT
- C** RESTRICTED RESERVE "C"  
RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY  
0.0276 ACRES  
1,204 SQ FT
- D** RESTRICTED RESERVE "D"  
RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE & TRAIL PURPOSES ONLY  
0.4573 ACRES  
19,919 SQ FT
- E** RESTRICTED RESERVE "E"  
RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE & TRAIL PURPOSES ONLY  
0.2670 ACRES  
11,631 SQ FT

IDENTIFYING No.	RESERVE TABLE	ACREAGE	OWNER
A	RESTRICTED TO DRAINAGE PURPOSES ONLY	2.828	D.R. Horton - Texas, Ltd.
B	LANDSCAPE/OPEN SPACE	0.1119	D.R. Horton - Texas, Ltd.
C	LANDSCAPE/OPEN SPACE	0.0276	D.R. Horton - Texas, Ltd.
D	LANDSCAPE/OPEN SPACE/PIPELINE/TRAIL	0.4573	D.R. Horton - Texas, Ltd.
E	LANDSCAPE/OPEN SPACE/PIPELINE/TRAIL	0.2670	D.R. Horton - Texas, Ltd.

CALLED 47.884 ACRES  
TO CITY OF MISSOURI CITY  
BY WARRANTY DEED  
VOL 1929 PG 1217  
FBCDR

CALLED 47.884 ACRES  
TO CITY OF MISSOURI CITY  
BY WARRANTY DEED  
VOL 1929 PG 1217  
FBCDR



272  
PARKS EDGE  
INVESTMENTS,  
LLC  
No. 2017047655  
FBCPRRP

Line	Bearing	Distance
L1	N21°07'E	6.78
L2	N87°43'53"W	282.00
L3	N21°07'E	296.33
L4	N67°55'59"E	138.16
L5	N31°53'41"E	134.19
L6	N86°45'39"E	281.06
L7	S46°13'35"E	72.70
L8	S59°09'16"E	55.23
L9	S77°58'25"E	45.71
L10	S40°29'58"E	219.63
L11	S25°34'42"W	1095.00
L12	N64°25'18"W	205.00
L13	S25°34'42"W	22.30
L14	N64°25'18"W	210.00
L15	N65°15'53"W	48.48

Line	Bearing	Distance
L16	N72°58'00"W	49.19
L17	N25°34'42"E	72.70
L18	N70°34'42"E	7.57
L19	N64°25'18"W	212.62
L20	N21°07'E	221.69
L21	N16°07'31"W	3.58
L22	N64°25'18"W	616.44
L23	N25°34'42"E	550.54
L24	N64°25'18"W	155.50
L25	N70°34'42"E	6.16
L26	N64°25'18"W	117.63
L27	N21°07'E	296.33
L28	N37°47'11"E	20.56
L29	N9°50'28"E	61.38
L30	N17°15'01"E	38.89

Line	Bearing	Distance
L31	N24°39'58"E	61.47
L32	N33°45'16"E	61.49
L33	N46°14'56"E	107.32
L34	N61°03'56"E	92.79
L35	N67°55'59"E	189.61
L36	N53°47'58"E	66.42
L37	N49°36'50"E	78.20
L38	N31°53'41"E	263.60
L39	N25°34'42"E	670.61
L40	N25°34'42"E	387.70
L41	N64°25'18"W	486.93
L42	N70°28'29"W	53.80
L43	N76°14'03"W	56.63
L44	N45°14'47"W	160.29
L45	N64°25'18"W	360.00

Line	Bearing	Distance
L46	N63°39'35"W	28.54
L47	N12°46'06"W	25.96
L48	N58°06'19"W	41.95
L49	N33°12'14"W	99.82
L50	N59°44'50"W	48.99
L51	N63°40'51"W	49.43
L52	N75°16'27"W	50.91
L53	N64°25'18"W	60.00

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	65°39'52"	480.00'	550.11'	309.72'	N35°06'03"E	520.49'
C2	36°02'18"	320.00'	201.28'	104.09'	N49°54'50"E	197.97'
C3	90°00'00"	50.00'	78.54'	50.00'	N19°25'18"W	70.71'
C4	20°17'31"	450.00'	159.37'	80.53'	N74°34'03"W	158.54'
C5	25°44'46"	450.00'	202.21'	102.84'	N15°08'30"E	200.51'
C6	87°33'49"	50.00'	76.41'	47.92'	N71°47'48"E	69.19'
C7	14°07'15"	800.00'	197.17'	99.08'	N57°21'40"W	196.67'
C8	90°00'00"	50.00'	78.54'	50.00'	N19°25'18"W	70.71'
C9	101°20'45"	25.00'	44.22'	30.51'	N52°56'29"E	38.68'
C10	21°02'22"	25.00'	9.18'	4.64'	N36°05'54"E	9.13'
C11	132°04'44"	50.00'	115.26'	112.51'	N19°25'18"W	91.38'
C12	21°02'22"	25.00'	9.18'	4.64'	N74°56'29"W	9.13'
C13	80°56'42"	25.00'	35.32'	21.33'	N38°12'14"W	32.45'
C14	90°00'00"	25.00'	39.27'	25.00'	N19°25'18"W	35.36'
C15	23°04'26"	25.00'	10.07'	5.10'	N37°06'56"E	10.00'
C16	136°08'52"	50.00'	118.81'	124.22'	N19°25'18"W	92.77'
C17	23°04'26"	25.00'	10.07'	5.10'	N75°57'31"W	10.00'
C18	48°11'23"	25.00'	21.03'	11.18'	N40°19'36"W	20.41'
C19	276°22'46"	50.00'	241.19'	44.72'	N25°34'42"E	66.67'
C20	48°11'23"	25.00'	21.03'	11.18'	N88°30'59"W	20.41'
C21	90°00'00"	25.00'	39.27'	25.00'	N70°34'42"E	35.36'
C22	50°17'28"	25.00'	21.94'	11.74'	N29°17'28"W	21.25'
C23	276°19'00"	50.00'	241.13'	44.77'	N37°41'46"E	66.71'
C24	46°16'36"	25.00'	20.19'	10.68'	N77°19'26"W	19.65'
C25	90°00'00"	25.00'	39.27'	25.00'	N19°25'18"W	35.36'
C26	90°00'00"	25.00'	39.27'	25.00'	N70°34'42"E	35.36'
C27	36°52'12"	25.00'	16.09'	8.33'	N45°59'12"W	15.81'
C28	150°00'28"	50.00'	130.91'	186.65'	N77°26'40"E	96.59'
C29	26°15'47"	25.00'	11.46'	5.83'	N15°34'20"E	11.36'

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

- General 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.
  - 3) 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.
  - 4) 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.
  - 5) Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
  - 6) 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.
  - 7) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational area and open space; and the Parks Edge 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).
  - 8) 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.
  - 9) All existing and proposed pipelines or pipeline easements through the subdivision have been shown.
  - 10) No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
  - 11) 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). Per the approved drainage analysis the top of all floor slabs shall be a minimum of 66.20 feet (NAVD 88). Regardless of the minimum slab elevation shown, the top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
  - 12) 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.
  - 13) 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.
  - 14) All of the property subdivided in the foregoing plat is within the boundaries of Fort Bend County, Texas.
  - 15) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title thereto shall revert to and rest in the dedicant, his heirs, assigns or successors.
  - 16) In accordance with PD, planned development district #95 (Ordinance 0-15-52) there shall be a rear yard of not less than 8 feet, except as specifically set forth in the Residential Builder Guidelines, adopted as exhibit D by Ordinance 0-15-52, a side yard of zero (0) feet is allowed. The combined side yards between a building on a given lot and a building on an adjacent lot shall not be less than ten feet.
  - 17) Per the approved trail system, a proposed trail will follow along Reserves "D" and "E".
  - 18) All drainage easements shall be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility. All property shall drain into the drainage easement only through an approved drainage structure.
  - 19) Fort Bend County Drainage District maintains the rights to the maintenance of the Mustang Bayou Drainage Easement. Fort Bend County Drainage District reserves the right to maintain Reserve "A" if they so choose.
  - 20) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732. Elevation shown hereon are based on City of Missouri City Survey Marker No. PCMO03 having a published elevation of 66.07 feet, NAVD 2001 Adjustment. Temporary Benchmark being a brass disc located within Parks Edge Sec. 8, on the southeast corner of the intersection of Canyon Shore Lane and Custer Ridge Court, on the southeast corner of a "BB" storm inlet manhole. Elevation=74.08 feet, NAVD 2001 Adjustment.
  - 21) The West boundary is in the center of Mustang Bayou therefore property corners cannot be set.

# PARKS EDGE SECTION 10

## A SUBDIVISION OF 21.63 ACRES OF LAND OUT OF THE DAVID BRIGHTON LEAGUE A-13 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

86 LOTS      5 RESERVES      3 BLOCKS

JUNE 12, 2020

DEVELOPER/OWNER:  
D.R. HORTON - TEXAS, LTD.,  
a Texas limited partnership  
6744 Horton Vista Drive, Suite 100  
Richmond, Texas 77407  
Phone: (281) 269-6832

SURVEYOR:  
JONES | CARTER  
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:  
JONES | CARTER  
JARED S. WILLIAMS, P.E.

SHEET 1 OF 2

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, acting by and through Jonathan Woodruff, its Assistant Vice President, and,

Authorized Agent, attested by \_\_\_\_\_ its \_\_\_\_\_ herein referred to as Owners of the 21.63 acre tract described in the above and foregoing plat of Parks Edge Section 10, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Parks Edge Section 10 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, the D.R. Horton – Texas, Ltd., a Texas limited partnership, by its authorized agent has caused these presents to be signed by Jonathan Woodruff, its Assistant Vice President, thereunto authorized, attested by

\_\_\_\_\_ its \_\_\_\_\_, and its common seal hereunto affixed this \_\_\_\_\_ day of

\_\_\_\_\_, 2020.

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

By: \_\_\_\_\_  
Jonathan Woodruff,  
Assistant Vice President

Attest: \_\_\_\_\_  
Name:  
Title:

STATE OF TEXAS §

COUNTY OF FORT BEND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

STATE OF TEXAS §

COUNTY OF FORT BEND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
(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 Parks Edge Section 10 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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020 at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plat number

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

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

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

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

# PARKS EDGE SECTION 10

A SUBDIVISION OF 21.63 ACRES OF LAND OUT OF THE DAVID BRIGHTON LEAGUE A-13 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

86 LOTS      5 RESERVES      3 BLOCKS

JUNE 12, 2020

DEVELOPER/OWNER:  
D.R. HORTON – TEXAS, LTD.,  
a Texas limited partnership  
6744 Horton Vista Drive, Suite 100  
Richmond, Texas 77407  
Phone: (281) 269-6832

SURVEYOR:  
 JONES | CARTER  
GOTTON SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 30046300  
1638 West Loop South, Suite 100 • Houston, TX 77062 • 713-777-3337  
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:  
 JONES | CARTER  
Texas Board of Professional Land Surveying Registration No. 10042100  
6328 West Loop South, Suite 100 • Houston, TX 77062 • 713-777-3337  
JARED S. WILLIAMS, P.E.



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** July 8, 2020  
**AGENDA ITEM SUBJECT:** Final Plat of Parks Edge Section 11  
**AGENDA ITEM NUMBER:** 6.A.(5)  
**PROJECT PLANNER:** Gretchen M. Pyle, Planning Specialist  
**APPROVAL:** *OT* **Otis T. Spriggs, AICP**, Director, Development Services  
*SK* **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

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**PERMIT NUMBER:** PLAT2000256  
**TYPE OF APPLICATION:**  
 **Initial application**  
 Written Response application  
**PROPERTY ID:** 0013-00-000-0600-907 / 0013-00-000-0126-907  
**LOCATION:** North of Lake Olympia Parkway, east of the Fort Bend Parkway and west of Community Park  
**ZONING DISTRICT DESIGNATION:** PD, Planned Development District #95 (Ordinance O-15-52)

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:**

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should:

<b>X APPROVE WITH CONDITIONS:</b> An applicant may submit a written response to an initial application that satisfies each condition contained within this report
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**A. REASON FOR DISAPPROVAL:**

1. None

**B. CONDITIONS FOR APPROVAL:**

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.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. A final draft of restrictive covenants (if any) ready for filing must be provided in accordance with Section 3.C(8). **A copy of the recorded restrictions continues to be provided however, the request is for the draft of the annexation document that will subject this section to the restrictions as recorded. The recorded restrictions only apply to Sections 1-3. Subsequent sections need to be annexed into the overall restrictions. A draft document was submitted and approved with the preliminary plat. Please provide a final version of this document, ready for recordation.**
  - b. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners within the subdivision, together with the conditions or limitations of each reservation shall be identified in accordance with Section 2.D(16). **The configuration of what is now proposed as Reserves A and B and containing a portion of the private trails has changed between preliminary and final plat, preventing the location of a continuous trail as approved by the parkland dedication. Please clarify configuration and where continuous trail would be located in accordance with the approved plan.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All final plats shall incorporate the provisions relating to preliminary plats in accordance with Section 3.C. **The temporary benchmark (TBM) as shown on the approved preliminary plat is required to be placed on the final plat in addition to the description provided in plat note #20.**
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
  - a. All final plats shall incorporate the provisions relating to preliminary plats in accordance with Section 3.C. **The street name Park Lake Drive was removed from the preliminary plat and replaced with Lake Landing Lane. Please correct on final plat.**

**C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:**

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

**Provide with mylar for signature:**

1. Payment in the amount of \$57,400 for cash in lieu of parkland for the subject section.

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



- A RESTRICTED RESERVE "A"**  
RESTRICTED TO  
LANDSCAPE/ OPEN SPACE &  
TRAIL  
PURPOSES ONLY  
0.0994 ACRES  
4,330 SQ FT
- B RESTRICTED RESERVE "B"**  
RESTRICTED TO  
LANDSCAPE/ OPEN SPACE &  
TRAIL  
PURPOSES ONLY  
0.1156 ACRES  
5,036 SQ FT
- C RESTRICTED RESERVE "C"**  
RESTRICTED TO  
DRAINAGE/ TRAIL  
PURPOSES ONLY  
17.09 ACRES  
744,335 SQ FT
- D RESTRICTED RESERVE "D"**  
RESTRICTED TO  
LANDSCAPE/ OPEN SPACE  
PURPOSES ONLY  
0.0780 ACRES  
3,398 SQ FT

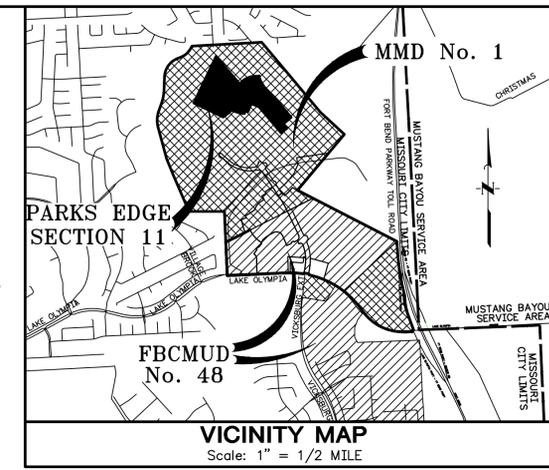
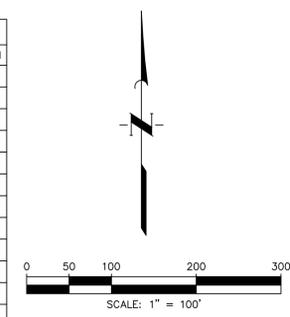
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	LANDSCAPE/ OPEN SPACE	0.0994	D.R. Horton - Texas, Ltd.
B	LANDSCAPE/ OPEN SPACE	0.1156	D.R. Horton - Texas, Ltd.
C	DRAINAGE/ TRAIL	17.09	D.R. Horton - Texas, Ltd.
D	LANDSCAPE/ OPEN SPACE	0.0780	D.R. Horton - Texas, Ltd.

Line	Bearing	Distance
L1	N64°25'18"W	763.97
L2	N25°34'42"E	1215.61
L3	S40°29'58"E	809.31
L4	S52°20'46"E	50.00
L5	N87°39'34"E	92.73
L6	S3°08'58"E	35.17
L7	S22°12'53"E	104.54
L8	S31°04'55"E	139.46
L9	S39°56'57"E	135.96
L10	S47°44'38"E	160.47
L11	S42°21'40"E	117.47
L12	S40°04'17"E	120.00
L13	S40°04'17"E	180.00
L14	S40°04'17"E	245.93
L15	S49°30'02"W	236.75
L16	S4°30'02"W	14.14
L17	S40°29'58"E	94.13
L18	S62°34'36"E	20.00
L19	N89°59'34"W	20.00
L20	S49°30'02"W	140.78
L21	N40°29'58"W	797.83
L22	N66°49'38"W	180.82
L23	S43°33'59"W	72.95

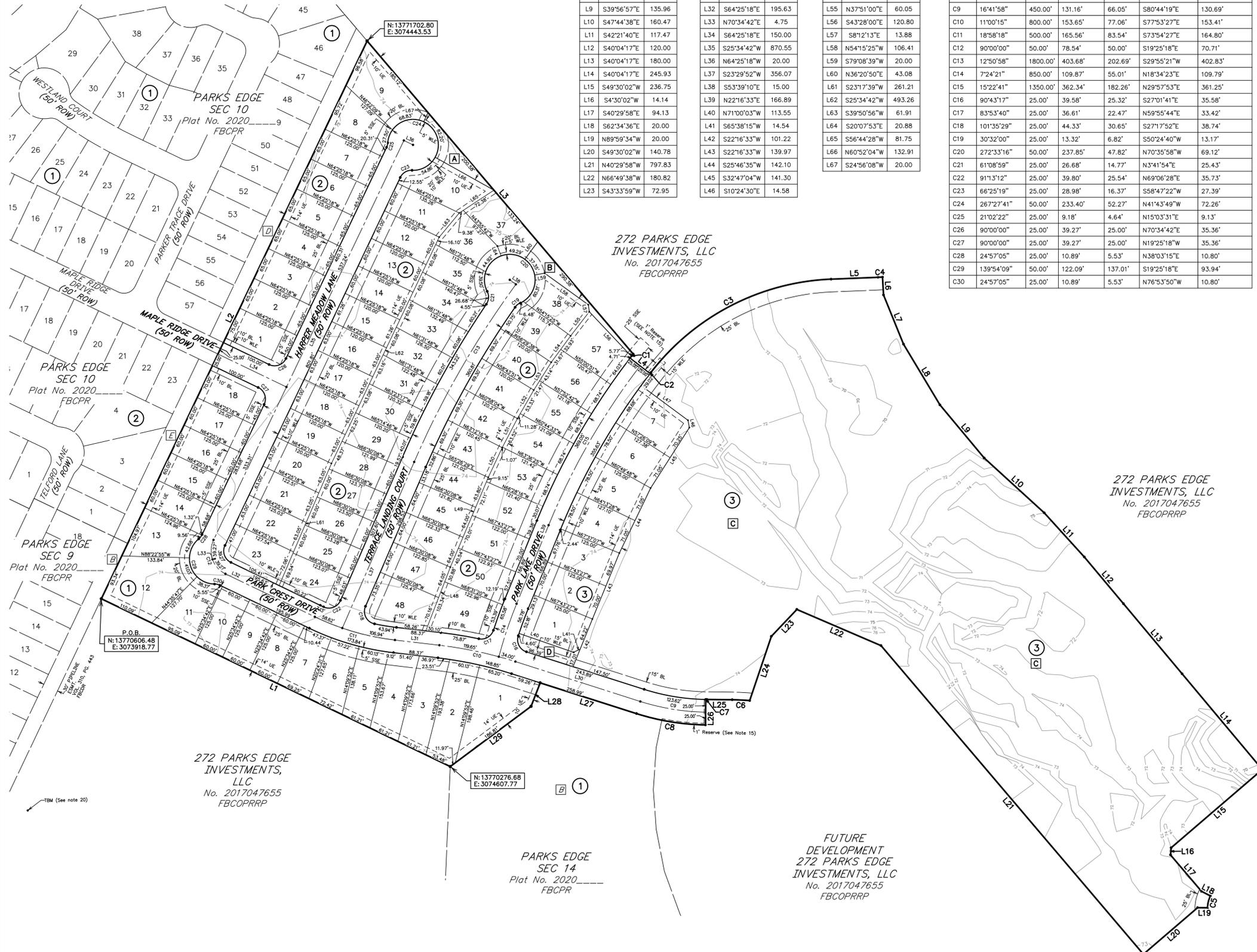
Line	Bearing	Distance
L24	S18°46'28"W	133.47
L25	N89°22'18"W	50.00
L26	S0°37'42"W	50.00
L27	N72°23'20"W	199.74
L28	S21°12'26"W	49.48
L29	S53°26'17"W	198.78
L30	S72°23'20"E	258.99
L31	S83°23'55"E	88.37
L32	S64°25'18"E	195.63
L33	N70°34'42"E	4.75
L34	S64°25'18"E	150.00
L35	S25°34'42"W	870.55
L36	N64°25'18"W	20.00
L37	S23°29'52"W	356.07
L38	S53°39'10"E	15.00
L39	N70°34'42"E	4.75
L40	N71°00'03"W	113.55
L41	S65°38'15"W	14.54
L42	S22°16'33"W	101.22
L43	S22°16'33"W	139.97
L44	S25°46'35"W	142.10
L45	S32°47'04"W	141.30
L46	S10°24'30"E	14.58

Line	Bearing	Distance
L47	S53°36'04"E	115.00
L48	N21°09'05"E	134.22
L49	N23°02'10"E	191.80
L50	N25°10'07"E	64.58
L51	N27°45'23"E	63.52
L52	N29°54'41"E	53.33
L53	N32°23'16"E	43.14
L54	N36°25'41"E	31.67
L55	N37°51'00"E	60.05
L56	S43°28'00"E	120.80
L57	S8°12'13"E	13.88
L58	N54°15'25"W	106.41
L59	S79°08'39"W	20.00
L60	N36°20'50"E	43.08
L61	S23°17'39"W	261.21
L62	S25°34'42"W	493.26
L63	S39°50'56"W	61.91
L64	S20°07'53"E	20.88
L65	S56°44'28"W	81.75
L66	N60°52'04"W	132.91
L67	S24°56'08"W	20.00

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	0°26'12"	1375.00'	10.48'	5.24'	S37°52'20"W	10.48'
C2	0°07'38"	1325.00'	2.94'	1.47'	N37°43'03"E	2.94'
C3	49°52'42"	475.00'	413.51'	220.88'	N62°43'13"E	400.57'
C4	0°48'32"	625.00'	8.82'	4.41'	N87°15'18"E	8.82'
C5	27°24'57"	50.00'	23.92'	12.20'	S13°42'55"W	23.70'
C6	4°09'10"	475.00'	34.43'	17.22'	N87°17'43"W	34.42'
C7	0°19'00"	425.00'	2.35'	1.17'	N89°12'48"W	2.35'
C8	16°41'58"	475.00'	138.44'	69.72'	N80°44'19"W	137.95'
C9	16°41'58"	450.00'	131.16'	66.05'	S80°44'19"E	130.69'
C10	11°00'15"	800.00'	153.65'	77.06'	S77°53'27"E	153.41'
C11	18°58'18"	500.00'	165.56'	83.54'	S73°54'27"E	164.80'
C12	90°00'00"	50.00'	78.54'	50.00'	S19°25'18"E	70.71'
C13	12°50'58"	1800.00'	403.68'	202.69'	S29°55'21"W	402.83'
C14	7°24'21"	850.00'	109.87'	55.01'	N18°34'23"E	109.79'
C15	15°22'41"	1350.00'	362.34'	182.26'	N29°57'53"E	361.25'
C16	90°43'17"	25.00'	39.58'	25.32'	S27°01'41"E	35.58'
C17	83°53'40"	25.00'	36.61'	22.47'	N59°55'44"E	33.42'
C18	101°35'29"	25.00'	44.33'	30.65'	S27°17'52"E	38.74'
C19	30°32'00"	25.00'	13.32'	6.82'	S50°24'40"W	13.17'
C20	272°33'16"	50.00'	237.85'	47.82'	N70°35'58"W	69.12'
C21	61°08'59"	25.00'	26.68'	14.77'	N3°41'54"E	25.43'
C22	91°13'12"	25.00'	39.80'	25.54'	N69°06'28"E	35.73'
C23	66°25'19"	25.00'	28.98'	16.37'	S58°47'22"W	27.39'
C24	267°27'41"	50.00'	233.40'	52.27'	N41°43'49"W	72.26'
C25	21°02'22"	25.00'	9.18'	4.64'	N15°03'31"E	9.13'
C26	90°00'00"	25.00'	39.27'	25.00'	N70°34'42"E	35.36'
C27	90°00'00"	25.00'	39.27'	25.00'	N19°25'18"W	35.36'
C28	24°57'05"	25.00'	10.89'	5.53'	N38°03'15"E	10.80'
C29	139°54'09"	50.00'	122.09'	137.01'	S19°25'18"E	93.94'
C30	24°57'05"	25.00'	10.89'	5.53'	N76°53'50"W	10.80'



- VICINITY MAP**  
Scale: 1" = 1/2 MILE
- General Notes
- AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - CF ..... "Clerk's File"
  - DE ..... "Drainage Easement"
  - Emt ..... "Easement"
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  - FBCMU ..... "Fort Bend County Municipal Utility District"
  - FBCOPR ..... "Fort Bend County Official Public Records"
  - FBCOPRRP ..... "Fort Bend County Official Public Records of Real Property"
  - FBCPR ..... "Fort Bend County Plat Records"
  - FME ..... "Force Majeure Easement"
  - FND ..... "Front"
  - MMD No. 1 ..... "Missouri City Management District Number 1"
  - No. .... "Number"
  - Point of Beginning ..... "Point of Beginning"
  - ROW ..... "Right-of-Way"
  - Sq Ft ..... "Square Feet"
  - Sanitary Sewer Easement ..... "Sanitary Sewer Easement"
  - Strm SE ..... "Storm Sewer Easement"
  - Temp ..... "Temporary"
  - UE ..... "Utility Easement"
  - Vol - Pg ..... "Volume and Page"
  - WLE ..... "Waterline Easement"
  - Block Number
  - Set 3/4-inch Iron With Cap Stamped "Jones/Carter" as Per Certification



- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
- In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- 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 Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational area and open space, and the Parks Edge Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.0(c) of the Platting Manual of the City of Missouri City (September 2019).
- All required utility easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the easements required by the utility companies contacted.
- There are no existing or proposed pipeline easements within the limits of the subdivision.
- No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.1(3) of the Platting Manual of the City of Missouri City (September 2019). Per the approved drainage analysis the top of all floor slabs shall be a minimum of 66.20 feet (NAVD 88). Regardless of the minimum slab elevation shown, the top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
- All of the property subdivided in the foregoing plat is within the boundaries of Fort Bend County, Texas.
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and vest in the dedicant, his heirs, assigns or successors.
- In accordance with PD, planned development district #95 (Ordinance 0-15-52), there shall be a rear yard of not less than 8 feet. Except as specifically set forth in the Residential Builder Guidelines, adopted as exhibit D by Ordinance 0-15-52, a side yard of zero (0) feet is allowed, the combined side yards between a building on a given lot and a building on an adjacent lot shall not be less than ten feet.
- All drainage easements shall be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility. All property shall drain into the drainage easement only through an approved drainage structure.
- Fort Bend County Drainage District maintains the rights to the maintenance of the Mustang Bayou Drainage Easement. Fort Bend County Drainage District reserves the right to maintain Reserve "C" if they so choose.
- Coordinates shown herein are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732. Elevation shown herein are based on City of Missouri City Survey Marker No. PCMO03 having a published elevation of 66.07 feet, NAVD 2001 Adjustment. Temporary Benchmark being a brass disc located within Parks Edge Sec. 8, on the southeast corner of the intersection of Canyon Shore Lane and Custer Ridge Court, on the southeast corner of a "BB" storm inlet manhole. Elevation=74.08 feet, NAVD 2001 Adjustment.

# PARKS EDGE SECTION 11

## A SUBDIVISION OF 37.81 ACRES OF LAND OUT OF THE DAVID BRIGHTON LEAGUE A-13 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

82 LOTS      4 RESERVES      3 BLOCKS  
JUNE 12, 2020

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

SURVEYOR:  
JONES | CARTER  
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:  
JONES | CARTER  
JARED S. WILLIAMS, P.E.

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

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

PHONE: (281) 269-6832

SHEET 1 OF 2

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, acting by and through Jonathan Woodruff, its Assistant Vice President, and, Authorized Agent, attested by \_\_\_\_\_ its \_\_\_\_\_ and 272 PARKS EDGE INVESTMENTS, LLC, a Texas limited liability company acting by and through Israel Fogiel, its President herein referred to as Owners of the 37.81 acre tract described in the above and foregoing plat of Parks Edge Section 11, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Parks Edge Section 15 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, the D.R. Horton – Texas, Ltd., a Texas limited partnership, by its authorized agent has caused these presents to be signed by Jonathan Woodruff, its Assistant Vice President, thereunto authorized, attested by

\_\_\_\_\_, its \_\_\_\_\_, and its common seal hereunto affixed this \_\_\_\_\_ day of

\_\_\_\_\_, 2020, and 272 PARKS EDGE INVESTMENTS, LLC, a Texas limited liability company has caused these presents to be

signed by Israel Fogiel, its President hereunto authorized, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

By: \_\_\_\_\_  
Jonathan Woodruff,  
Assistant Vice President

Attest: \_\_\_\_\_  
Name:  
Title:

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

By: \_\_\_\_\_  
Israel Fogiel  
President

STATE OF TEXAS §  
COUNTY OF FORT BEND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
(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 Parks Edge Section 11 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat

this \_\_\_\_\_, day of \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020 at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plat number

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

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

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

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

# PARKS EDGE SECTION 11

A SUBDIVISION OF 37.81 ACRES OF LAND  
OUT OF THE  
DAVID BRIGHTON LEAGUE A-13  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS

80 LOTS      4 RESERVES      3 BLOCKS  
JUNE 12, 2020

DEVELOPER/OWNER:  
D.R. HORTON – TEXAS, LTD.,  
a Texas limited liability partnership  
6744 Horton Vista Drive, Suite 100  
Richmond, Texas 77407  
Phone: (281) 269-6832

DEVELOPER/OWNER:  
D.R. HORTON – TEXAS, LTD.,  
a Texas limited liability partnership  
6744 Horton Vista Drive, Suite 100  
Richmond, Texas 77407  
Phone: (281) 269-6832

SURVEYOR:  
 JONES & CARTER  
GOTTON SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 30046300  
1608 West Loop South, Suite 100 - Houston, TX 77027 - 713-771-2337  
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:  
 JONES & CARTER  
Texas Board of Professional Land Surveying Registration No. 10042100  
6328 West Loop South, Suite 100 - Houston, TX 77027 - 713-771-2337  
JARED S. WILLIAMS, P.E.



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** July 8, 2020  
**AGENDA ITEM SUBJECT:** Final Plat of Parks Edge Section 15  
**AGENDA ITEM NUMBER:** 6.A.(6)  
**PROJECT PLANNER:**  **Gretchen M. Pyle**, 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:** PLAT2000259  
**TYPE OF APPLICATION:**  
 **Initial application**  
 Written Response application  
**PROPERTY ID:** 0013-00-000-0502-907  
**LOCATION:** North of Lake Olympia Parkway, east of Community Park and west of the Parks Edge Boulevard / Park Vista Drive roundabout  
**ZONING DISTRICT DESIGNATION:** PD, Planned Development District #95 (Ordinance O-15-52)

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

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**RECOMMENDED ACTION:**  
The Planning and Zoning Commission should:

<p><b>X APPROVE:</b> In accordance with Section 82-36 of the Code of Ordinances of the City of Missouri City, after the commission has approved a final plat, such final plat shall be recorded into the applicable county plat records. Following recordation, final recorded documents shall</p>
--

be submitted to the city in accordance with the schedule of required copies.

**A. REASON FOR DISAPPROVAL:**

1. None

**B. CONDITIONS FOR APPROVAL:**

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.

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

**C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:**

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

**Provide with mylar for signature:**

1. Payment in the amount of \$21,700 for cash in lieu of parkland for the subject section.
2. A copy of the recorded restrictions continues to be provided however, the request is for the draft of the annexation document that will subject this section to the restrictions as recorded. The recorded restrictions only apply to Sections 1-3. Subsequent sections need to be annexed into the overall restrictions. A draft document was submitted and approved with the preliminary plat. Please provide a final version of this document, ready for recordation.

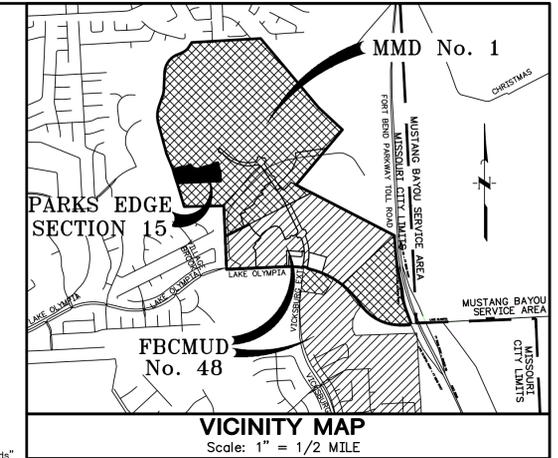
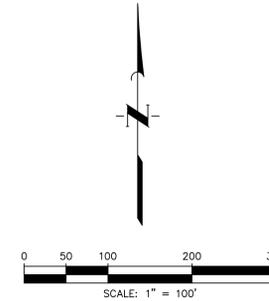
-----**END OF REPORT**-----



**A RESTRICTED RESERVE "A"**  
RESTRICTED TO  
DRAINAGE  
PURPOSES ONLY  
0.6840 ACRES  
29,796 SQ FT

**B RESTRICTED RESERVE "B"**  
RESTRICTED TO  
LANDSCAPE/OPEN SPACE/  
PURPOSES ONLY  
0.5687 ACRES  
24,771 SQ FT

RESERVE TABLE				
IDENTIFYING No.	LAND USE	ACREAGE	OWNER	
A	DRAINAGE	0.6840	D.R. Horton - Texas, Ltd.	
B	LANDSCAPE/OPEN SPACE	0.5687	D.R. Horton - Texas, Ltd.	



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

- 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.
- 3) 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.
- 4) 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.
- 5) Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 6) 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.
- 7) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational area and open space; and the Parks Edge Homeowners' Association shall be responsible for 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).
- 8) 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.
- 9) There are no existing or proposed pipeline easements within the limits of the subdivision.
- 10) No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- 11) 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). Per the approved drainage analysis the top of all floor slabs shall be a minimum of 66.20 feet (NAVD 88). Regardless of the minimum slab elevation shown, the top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- 12) 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.
- 13) 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.
- 14) All of the property subdivided in the foregoing plat is within the boundaries of Fort Bend County, Texas.
- 15) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
- 16) In accordance with PD, planned development district #95 (Ordinance 0-15-52) there shall be a rear yard of not less than 8 feet. Except as specifically set forth in the Residential Builder Guidelines, adopted as exhibit D by Ordinance 0-15-52, a side yard of zero (0) feet is allowed. The combined side yards between a building on a given lot and a building on an adjacent lot shall not be less than ten feet.
- 17) All drainage easements shall be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility. All property shall drain into the drainage easement only through an approved drainage structure.
- 18) Fort Bend County Drainage District maintains the rights to the maintenance of the Mustang Bayou Drainage Easement. Fort Bend County Drainage District reserves the right to maintain Reserve "A" if they so choose.
- 19) Coordinates shown herein are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732. Elevation shown herein are based on City of Missouri City Survey Marker No. PCMO03 having a published elevation of 66.07 feet, NAVD 2001 Adjustment. Temporary Benchmark being a brass disc located within Parks Edge, Sec 6 Plat, on the north side of Edge View Lane, immediately northeast and across the street from the intersection of Edge View Lane and Parkside Court, on the north side of a "B-B" storm inlet. Elevation=74.15 feet, NAVD 2001 Adjustment

Line Table		
Line	Bearing	Distance
L1	N77°47'10"E	120.00
L2	S12°12'50"E	178.50
L3	S21°50'24"E	40.50
L4	S2°31'08"E	196.86
L5	S87°25'38"W	981.63
L6	N17°21'32"W	206.70
L7	N14°24'28"W	105.87
L8	N73°40'35"E	230.62
L9	N64°46'21"E	170.00
L10	S33°13'21"E	45.90
L11	S49°12'44"E	45.90
L12	S65°12'07"E	45.90
L13	S81°11'30"E	45.90
L14	N85°54'36"E	48.22
L15	N70°53'54"E	150.25
L16	N77°47'10"E	175.29
L17	N12°12'50"W	22.61
L18	N15°15'12"W	171.25
L19	N12°12'50"W	84.51
L20	N36°13'31"E	52.25

Line Table		
Line	Bearing	Distance
L21	N17°21'32"W	228.61
L22	N14°24'28"W	106.57
L23	N16°58'38"W	132.05
L24	N57°02'05"E	268.55
L25	S78°22'10"W	73.35

REMAINDER OF CALLED  
40.787 ACRES  
TO TEAHOUSE BEVERAGE, INC.  
BY DEED WITHOUT WARRANTIES  
CF No. 2013030020  
FBCOPRRP

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	4°58'36"	335.00'	29.10'	14.56'	S22°44'21"E	29.09'
C2	26°52'52"	700.00'	328.42'	167.29'	N73°29'23"E	325.41'
C3	72°15'47"	50.00'	63.06'	36.50'	N23°55'04"E	58.96'
C4	39°17'41"	310.00'	212.61'	110.68'	S73°25'20"E	208.46'
C5	24°57'05"	25.00'	10.89'	5.53'	S24°41'22"E	10.80'
C6	121°29'21"	50.00'	106.02'	89.26'	N23°34'46"E	87.25'
C7	23°42'50"	25.00'	10.35'	5.25'	S72°28'02"W	10.27'
C8	86°10'39"	25.00'	37.60'	23.39'	S27°50'08"W	34.16'
C9	86°10'39"	25.00'	37.60'	23.39'	N58°20'31"W	34.16'
C10	42°04'35"	150.00'	110.16'	57.69'	S83°28'23"W	107.70'
C11	127°34'49"	50.00'	111.33'	101.57'	S53°46'29"E	89.72'
C12	42°04'35"	150.00'	110.16'	57.69'	N11°01'22"W	107.70'

REMAINDER OF CALLED  
40.787 ACRES  
TO TEAHOUSE BEVERAGE, INC.  
BY DEED WITHOUT WARRANTIES  
CF No. 2013030020  
FBCOPRRP

# PARKS EDGE SECTION 15

A SUBDIVISION OF 8.04 ACRES OF LAND  
OUT OF THE  
DAVID BRIGHTON LEAGUE A-13  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS

31 LOTS      2 RESERVES      3 BLOCKS  
JUNE 12, 2020

DEVELOPER/OWNER:  
D.R. HORTON - TEXAS, LTD.,  
a Texas limited partnership  
6744 Horton Vista Drive, Suite 100  
Richmond, Texas 77407  
Phone: (281) 269-6832

SURVEYOR:  
**JONES | CARTER**  
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:  
**JONES | CARTER**  
JARED S. WILLIAMS, P.E.

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, acting by and through Jonathan Woodruff, its Assistant Vice President, and,

Authorized Agent, attested by \_\_\_\_\_ its \_\_\_\_\_ herein referred to as Owners of the 8.04 acre tract described in the above and foregoing plat of Parks Edge Section 15, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Parks Edge Section 15 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, the D.R. Horton – Texas, Ltd., a Texas limited partnership, by its authorized agent has caused these presents to be signed by Jonathan Woodruff, its Assistant Vice President, thereunto authorized, attested by

\_\_\_\_\_, its \_\_\_\_\_, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

By: \_\_\_\_\_  
Jonathan Woodruff,  
Assistant Vice President

Attest: \_\_\_\_\_  
Name:  
Title:

STATE OF TEXAS §  
COUNTY OF FORT BEND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
(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 Parks Edge Section 15 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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020 at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plat number

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

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

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

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

# PARKS EDGE SECTION 15

A SUBDIVISION OF 8.04 ACRES OF LAND OUT OF THE DAVID BRIGHTON LEAGUE A-13 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

31 LOTS      2 RESERVES      3 BLOCKS

JUNE 12, 2020

DEVELOPER/OWNER:  
D.R. HORTON – TEXAS, LTD.,  
a Texas limited partnership  
6744 Horton Vista Drive, Suite 100  
Richmond, Texas 77407  
Phone: (281) 269-6832

SURVEYOR:  
 JONES | CARTER  
DARTON SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 3006320  
6330 West Loop South, Suite 150 • Houston, TX 77461 • 713.773.3337  
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:  
 JONES | CARTER  
Texas Board of Professional Land Surveying Registration No. 10841-00  
6120 West Loop South, Suite 150 • Houston, TX 77461 • 713.773.3337  
JARED S. WILLIAMS, P.E.



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** July 8, 2020  
**AGENDA ITEM SUBJECT:** Final Plat of Parkway Crossing Phase I  
**AGENDA ITEM NUMBER:** 6.A.(7)  
**PROJECT PLANNER:** Gretchen M. Pyle, 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:** PLAT2000254  
**TYPE OF APPLICATION:**  
 **Initial application**  
 Written Response application  
**PROPERTY ID:** 0313-00-000-0161-907  
**LOCATION:** North of Lake Olympia Parkway, east of Parks Edge Boulevard and west of Fort Bend Parkway  
**ZONING DISTRICT DESIGNATION:** PD, Planned Development District #96 (O-20-16)  
**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None

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**RECOMMENDED ACTION:**  
The Planning and Zoning Commission should:  

<b>X APPROVE WITH CONDITIONS:</b> An applicant may submit a written response to an initial application that satisfies each condition contained within this report
---

**A. REASON FOR DISAPPROVAL:**  
None

**B. CONDITIONS FOR APPROVAL:**

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.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. **On June 1, 2020, the City Council approved a parkland dedication for the proposed multifamily use (Reserve A) contained within the subject plat. The dedication was approved for the provision of a 7-acre tract of land, contained outside of the area currently being platted. Per Section 82-174.(c), a developer may reserve this parkland by paying into a city escrow fund, if approved; or per section 82-174.(d), providing a letter of credit.**

**In lieu of paying money into an escrow at this time or in lieu of providing a letter of credit, either of the following notes may be placed upon the subject plat:**

"No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within the subdivision until such time as the escrow of funds required under the provisions of subsection (c) of [section 82-174](#) of the Code of Ordinances of the City of Missouri City, Texas, has been submitted to and accepted by the city."

or

"No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within the subdivision until such time as the escrow of funds required under the provisions of subsection (d) of [section 82-174](#) of the Code of Ordinances of the City of Missouri City, Texas, has been submitted to and accepted by the city."

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

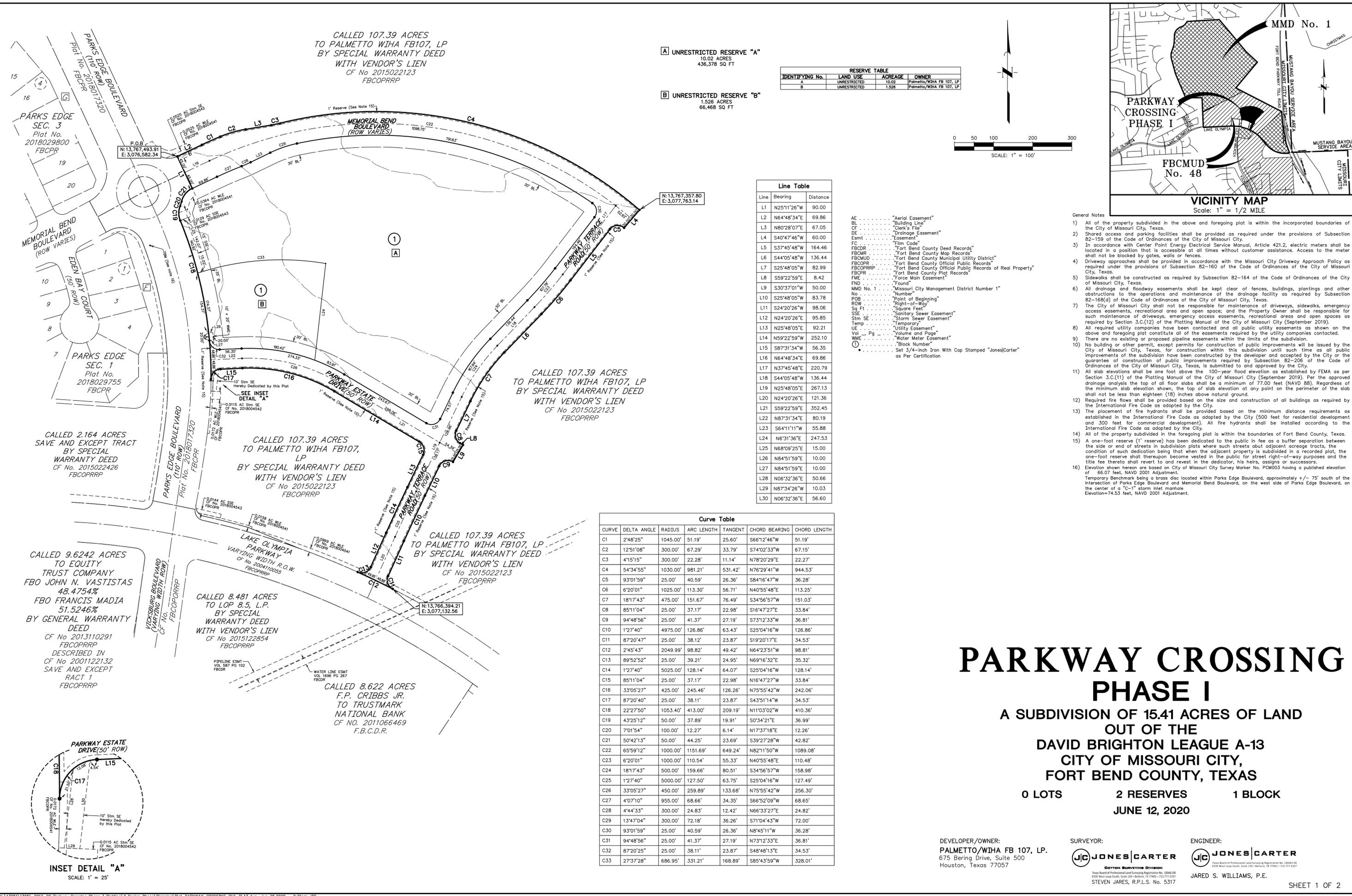
**C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:**

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

1. **Provide with mylar for signature:**
  - a. Confirmation of payment of impact fees due as referenced in the water and wastewater capacity letter dated April 2, 2020.
  - b. Final draft of lienholder subordination, ready for filing.

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

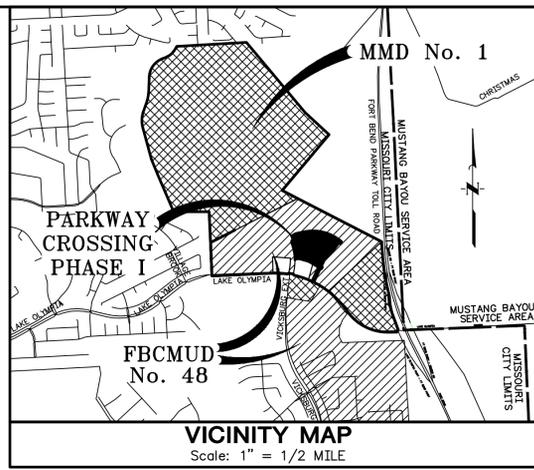
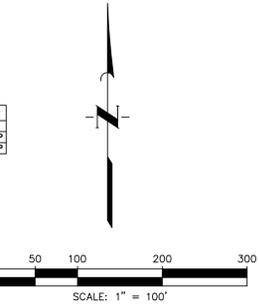




CALLED 107.39 ACRES  
TO PALMETTO WIHA FB107, LP  
BY SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN  
CF No 2015022123  
FBCOPRRP

- A** UNRESTRICTED RESERVE "A"  
10.02 ACRES  
436,378 SQ FT
- B** UNRESTRICTED RESERVE "B"  
1.526 ACRES  
66,468 SQ FT

IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	UNRESTRICTED	10.02	Palmetto/WIHA FB 107, LP
B	UNRESTRICTED	1.526	Palmetto/WIHA FB 107, LP



**Line Table**

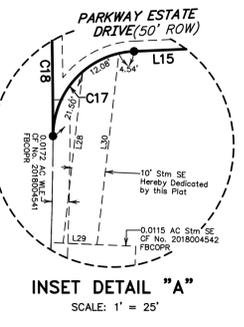
Line	Bearing	Distance
L1	N25°11'26"W	90.00
L2	N64°48'34"E	69.86
L3	N80°28'07"E	67.05
L4	S40°47'46"W	60.00
L5	S37°45'48"W	164.46
L6	S44°05'48"W	136.44
L7	S25°48'05"W	82.99
L8	S59°22'59"E	8.42
L9	S30°37'01"W	50.00
L10	S25°48'05"W	83.78
L11	S24°20'26"W	98.06
L12	N24°20'26"E	95.85
L13	N25°48'05"E	92.21
L14	N59°22'59"W	252.10
L15	S87°31'34"W	56.35
L16	N64°48'34"E	69.86
L17	N37°45'48"E	220.79
L18	S44°05'48"W	136.44
L19	N25°48'05"E	267.13
L20	N24°20'26"E	121.36
L21	S59°22'59"E	352.45
L22	N87°31'34"E	80.19
L23	S64°11'11"W	55.88
L24	N6°31'36"E	247.53
L25	N68°09'25"E	15.00
L26	N84°51'59"E	10.00
L27	N84°51'59"E	10.00
L28	N06°32'36"E	50.66
L29	N87°34'26"W	10.03
L30	N06°32'36"E	56.60

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

- General Notes
- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
  - Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
  - In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
  - 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 Subsection 82-164 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(c) 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 area and open space; and the Property Owner shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.0(12) of the Platting Manual of the City of Missouri City (September 2019).
  - All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
  - There are no existing or proposed pipeline easements within the limits of the subdivision.
  - No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
  - All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.0(11) of the Platting Manual of the City of Missouri City (September 2019). Per the approved drainage analysis the top of all floor slabs shall be a minimum of 77.00 feet (NAVD 88). Regardless of the minimum slab elevation shown, the top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
  - Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
  - The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
  - All of the property subdivided in the foregoing plat is within the boundaries of Fort Bend County, Texas. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title thereto shall revert to and reveal in the dedicator, his heirs, assigns or successors.
  - Elevation shown herein are based on City of Missouri City Survey Marker No. POM003 having a published elevation of 66.07 feet, NAVD 2001 Adjustment. Temporary Benchmark being a brass disc located within Parks Edge Boulevard, approximately +/- 75' south of the intersection of Parks Edge Boulevard and Memorial Bend Boulevard, on the west side of Parks Edge Boulevard, on the center of a "C-1" storm inlet manhole Elevation=74.53 feet, NAVD 2001 Adjustment.

**Curve Table**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	2°48'25"	1045.00'	51.19'	25.60'	S66°12'46"W	51.19'
C2	12°51'08"	300.00'	67.29'	33.79'	S74°02'33"W	67.15'
C3	4°15'15"	300.00'	22.28'	11.14'	N78°20'29"E	22.27'
C4	54°34'55"	1030.00'	981.21'	531.42'	N76°29'41"W	944.53'
C5	93°01'59"	25.00'	40.59'	26.36'	S84°16'47"W	36.28'
C6	6°20'01"	1025.00'	113.30'	56.71'	N40°55'48"E	113.25'
C7	18°17'43"	475.00'	151.67'	76.49'	S34°56'57"W	151.03'
C8	85°11'04"	25.00'	37.17'	22.98'	S16°47'27"E	33.84'
C9	94°48'56"	25.00'	41.37'	27.19'	S73°12'33"W	36.81'
C10	1°27'40"	4975.00'	126.86'	63.43'	S25°04'16"W	126.86'
C11	87°20'47"	25.00'	38.12'	23.87'	S19°20'17"E	34.53'
C12	2°45'43"	2049.99'	98.82'	49.42'	N64°23'51"W	98.81'
C13	89°52'52"	25.00'	39.21'	24.95'	N69°16'32"E	35.32'
C14	1°27'40"	5025.00'	128.14'	64.07'	S25°04'16"W	128.14'
C15	85°11'04"	25.00'	37.17'	22.98'	N16°47'27"W	33.84'
C16	33°05'27"	425.00'	245.46'	126.26'	N75°55'42"W	242.06'
C17	87°20'40"	25.00'	38.11'	23.87'	S43°51'14"W	34.53'
C18	22°27'50"	1053.40'	413.00'	209.19'	N11°03'02"W	410.36'
C19	43°25'12"	50.00'	37.89'	19.91'	S0°34'21"E	36.99'
C20	7°01'54"	100.00'	12.27'	6.14'	N17°37'18"E	12.26'
C21	50°42'13"	50.00'	44.25'	23.69'	S39°27'28"W	42.82'
C22	65°59'12"	1000.00'	1151.69'	649.24'	N82°11'50"W	1089.08'
C23	6°20'01"	1000.00'	110.54'	55.33'	N40°55'48"E	110.48'
C24	18°17'43"	500.00'	159.66'	80.51'	S34°56'57"W	158.98'
C25	1°27'40"	5000.00'	127.50'	63.75'	S25°04'16"W	127.49'
C26	33°05'27"	450.00'	259.89'	133.68'	N75°55'42"W	256.30'
C27	4°07'10"	955.00'	68.66'	34.35'	S66°52'09"W	68.65'
C28	4°44'33"	300.00'	24.83'	12.42'	N66°33'27"E	24.82'
C29	13°47'04"	300.00'	72.18'	36.26'	S71°04'43"W	72.00'
C30	93°01'59"	25.00'	40.59'	26.36'	N8°45'11"W	36.28'
C31	94°48'56"	25.00'	41.37'	27.19'	N73°12'33"E	36.81'
C32	87°20'25"	25.00'	38.11'	23.87'	S48°48'13"E	34.53'
C33	27°37'28"	686.95'	331.21'	168.89'	S85°43'59"W	328.01'



# PARKWAY CROSSING PHASE I

A SUBDIVISION OF 15.41 ACRES OF LAND  
OUT OF THE  
DAVID BRIGHTON LEAGUE A-13  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS

0 LOTS      2 RESERVES      1 BLOCK

JUNE 12, 2020

DEVELOPER/OWNER:  
PALMETTO/WIHA FB 107, LP.  
675 Bering Drive, Suite 500  
Houston, Texas 77057

SURVEYOR:  
**JONES | CARTER**  
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:  
**JONES | CARTER**  
JARED S. WILLIAMS, P.E.

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, Palmetto/WIHA FB107, LP, a Texas limited partnership, acting by and through Joel R. Scott, its owner, and, Authorized Agent attested by \_\_\_\_\_ its \_\_\_\_\_ herein referred to as Owners of the 15.41 acre tract described in the above and foregoing plat of Parkway Crossing Phase I, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

IN TESTIMONY WHEREOF, the Palmetto/WIHA FB107, LP, a Texas limited partnership, by its authorized agent has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, thereunto authorized, attested by

\_\_\_\_\_, its \_\_\_\_\_, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Palmetto/WIHA FB107, LP,  
a Texas limited partnership

By: \_\_\_\_\_  
Joel R. Scott  
Owner

Attest: \_\_\_\_\_  
Name:  
Title:

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Joel R. Scott, owner 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 \_\_\_\_\_, 2020.

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

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

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(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 Parkway Crossing Phase I 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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020 at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plot 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

# PARKWAY CROSSING PHASE I

A SUBDIVISION OF 15.41 ACRES OF LAND  
OUT OF THE  
DAVID BRIGHTON LEAGUE A-13  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS

0 LOTS

2 RESERVES

1 BLOCK

JUNE 12, 2020

DEVELOPER/OWNER:  
**PALMETTO/WIHA FB 107, LP.**  
675 Bering Drive, Suite 500  
Houston, Texas 77057

SURVEYOR:  
 **JONES | CARTER**  
Surveying Division  
Texas Board of Professional Land Surveying Registration No. 10046300  
6108 West Loop South, Suite 100 - Houston, TX 77057 - 713-771-3307  
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:  
 **JONES | CARTER**  
Texas Board of Professional Land Surveying Registration No. 10066100  
6108 West Loop South, Suite 100 - Houston, TX 77057 - 713-771-3307  
JARED S. WILLIAMS, P.E.

SHEET 2 OF 2



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** July 8, 2020  
**AGENDA ITEM SUBJECT:** Final Plat of Vrindavan Resorts  
**AGENDA ITEM NUMBER:** 6.A.(8)  
**PROJECT PLANNER:** Gretchen M. Pyle, 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:** PLAT2000262  
**TYPE OF APPLICATION:**  
 **Initial application**  
 Written Response application  
**PROPERTY ID:** 0064-00-000-0601-907  
**LOCATION:** North of the Knanaya Homes residential subdivision, south of Scanlin Road, and west of Staffordshire Road, Hunter's Green and Quail Green West residential subdivisions  
**ZONING DISTRICT DESIGNATION:** PD, Planned Development District #105 (O-10-01)  
**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should:

<p><b>X APPROVE:</b> In accordance with Section 82-36 of the Code of Ordinances of the City of Missouri City, after the commission has approved a final plat, such final plat shall be recorded into the applicable county plat records. Following recordation, final recorded documents shall be submitted to the city in accordance with the schedule of required copies.</p>
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**A. REASON FOR DISAPPROVAL:**

None

**B. CONDITIONS FOR APPROVAL:**

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.

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

**C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:**

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

**Provide with mylar for signature:**

1. Payment in the amount of \$60,900 for cash in lieu of parkland for the subject section.

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



## APPLICATION FOR PLAT APPROVAL

(Initial Applications Only)

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

**Application Type:**

- AMENDING PLAT**
 **FINAL PLAT**
 **PRELIMINARY PLAT**  
 **CONCEPTUAL PLAN**
 **(INCLUDING REPLAT)**  
 **LARGE ACREAGE PLAT**

<b>1. NAME OF PLAT:</b>	VRINDAVAN RESORTS
<b>2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):</b>	PRELIMINARY PLAT VRINDAVAN RESORTS
<b>3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):</b>	VRINDAVAN RESORTS LLC. , JOSEPH MANAKALATHIL
MAILING ADDRESS:	1303 FOREST HOLLOW DR., MISSOURI CITY, TX 77459
PHONE NO.:	281-731-4570
EMAIL:	jmanakalathil@gmail.com
<b>4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):</b>	PRO-SURV SURVEYING AND MAPPING
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> PLANNER <input checked="" type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:	
MAILING ADDRESS:	PO BOX 1366, FRIENDSWOOD, TEXAS 77549
PHONE NO.:	281-996-1113
EMAIL:	donna@prosurv.net
<b>5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):</b>	<b>CITY LIMITS</b> ETJ (IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)
<b>6. ZONING DISTRICT (CIRCLE ONE OR MORE):</b>	<b>GENERAL:</b> SD SUP <b>PD</b> <b>RESIDENTIAL:</b> R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH <b>NONRESIDENTIAL:</b> LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF
<b>7. LAND DISTRIBUTION (IN ACRES)</b>	PRIVATE STREETS: <u>0</u> PUBLIC STREETS: R.O.W.- <u>0.2966</u> RESIDENTIAL LOTS: <u>3.6210</u> LAKES/PONDS (NON-RECREATIONAL): <u>0.0208</u> IRRIGATION/DRAINAGE CANALS: <u>2.6652</u> RECREATIONAL USES: <u>0.1981</u> UTILITY EASEMENTS: <u>0.7605</u> PUBLIC PARKLAND: <u>0.9178</u> OTHER (EXPLAIN): <u>OPEN (GREEN SPACE</u> (ACRES): <u>5.1766</u> <b>TOTAL ACREAGE:</b> <u>13.6566</u>
<b>8. ESTIMATED # OF SECTIONS:</b>	<u>0</u> <b>BLOCKS:</b> <u>1</u> <b>RESERVES:</b> <u>4</u>
<b>9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:</b>	<u>87</u>
<b>10. TYPE OF STREETS (CIRCLE ONE):</b>	<b>PUBLIC</b> PRIVATE COMBINATION
<b>11. TYPE OF WATER SYSTEM (CIRCLE ONE):</b>	<b>PUBLIC</b> INDIVIDUAL WATER WELLS OTHER (ATTACH EXPLANATION, IF OTHER)
<b>12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):</b>	<b>PUBLIC</b> INDIVIDUAL SEPTIC TANKS OTHER (ATTACH EXPLANATION, IF OTHER)
<b>13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:</b>	<u>WCID2</u>

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, VRINDAVAN RESORTS LLC, ACTING BY AND THROUGH, JOSEPH MANAKALATHIL, PRESIDENT, HERINAFTER REFERRED TO AS OWNERS OF THE 13.6566 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF VRINDAVAN RESORTS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY TO 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 DEDICATIONS OR EXACTIONS MADE HEREIN.

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

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

IN TESTIMONY WHEREOF, VRINDAVAN RESORTS LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH MANAKALATHIL, PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS CHIEF FINANCIAL OFFICER, MARY THOMAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

VRINDAVAN RESORTS LLC

BY: \_\_\_\_\_  
JOSEPH MANAKALATHIL, PRESIDENT

ATTEST: \_\_\_\_\_  
MARY THOMAS, CHIEF FINANCIAL OFFICER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH MANAKALATHIL, PRESIDENT AND MARY THOMAS, CHIEF FINANCIAL OFFICER, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF VRINDAVAN RESORTS 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 \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
SONYA BROWN-MARSHALL  
CHAIRMAN

BY: \_\_\_\_\_  
TIMOTHY R. HANEY  
VICE CHAIRMAN

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

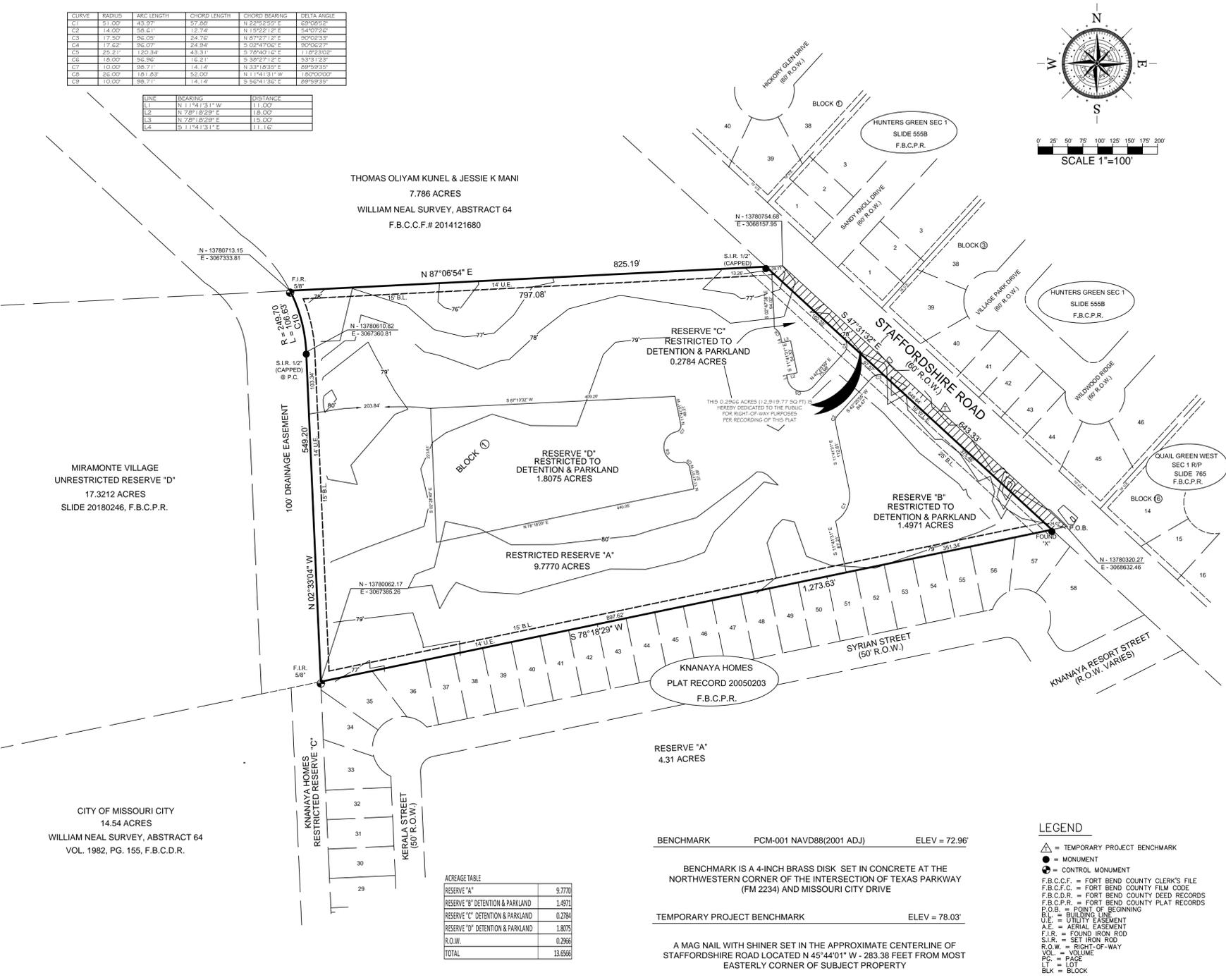
BY: \_\_\_\_\_  
DEPUTY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	51.00'	43.97'	37.86'	N 22°22'55" E	54°09'52"
C2	14.00'	36.61'	13.74'	N 13°22'12" E	54°07'26"
C3	17.50'	36.09'	24.76'	N 87°27'12" E	50°02'33"
C4	17.62'	36.07'	24.94'	S 02°47'06" E	30°04'27"
C5	25.21'	120.34'	43.31'	S 79°42'15" E	111°05'20"
C6	18.00'	36.36'	16.21'	S 39°27'12" E	53°31'23"
C7	10.00'	36.71'	14.74'	N 33°18'23" E	69°59'59"
C8	26.00'	101.63'	52.00'	N 11°41'31" W	160°09'00"
C9	10.00'	36.71'	14.74'	S 56°41'36" E	69°59'59"

LINE	BEARING	DISTANCE
L1	N 11°41'31" W	11.00'
L2	N 72°18'23" E	13.00'
L3	N 22°02'29" E	13.00'
L4	S 11°41'31" E	11.16'

MIRAMONTE VILLAGE  
UNRESTRICTED RESERVE "D"  
17.3212 ACRES  
SLIDE 20180246, F.B.C.P.R.

CITY OF MISSOURI CITY  
14.54 ACRES  
WILLIAM NEAL SURVEY, ABSTRACT 64  
VOL. 1982, PG. 155, F.B.C.D.R.



RESERVE "A"	9.7770
RESERVE "B" DETENTION & PARKLAND	1.4971
RESERVE "C" DETENTION & PARKLAND	0.2784
RESERVE "D" DETENTION & PARKLAND	1.8075
R.O.W.	0.2966
TOTAL	13.6566

METES AND BOUNDS

A TRACT OR PARCEL OF LAND CONTAINING 13.6566 ACRES (CALLED 13.744 ACRES), BEING OUT OF AND A PART OF A 52.5 ACRE TRACT CONVEYED TO THOMPSON FAMILY FARM, LTD., RECORDED IN CLERK'S FILE NO. 200414711 OF THE FORT BEND COUNTY DEED RECORDS IN THE WILLIAM T. NEAL SURVEY, ABSTRACT 64 IN FORT BEND COUNTY, TEXAS, SAID 13.6566 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF STAFFORDSHIRE ROAD (60 FT. RIGHT-OF-WAY);

THENCE SOUTH 78°18'29" WEST (CALLED SOUTH 78°18'10" WEST), AT A DISTANCE OF 24.67 FEET PASSING AN X FOUND IN CONCRETE MARKING THE NORTHEAST CORNER OF LOT 57, BLOCK 1 OF KNAVAYA HOMES SUBDIVISION RECORDED IN CLERK'S FILE NO. 20050203 OF THE FORT BEND COUNTY MAP RECORDS AND CONTINUING FOR A TOTAL DISTANCE OF 1,273.63 FEET (CALLED 1,275.15 FEET) TO A 5/8 INCH CAPPED IRON ROD FOUND FOR AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 35 OF SAID KNAVAYA HOMES AND BEING IN THE EAST BOUNDARY OF A 100 FT. DRAINAGE EASEMENT;

THENCE NORTH 02°33'04" WEST (CALLED NORTH 02°31'08" WEST) WITH THE EAST BOUNDARY OF SAID 100 FT. DRAINAGE EASEMENT A DISTANCE OF 549.20 FEET (CALLED 568.02 FEET) TO A 1/2 INCH CAPPED IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 249.70 FEET;

THENCE CONTINUING WITH THE EASTERLY BOUNDARY OF SAID DRAINAGE EASEMENT AND WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 106.63 FEET (CALLED 89.54 FEET), SAID ARC HAVING A CENTRAL ANGLE OF 24°28'00" AND A LONG CHORD BEARING AND DISTANCE OF NORTH 14°47'08" WEST- 105.82 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHWEST CORNER OF A 7.786 ACRE TRACT CONVEYED TO THOMAS OLIYAM KUNEL AND JESSIE K. MANI IN DEED RECORDED IN CLERK'S FILE NO. 2014121680 OF THE FORT BEND COUNTY DEED RECORDS;

THENCE NORTH 87°06'54" EAST (CALLED NORTH 87°11'13" EAST) WITH THE SOUTH BOUNDARY OF SAID 7.786 ACRE TRACT PASSING A 1/2 INCH CAPPED IRON ROD SET AT THE SOUTHEAST CORNER OF SAID 7.786 ACRE TRACT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STAFFORDSHIRE ROAD AT 797.08 FEET (CALLED 801.08 FEET) AND CONTINUING FOR A TOTAL DISTANCE OF 825.19 FT. TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

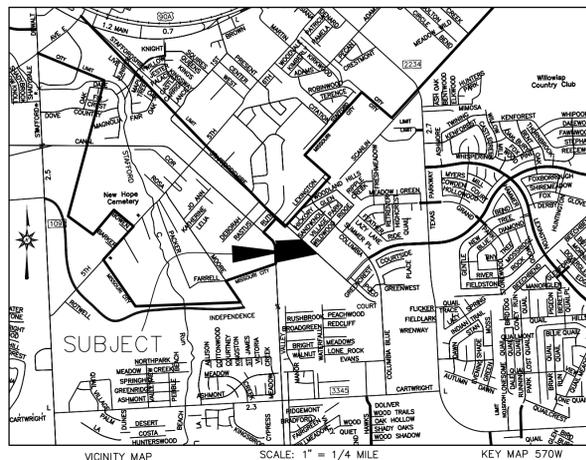
THENCE SOUTH 47°31'32" EAST (CALLED SOUTH 47°36'22" EAST) WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STAFFORDSHIRE ROAD A DISTANCE OF 643.33 FEET (CALLED 643.20 FEET) RETURNING TO THE PLACE OF BEGINNING AND CONTAINING 13.6566 ACRES OF LAND.

LEGEND

- ▲ = TEMPORARY PROJECT BENCHMARK
- = MONUMENT
- ⊙ = CONTROL MONUMENT
- ⊙ = FORT BEND COUNTY CLERK'S FILE
- ⊙ = FORT BEND COUNTY FILE CODE
- ⊙ = FORT BEND COUNTY DEED RECORDS
- ⊙ = FORT BEND COUNTY PLAT RECORDS
- P.O.B. = POINT OF BEGINNING
- B.L. = BUILDING LINE
- F.I.R. = FOUND IRON ROD
- A.E. = AERIAL EASEMENT
- S.I.R. = SET IRON ROD
- R.O.W. = RIGHT-OF-WAY
- Vol. = VOLUME
- Pg. = PAGE
- Lt. = LOT
- Blk. = BLOCK

WCID2 DEDICATION:

OWNERS DO HEREBY DEDICATE TO FORT BEND COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 2 (WCID2) FOR PUBLIC WATER UTILITY PURPOSES THE WATERLINE EASEMENT OR SANITARY SEWER EASEMENT AS DEPICTED, WCID2 MAY LAY, CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RELOCATE, REPLACE, REMOVE, MODIFY AND OPERATE THE WATER UTILITIES ACROSS, ALONG, UNDER, OVER, UPON AND THROUGH THE EASEMENT, AND MAY ENTER UPON THE EASEMENT TO ENGAGE IN ALL ACTIVITIES AS MAY BE NECESSARY, REQUISITE, CONVENIENT, OR APPROPRIATE IN CONNECTION THEREWITH. WCID2'S RIGHTS SHALL INCLUDE, WITHOUT LIMITATION, THE RIGHT TO CLEAR AND REMOVE TREES, UNDERGROWTH, SHRUBBERY, AND OTHER IMPROVEMENTS FROM WITHIN THE EASEMENT AND THE RIGHT TO BRING AND OPERATE SUCH EQUIPMENT ON THE EASEMENT AS MAY BE NECESSARY, REQUISITE, CONVENIENT, OR APPROPRIATE TO EFFECTUATE THE PURPOSES FOR WHICH THE EASEMENT IS GRANTED. SUBJECT TO THE RIGHTS GRANTED TO WCID2 HEREIN, WCID2 WILL AT ALL TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE EASEMENT, RESTORE THE SURFACE OF THE EASEMENT TRACT AS NEARLY AS REASONABLY PRACTICABLE TO SUBSTANTIALLY THE CONDITION PRIOR TO THE UNDERTAKING OF SUCH WORK; PROVIDED, HOWEVER, WCID2 SHALL NOT BE OBLIGATED TO REPLACE OR RESTORE ANY TREES, GROWTH, SHRUBBERY, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS REMOVED FROM WITHIN THE EASEMENT IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE, RELOCATION, REPLACEMENT, REMOVAL, UPGRADE, CHANGE IN THE SIZE OF, OPERATION, PLACEMENT, INSPECTION, PROTECTION, OR ALTERATION OF THE FACILITIES. OWNERS EXPRESSLY RESERVES THE RIGHT TO THE USE AND ENJOYMENT OF THE SURFACE OF THE EASEMENT FOR ANY AND ALL PURPOSES, PROVIDED, HOWEVER, THAT SUCH USE AND ENJOYMENT OF THE SURFACE OF THE EASEMENT SHALL NOT INTERFERE WITH OR RESTRICT THE FULL AND COMPLETE USE AND ENJOYMENT OF THE EASEMENT FOR THE PURPOSES SET FORTH HEREIN.



GENERAL NOTES:

- 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 SECTION 2.D(3), OF THE 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.
- SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83); AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99988247075 AS NEEDED.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND LONG REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE THEM WITH NEW FENCING.
- THERE ARE NO EXISTING PIPELINES WITHIN THE BOUNDARIES OF THE SUBDIVISION.
- SLAB ELEVATIONS SHALL MEET THE STANDARDS ESTABLISHED BY FEMA AND SHALL MEET ALL APPLICABLE CITY REQUIREMENTS, INCLUDING CHAPTER 46, CITY INFRASTRUCTURE CODE AND SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(13) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 4815702082L WITH THE EFFECTIVE DATE OF 04/02/2014, THE PROPERTY IS LOCATED WITHIN ZONE 'X'; BASE FLOOD ELEVATION OF 64.5 FEET. MINIMUM SLAB ELEVATION SHALL BE 65.5 FEET. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS, FORT BEND ISD.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- 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 BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT), ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 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.
- CONTOURS SHOWN BASED ON DATA FROM TOPO SURVEY PREPARED BY C.A. MCKINLEY, R.P.L.S., REGISTRATION NO. 1184, DATED 04/02/2014.

FINAL PLAT  
VRINDAVAN RESORTS

A 13.6566 ACRES (CALLED 13.744 ACRE) TRACT  
OF LAND SITUATED IN THE WILLIAM T. NEAL SURVEY,  
ABSTRACT NO. 64 IN  
FORT BEND COUNTY, TEXAS  
4 RESERVES 1 BLOCK  
JUNE 25 2020

PRO-SURV  
SURVEYING & MAPPING SERVICES  
PO BOX 1366  
FRIENDSWOOD, TX 77549  
PH: 281.996.1113  
EMAIL: orders@prosurv.net  
T.B.P.E.L.S. FIRM #10119300

OWNER  
VRINDAVAN RESORTS LLC  
1303 FOREST HOLLOW DR  
MISSOURI CITY, TX 77549  
281-731-4570



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** July 8, 2020  
**AGENDA ITEM SUBJECT:** Final Plat of Fort Bend Community Church  
**AGENDA ITEM NUMBER:** 6.A.(9)  
**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:** PLAT2000261  
**TYPE OF APPLICATION:**  
 Initial application  
 Written Response application  
**PROPERTY ID:** 0077-00-000-1123-907 / 0077-00-000-1126-907  
0077-00-000-1114-907 / 0077-00-000-1127-907  
**LOCATION:** 7707 Hwy 6

**ZONING DISTRICT DESIGNATION:** SUP #126 (0-10-35) / Suburban district

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

---

**RECOMMENDED ACTION:**

The Planning and Zoning Commission should:

- |   |
|---|
| <input checked="" type="checkbox"/> <b>APPROVE WITH CONDITIONS:</b> An applicant may submit a written response to an initial application that satisfies each condition contained within this report |
|---|

**A. REASON FOR DISAPPROVAL:**

1. None

**B. CONDITIONS FOR APPROVAL:**

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.

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

a. All final plats shall incorporate most of the provisions relating to preliminary plats in accordance with Section 2.C.

i. 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 provide the table listing the identifying letter, use, and acreage of all reserves.**

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

iii. Building lines shall be labeled in accordance with Section 2.D(17). **Please provide the building lines.**

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

None

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

None

**C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:**

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None

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



**DEVELOPMENT SERVICES DEPARTMENT**  
**Planning & Development Division**  
 1522 Texas Parkway  
 Missouri City, Texas 77489  
 281-403-8600 (Office) ■ 281-403-8962 (Fax)  
 www.missouricitytx.gov

**APPLICATION FOR PLAT APPROVAL**  
*(Initial Applications Only)*

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

**Application Type:**

- AMENDING PLAT**                       **FINAL PLAT** *(Short form)*                       **PRELIMINARY PLAT**  
 **CONCEPTUAL PLAN**                      (INCLUDING REPLAT)  
 **LARGE ACREAGE PLAT**

<b>1. NAME OF PLAT:</b>	Fort Bend Community Church		
<b>2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):</b>	N/A		
<b>3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):</b>	Peter Yau w/ Fort Bend Community Church		
MAILING ADDRESS:	7707 Highway 6, Missouri City, Texas		
PHONE NO.:	281-499-2131	EMAIL:	peter.y@fbcchome.org
<b>4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):</b>	Ryan Moeckel w/ Texas Engineering and Mapping Company		
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:			
MAILING ADDRESS:	12718 Century Drive, Stafford, TX 77477		
PHONE NO.:	281-491-2525	EMAIL:	rmoeckel@team-civil.com
<b>5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):</b>	<u>CITY LIMITS</u> ETJ (IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)		
<b>6. ZONING DISTRICT (CIRCLE ONE OR MORE):</b>	<b>GENERAL:</b> SD   SUP <u>PD</u> <b>RESIDENTIAL:</b> R   R-1   R-1-A   R-2   R-3   R-4   R-5   R-6   MF-1   MF-2   MH <b>NONRESIDENTIAL:</b> LC   LC-O   LC-1   LC-2   LC-3   LC-4   BP   I   CF		
<b>7. LAND DISTRIBUTION (IN ACRES)</b>	PRIVATE STREETS: _____ PUBLIC STREETS: _____ RESIDENTIAL LOTS: _____ LAKES/PONDS (NON-RECREATIONAL): _____ IRRIGATION/DRAINAGE CANALS: _____ RECREATIONAL USES: _____ UTILITY EASEMENTS: _____ PUBLIC PARKLAND: _____ OTHER (EXPLAIN): _____ (ACRES): _____ <b>TOTAL ACREAGE:</b> <u>All 15 acres located with 2 reserves</u>		
<b>8. ESTIMATED # OF SECTIONS:</b>	<u>—</u>	<b>BLOCKS:</b>	<u>2</u>
<b>9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:</b>			
<b>10. TYPE OF STREETS (CIRCLE ONE):</b>	<u>PUBLIC</u>	PRIVATE	COMBINATION
<b>11. TYPE OF WATER SYSTEM (CIRCLE ONE):</b>	<u>PUBLIC</u>	INDIVIDUAL WATER WELLS	OTHER
(ATTACH EXPLANATION, IF OTHER)			
<b>12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):</b>	<u>PUBLIC</u>	INDIVIDUAL SEPTIC TANKS	OTHER
(ATTACH EXPLANATION, IF OTHER)			
<b>13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:</b>	<u>F7 Bend MUD 49</u>		

STATE OF TEXAS :  
COUNTY OF FORT BEND :

We, Fort Bend Community Church, a Texas non-profit corporation, acting by and through King Poon, Church Council Chariman of Fort Bend Community Church; and \_\_\_\_\_ acting as an atteste, hereinafter referred to as Owners of the 15,000 acre tract described in the above and foregoing plat of **FORT BEND COMMUNITY CHURCH**, 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 the Church, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated. We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

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

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

IN TESTIMONY WHEREOF THE, Fort Bend Community Church, acting by and through King Poon, Church Council Chariman of Fort Bend Community Church, and being attested by \_\_\_\_\_, hereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2020.

By: Fort Bend Community Church  
a Texas non-profit corporation

By: \_\_\_\_\_  
King Poon, Church Council Chariman

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

Print name

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, on this day personally appeared King Poon, Church Council Chariman of Fort Bend Community Church, a Texas non-profit corporation, and \_\_\_\_\_ acting as an atteste, known to me to be the person 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 Church.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_

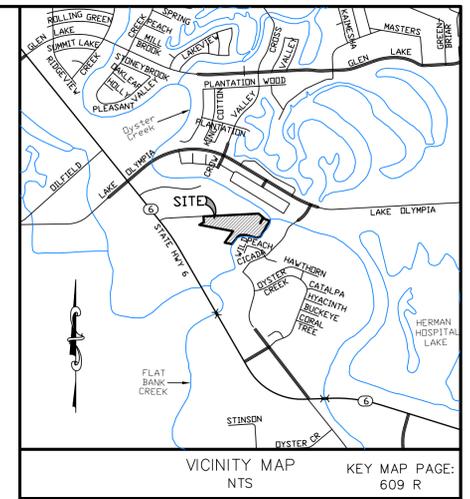
This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this final plat and subdivision of **FORT BEND COMMUNITY CHURCH**, in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
Sonya Brown-Marshall, Chairman

By: \_\_\_\_\_  
Timothy R. Haney, Vice Chairman

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

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



- NOTES:
1.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99987164484.
2.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY SOUTHLAND TITLE COMPANY.
4.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0239I, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN PARTIALLY ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; PARTIALLY IN SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; PARTIALLY WITHIN ZONE "A", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITHOUT BASE FLOOD ELEVATIONS DETERMINED; PARTIALLY IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED; AND PARTIALLY WITHIN THE FLOODWAY WITHIN ZONE "AE".
5.) ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WHOLLY WITHIN THE INCORPORATED BOUNDARIES OF FORT BEND MUD 49, FORT BEND ISD, THE CITY OF MISSOURI CITY, AND FORT BEND COUNTY, TEXAS.
6.) 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.
7.) 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.
8.) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE AS REQUIRED BY SECTION 3.0(14) OF THE PLATING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
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 SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
10.) ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C(13) OF THE PLATING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
11.) REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL NEW BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
12.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
13.) THE CONTOURS SHOWN HEREON ARE BASED ON CITY OF MISSOURI CITY SURVEY MARKER NO. PCM-007 IS A 3-1/2" BRASS DISK SET IN CONCRETE LOCATED SOUTH OF PECAN COURT, 7.2' NORTHEAST OF THE NORTHEAST CURB OF CROWN VALLEY DRIVE, 4' NORTHWEST OF THE NORTHWEST EDGE OF A SIDEWALK ON THE NORTH SIDE OF BRIDGE, 12.5' NORTHWEST OF AN ANGLE POINT IN A FENCE. ELEVATION = 68.78' (NAVD '88, 2001 ADJUSTMENT)
14.) \* -INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
15.) BUILDING LINES SHALL CONFORM TO THE CURRENT CITY OF MISSOURI CITY ZONING ORDINANCES.
16.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
17.) THERE ARE NO EVIDENCE OF EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION. NO PHYSICAL ABOVE GROUND EVIDENCE WAS FOUND NOR DO ANY PIPELINE EASEMENTS APPEAR WITHIN THE CITY PLANNING LETTER PREPARED BY SOUTHLAND TITLE COMPANY IN FILE NO. 1P2073092, EFFECTIVELY DATED MAY 14, 2020.
18.) 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.
19.) 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.
20.) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., IN PLAT NUMBER(S) \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

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

BY: \_\_\_\_\_  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

# FINAL PLAT OF FORT BEND COMMUNITY CHURCH

AN 15,000 ACRE TRACT OF LAND  
IN THE ELIJAH ROARK LEAGUE,  
ABSTRACT NO. 77,  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES

~ OWNER ~

FORT BEND COMMUNITY CHURCH

7707 Highway 6 South  
Missouri City, Texas 77459

PHONE: 281.499.2131

~ ENGINEER / SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY

12718 Century Drive  
Stafford, Texas 77477  
Brian Nesvadba, R.P.L.S.

PHONE: 281.491.2525 FAX: 281.491.2535  
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906  
www.team-civil.com  
Job No. 1410-2

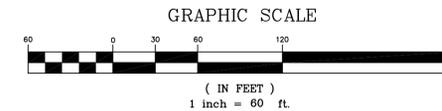
JUNE 26, 2020



**LEGEND**

- B.L. - BUILDING LINE
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- M.U.D. - MUNICIPAL UTILITY DISTRICT
- NTS - NOT TO SCALE
- P.O.B. - POINT OF BEGINNING
- R.O.W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- W.L.E. - WATER LINE EASEMENT
- W - WITH
- (NFV) - NOT FIELD VERIFIED

LINE	BEARING	DISTANCE
L1	S 50°07'29" E	55.33'
L2	S 62°05'47" W	58.73'
L3	S 82°36'31" W	47.60'
L4	S 59°57'42" W	69.92'



**D. BRIGHT SURVEY  
ABSTRACT NO. 13**

ARTANI & CHATRIWALA INVESTMENTS LLC  
19.3917 ACRES  
(F.B.C.C.F. NO. 2015140004)

GREGG D. VAUPEL  
1,500 ACRES  
(F.B.C.C.F. NO. 2001051203)

FORT BEND COUNTY  
TRACT 16B  
0.418 ACRE  
(F.B.C.C.F. NO. 9880878)

**SENIOR ROAD (60' R.O.W.)**

N 87°07'14" E - 1,321.56'

**UNRESTRICTED  
RESERVE "A"**  
10.2919 ACRES

**RESTRICTED  
RESERVE "B"**  
4,7080 ACRES  
(RESTRICTED TO OPEN SPACE  
AND DRAINAGE FACILITIES)

**FINAL PLAT OF  
FORT BEND  
COMMUNITY CHURCH**

A 15.000 ACRE TRACT OF LAND  
IN THE ELIJAH ROARK LEAGUE,  
ABSTRACT NO. 77,  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES

~ OWNER ~  
**RIVER POINTE COMMUNITY CHURCH**

7707 Highway 6 South  
Missouri City, Texas 77459  
PHONE: 281.499.2131

~ ENGINEER / SURVEYOR ~

**TEXAS ENGINEERING AND MAPPING COMPANY**

12718 Century Drive  
Stafford, Texas 77477  
Brian Nesvadba, R.P.L.S.

PHONE: 281.491.2525 FAX: 281.491.2535  
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2906  
www.team-civil.com  
Job No. 1410-2

JUNE 26, 2020

PAGE 2 OF 2

COLONY CREEK COMMUNITY CHURCH  
(PLAT NO. 20070007; F.B.C.P.R.)

FINAL REPLAT PLAT OF FBCC SUBDIVISION  
RESERVES A, B, C, D, AND E  
(SLIDE NOS. 2439B & 2440A; F.B.C.P.R.)

**E. ROARK SURVEY  
ABSTRACT NO. 77**

**FLAT BANK CREEK**  
FORT BEND COUNTY DRAINAGE DISTRICT  
1,740' DRAINAGE EASEMENT  
(VOL. 880, PG. 823; F.B.C.P.R.)

**DRAINAGE  
RESERVE "D"**  
(SLIDE NOS. 2439B & 2440A; F.B.C.P.R.)

LAKE OLYMPIA CIVIC ASSOCIATION  
3,974 ACRES  
(F.B.C.C.F. NO. 2014106457)

LAKE OLYMPIA CIVIC ASSOCIATION  
3,974 ACRES  
(F.B.C.C.F. NO. 2014106457)

**OYSTER CREEK**  
FORT BEND COUNTY DRAINAGE DISTRICT  
180' DRAINAGE EASEMENT  
(VOL. 847, PG. 344; F.B.C.D.R.)

**RUSTLERS CROSSING  
REPLAT # 1**  
(SLIDE NO. 1600B; F.B.C.P.R.)

**OYSTER CREEK VILLAGE AT LAKE OLYMPIA  
SECTION ONE**  
(SLIDE NO. 995A; F.B.C.P.R.)

**BENCHMARK:**  
MISSOURI CITY SURVEY MARKER NO. PCM-007 IS A 3-1/2" BRASS DISK SET IN CONCRETE  
LOCATED SOUTH OF PECAN COURT, 7.2' NORTHEAST OF THE NORTHEAST CURB OF CROWN  
VALLEY DRIVE, 4' NORTHWEST OF THE NORTHWEST EDGE OF A SIDEWALK ON THE NORTH SIDE  
OF BRIDGE, 12.5' NORTHWEST OF AN ANGLE POINT IN A FENCE.  
ELEVATION = 68.78' (NAVD '88, 2001 ADJUSTMENT)

**TBM B:**  
PAINT DOT ON FIRST SANITARY SEWER MANHOLE AT NORTHEAST CORNER OF EXISTING  
CHURCH BUILDING LOCATED SOUTHWEST OF THIS PROPERTY.  
ELEVATION = 66.75'

**TBM K:**  
PAINT DOT ON GRATE INLET LOCATED SOUTH OF THE WEST PROPERTY CORNER AS SHOWN.  
ELEVATION = 64.80'

DRAWING INFO: Z:\job\1410-2\dwg\1410-2\_P1\_B1.dwg JUN 26, 2020 11:23 AM



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** July 8, 2020

**AGENDA ITEM SUBJECT:** FBS Business Park being a replat of South Gessner Road Industrial Park

**AGENDA ITEM NUMBER:** 6.A.(10)

**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:** PLAT2000267

**TYPE OF APPLICATION:**

- Initial application
- Written Response application

**PROPERTY ID:** 7141-00-000-0040-907 / 7141-00-000-0050-907  
7141-00-000-0020-907 / 7141-00-000-0070-907  
0117-00-000-4103-907 / 7141-00-000-0060-907  
7141-00-000-0010-907 / 7141-00-000-0030-907

**LOCATION:** Northeast of Pike Road and west of S. Gessner Road

**ZONING DISTRICT DESIGNATION:** I, Industrial

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should:

- |   |
|---|
| <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> <b>APPROVE WITH CONDITIONS:</b> An applicant may submit a written response to an initial application that satisfies each condition contained within this report</li></ul> |
|---|

**A. REASON FOR DISAPPROVAL:**

None

**B. CONDITIONS FOR APPROVAL:**

A replat 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.

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 final plat shall contain all standard notes in accordance with Section 3.C.(10). **Plat notes should be updated to reference the correct sections and adopted Platting Manual.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Documentation that notice of the subdivision was provided to all utility companies, whether public or private is required in accordance with Section 3.B. **Please provide a letter from Fort Bend County Water Control and Improvement District #2 confirming utility capacity for the subject replat.**
  - b. All final plats shall incorporate most of the provisions relating to preliminary plats in accordance with Section 3.D.
    - i. A Traffic Impact Analysis as required by the Infrastructure Design Manual, adopted by Chapter 45, Missouri City Code and in accordance with Section 2.C(25) must be submitted. **Please provide a Category 2 Traffic Impact Analysis.**
  - c. The plat shall provide a note that the slab elevation shall meet the standards established by FEMA and shall meet all applicable city requirements, including the Infrastructure Design Manual, adopted by Chapter 46, Missouri City Code and in accordance with Section 2.C(13). **Please provide the proposed minimum slab elevation.**
  - d. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners within the subdivision, together with the conditions or limitations of each reservation shall be identified in accordance with Section 2.D(16). **The project is within the Willow Waterhole watershed. Written approval from the city is required to utilize the regional detention pond for detention storage. Please**

**provide confirmation of approval or discuss with the City's Engineering Division the process to acquire such approval.**

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

None

**C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:**

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None

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



**DEVELOPMENT SERVICES DEPARTMENT**  
**Planning & Development Division**  
 1522 Texas Parkway  
 Missouri City, Texas 77489  
 281-403-8600 (Office) ■ 281-403-8962 (Fax)  
 www.missouricitytx.gov

## APPLICATION FOR PLAT APPROVAL

(Initial Applications Only)

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

**Application Type:**

- AMENDING PLAT
  **FINAL PLAT (INCLUDING REPLAT)**
 PRELIMINARY PLAT  
 CONCEPTUAL PLAN
  LARGE ACREAGE PLAT

<b>1. NAME OF PLAT:</b> FBS Business Park		
<b>2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):</b> N/A		
<b>3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):</b> AHF Holdings, LLC		
MAILING ADDRESS: 1515 Whitfield St. Sugar Land, Tx 77479		
PHONE NO.:	281-235-5433	EMAIL: h.feroz@fbsteel.com
<b>4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):</b> The Pinnell Group, LLC		
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> PLANNER <input checked="" type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:		
MAILING ADDRESS: 25207 Oakhurst Dr. Spring, Tx 77386		
PHONE NO.:	281-363-8700	EMAIL: mike@thepinnellgroup.com
<b>5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):</b> CITY LIMITS ETJ (IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)		
<b>6. ZONING DISTRICT (CIRCLE ONE OR MORE):</b>		
<b>GENERAL:</b> SD SUP PD		
<b>RESIDENTIAL:</b> R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH		
<b>NONRESIDENTIAL:</b> LC LC-O LC-1 LC-2 LC-3 LC-4 BP <u>I</u> CF		
<b>7. LAND DISTRIBUTION (IN ACRES)</b>		
PRIVATE STREETS:	PUBLIC STREETS:	RESIDENTIAL LOTS:
LAKES/PONDS (NON-RECREATIONAL):	IRRIGATION/DRAINAGE CANALS:	RECREATIONAL USES:
UTILITY EASEMENTS:	PUBLIC PARKLAND:	
OTHER (EXPLAIN): All Acreage In Industrial Reserves (ACRES): 8.1733		
<b>TOTAL ACREAGE:</b> 8.1733 Acres		
<b>8. ESTIMATED # OF SECTIONS:</b> N/A	<b>BLOCKS:</b> 1	<b>RESERVES:</b> 9
<b>9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:</b> 0		
<b>10. TYPE OF STREETS (CIRCLE ONE):</b> PUBLIC <u>PRIVATE</u> COMBINATION		
<b>11. TYPE OF WATER SYSTEM (CIRCLE ONE):</b> <u>PUBLIC</u> INDIVIDUAL WATER WELLS OTHER		
(ATTACH EXPLANATION, IF OTHER)		
<b>12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):</b> <u>PUBLIC</u> INDIVIDUAL SEPTIC TANKS OTHER		
(ATTACH EXPLANATION, IF OTHER)		
<b>13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:</b> Fort Bend County WCID No. 2		

### RESERVE TABLE

RESERVE	ACREAGE	SQ. FT.	RESTRICTED USE
A	0.7521	32,763	INDUSTRIAL USE
B	0.6450	28,096	INDUSTRIAL USE
C	0.8561	37,292	INDUSTRIAL USE
D	1.4773	64,351	INDUSTRIAL USE
E	0.5742	25,012	INDUSTRIAL USE
F	0.7623	33,204	INDUSTRIAL USE
G	1.0279	44,775	INDUSTRIAL USE
H	0.7745	33,739	INDUSTRIAL USE
I	1.3039	56,796	INDUSTRIAL USE



VICINITY MAP  
1" = 1,000'  
KEY MAP 570J

**BENCHMARKS:**  
BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE BENCHMARK NO. 040850, BEING A BRASS DISC LOCATED ON CONCRETE SURROUNDING GRADE INLET LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF W. AIRPORT BOULEVARD AND JEBBIA LANE, ELEVATION 70.76 FEET, N.A.V.D. 1988, 2001 ADJUSTMENT.  
SITE T.B.M.: TOP OF LETTERS "MUE" IN "MUELLER" CAST IN TOP FLANGE OF FIRE HYDRANT LOCATED APPROXIMATELY 268 FEET SOUTHWEST OF SOUTHEAST PROPERTY CORNER ON NORTH SIDE OF SOUTH GESSNER, AS SHOWN HEREON. ELEVATION = 72.79 FEET.

**LEGEND:**

I.R.	IRON ROD
I.P.	IRON PIPE
FND.	FOUND
MH	MANHOLE
F.H.	FIRE HYDRANT
B.L.	BUILDING LINE
S.A.E.	SHARED ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE
P.O.B.	POINT OF BEGINNING
T.B.M.	TEMPORARY BENCHMARK
R.O.W.	RIGHT-OF-WAY
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
F.B.C.O.P.R.P.	FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

**CURVE TABLE**

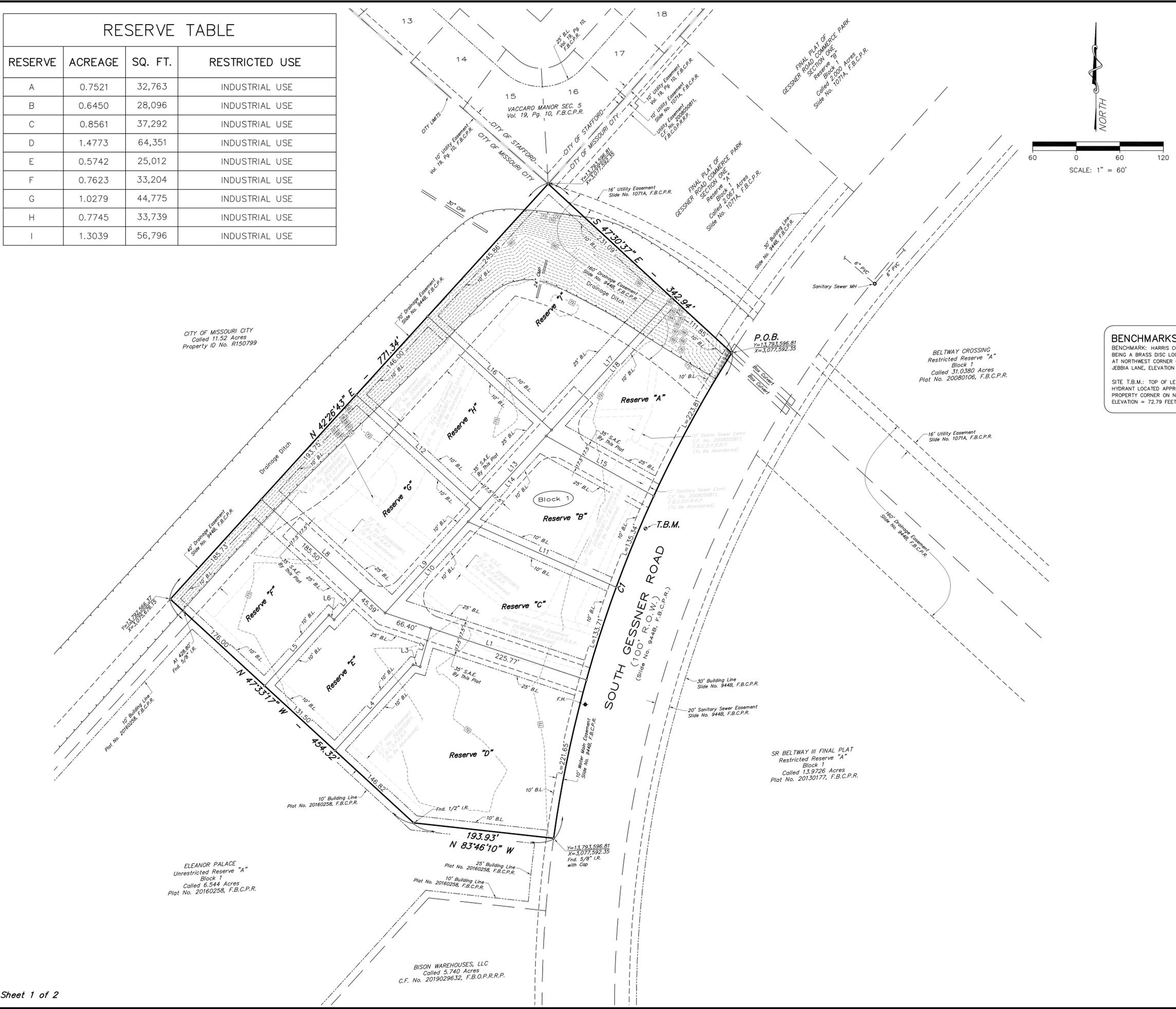
NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	1,664.45'	024°35'45"	714.51'	S 20°15'01" W - 709.04'

**LINE TABLE**

NO.	BEARING	DIST.
L1	N 71°39'41" W	292.17'
L2	N 15°35'06" E	54.85'
L3	S 74°24'54" E	10.06'
L4	N 42°26'43" E	159.37'
L5	N 42°26'43" E	131.48'
L6	S 47°33'17" E	9.50'
L7	N 42°26'43" E	54.25'
L8	N 47°33'17" W	231.09'
L9	S 42°26'43" W	169.42'

**LINE TABLE**

NO.	BEARING	DIST.
L10	N 42°26'43" E	169.42'
L11	N 66°15'48" W	222.90'
L12	N 47°33'17" W	231.09'
L13	S 42°26'43" W	146.00'
L14	N 42°26'43" E	159.31'
L15	N 60°58'51" W	169.64'
L16	N 47°33'17" W	231.09'
L17	S 42°26'43" W	245.68'
L18	N 42°26'43" E	245.68'



CITY OF MISSOURI CITY  
Called 11.52 Acres  
Property ID No. R150799

ELEANOR PALACE  
Unrestricted Reserve "A"  
Block 1  
Called 6.544 Acres  
Plat No. 20160258, F.B.C.P.R.

BISON WAREHOUSES, LLC  
Called 5.740 Acres  
C.F. No. 2019029632, F.B.O.P.R.P.

SR BELTWAY III FINAL PLAT  
Restricted Reserve "A"  
Block 1  
Called 13.9726 Acres  
Plat No. 20130177, F.B.C.P.R.

## FBS BUSINESS PARK

A SUBDIVISION OF 8.1733 ACRES (356,028 SQUARE FEET) OF LAND, SITUATED IN THE B.B.B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 117, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.

BEING A REPLAT OF ALL THE FINAL PLAT OF SOUTH GESSNER ROAD INDUSTRIAL PARK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20070208 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE NEW RESERVES.

1 BLOCK 9 RESERVES

OWNERS:  
AHF HOLDINGS, LLC  
1515 WHITFIELD STREET  
SUGAR LAND, TEXAS 77479  
281-235-5433

SURVEYOR:  
THE PINNELL GROUP, LLC  
25207 OAKHURST DRIVE  
SPRING, TEXAS 77386  
281-363-8700  
FIRM REG. #10039600

DATE: JUNE, 2020 SCALE: 1" = 60' PROJECT NO. 20-118

STATE OF TEXAS  
 COUNTY OF FORT BEND

We, AHF HOLDINGS, LLC, acting by and through Hussain Feroz, Member, being an officer of AHF HOLDINGS, LLC, owners hereinafter referred to as Owners (whether one or more) of the 8.1733 acre tract described in the above and foregoing map of FBS BUSINESS PARK, do hereby make and establish said subdivision and development plan of said property according to all lines dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above the 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.

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

IN TESTIMONY WHEREOF, the AHF HOLDINGS, LLC have caused these presents to be signed by Hussain Feroz, its Member, thereunto authorized

this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

AHF HOLDINGS, LLC

By: \_\_\_\_\_  
 Hussain Feroz, Member

STATE OF TEXAS  
 COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

I, Daniel N. Pinnell, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than 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 Texas Coordinate System of 1983, south central zone.

Daniel N. Pinnell  
 Registered Professional Land Surveyor  
 Texas Registration No. 5349



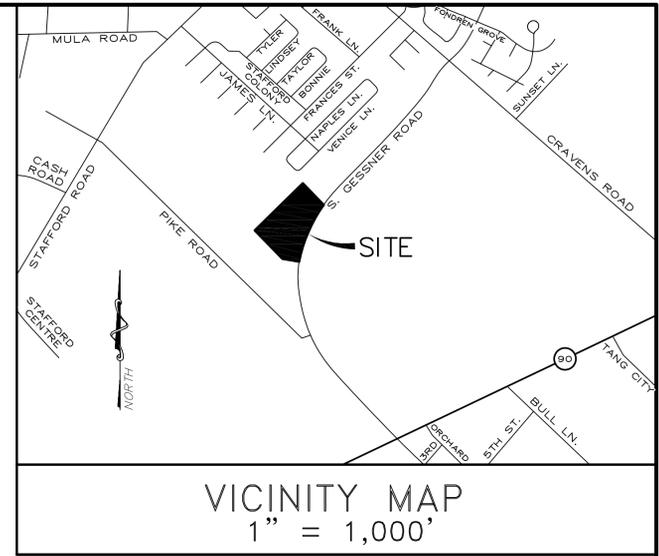
This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of FBS BUSINESS PARK in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized

the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_ Chairman  
 By: \_\_\_\_\_ Vice Chairman

**GENERAL NOTES:**

- ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. COORDINATES ARE GRID AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999876081.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
- IN ACCORDANCE WITH 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.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(d) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(11) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).



VICINITY MAP  
 1" = 1,000'  
 KEY MAP 570J

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 \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock \_\_\_\_M.,

in Plat No. \_\_\_\_\_ of the plat records of said county.

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

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

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

**FBS BUSINESS PARK**

A SUBDIVISION OF 8.1733 ACRES (356,028 SQUARE FEET) OF LAND, SITUATED IN THE B.B.B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 117, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.

BEING A REPLAT OF ALL THE FINAL PLAT OF SOUTH GESSNER ROAD INDUSTRIAL PARK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20070208 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

**1 BLOCK**

**9 RESERVES**

OWNERS:  
**AHF HOLDINGS, LLC**  
 1515 WHITFIELD STREET  
 SUGAR LAND, TEXAS 77479  
 281-235-5433

SURVEYOR:  
**THE PINNELL GROUP, LLC**  
 25207 OAKHURST DRIVE  
 SPRING, TEXAS 77386  
 281-363-8700  
 FIRM REG. #10039600

DATE: JUNE, 2020

SCALE: 1" = 60'

PROJECT NO. 20-118



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** July 8, 2020

**AGENDA ITEM SUBJECT:** Zaineb Shopping Center, partial replat of Nova Village Center

**AGENDA ITEM NUMBER:** 6.A.(11)

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

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

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**PERMIT NUMBER:** PLAT2000269

**TYPE OF APPLICATION:**

Initial application

Written Response application

**PROPERTY ID:** 0064-00-000-3101-907 / 0064-00-000-3118-907

**LOCATION:** North of 5<sup>th</sup> Street, along FM 1092

**ZONING DISTRICT DESIGNATION:** LC-3, retail district

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should:

**DISAPPROVE**

**A. REASON FOR DISAPPROVAL:**

The Commission may disapprove a plat if the city determines that it is incomplete or fails to comply with the provisions of state law, Chapter 82, subdivision ordinance, the platting manual, or other rules and regulations adopted.

A written response application may only be approved or disapproved.

The following items remain from the conditions on approval the initial application:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9).
  - b. The final plat shall contain all standard notes in accordance with Section 3.C.(10). **Please update and correct plat notes 2, 10, 13-14, 28-29 and provide all required Missouri City notes.**
  - 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).
  - d. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(9)(c).
  - e. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(9)(h).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. 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.
  - b. The location and approximate width or dimension of existing and proposed storm detention areas and drainage easement(s) within the subdivision or within 200 feet of the subdivision shall be indicated in accordance with Section 2.D(15).

**B. CONDITIONS FOR APPROVAL:**

A replat 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.

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

**C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:**

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None

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



STATE OF TEXAS  
COUNTY OF HARRIS

WE, BLESSED CONSTRUCTION, LLC. acting by and through HUSSAIN KASMANI, President and MURPHY SHOPPING CENTER, acting by and through \_\_\_\_\_ President, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 2.204 acres tract described in the above and foregoing map of ZAINEB SHOPPING CENTER, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions, and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional 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 the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

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

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

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

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

FURTHER, Owners does hereby acknowledge the receipt for the "Order for Regulation of Outdoor Lighting in the unincorporated Areas of Fort Bend County, Texas" and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the Blessed Construction, LLC., has caused these presents to be signed by Hussain Kasmani, its president, thereunto authorized, attested by its Secretary, this 28th day of March, 2020.

**HUSSAIN, SHOAB** President

BEFORE ME, the undersigned authority, on this day personally appeared Hussain Kasmani, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed (add for corporations, "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 28th day of March, 2020.

Notary Public in and for the State of Texas

My Commission expires:

I, Richard S. Willett, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths(5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

RICHARD S. WILLETT  
TEXAS REGISTRATION NO. 4615

I, \_\_\_\_\_ a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County, Texas.

T.B.P.E. FIRM # \_\_\_\_\_

RESIDUE OF  
CALLED 0.51 AC.  
JAMES H. KEPNER  
VOL. 489, PG. 413  
F.B.C.D.R.

RESERVE "A"  
21,458 SQUARE FEET / 0.4925 ACRE

RESERVE "B"  
32,184 SQUARE FEET / 0.7388 ACRE

BLOCK  
1

RESERVE "B"  
BLOCK  
1

NOVA VILLAGE  
(PLAT NO. 2008035447  
F.B.C.P.R.)

CALLED 1.00 AC.  
JOE JESSE VARGAS  
VOL. 585, PG. 647  
F.B.C.D.R.

MURPHY CENTER  
SLIDE No. 1591B  
F.B.C.P.R.

F.M. 1092 ROAD  
(140' R.O.W.)

LEGEND	
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.C.F.#	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
R.O.W.	RIGHT OF WAY
BLDG. LINE	BUILDING LINE

NOTES:

1.) COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83 AND WERE DERIVED BY THE POST-PROCESSING OF STATIC GPS OBSERVATIONS USING THE NATIONAL GEODETIC SURVEY (NGS) OPUS UTILITY (ONLINE POSITIONING USER SERVICE).

2.) 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 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

3.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999999857895.

4.) ALL BEARINGS ARE BASED ON FNA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER SLIDE NO. 2247/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

6.) THE TOP OF ALL FLOOR SLABS CONSTRUCTED HEREAFTER SHALL BE A MINIMUM OF \_\_\_\_\_ FEET ABOVE MEAN SEA LEVEL. IN ADDITION, THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

7.) THE DRAINAGE SYSTEM FOR THE SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

8.) THIS PROPERTY LIES WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 2.

9.) THIS PROPERTY LIES WITHIN HOUSTON EXTRATERRITORIAL JURISDICTION.

10.) TO THE BEST OF THE ENGINEER'S KNOWLEDGE, NO EXISTING PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE SUBDIVISION.

11.) VERTICAL CONTROL - CITY OF HOUSTON SURVEY MARKER NO. 4753/1503 LOCATED SOUTH OF BELKNAP ROAD APPROXIMATELY 0.6 MILES SOUTH OF RICHMOND ROAD. ELEV.= 86.74 FEET, 1978 ADJUSTMENT.

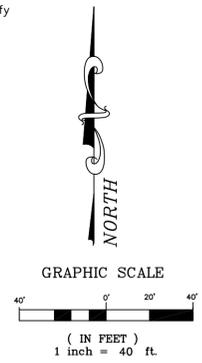
12.) THE PLATTED AREA IS LOCATED WITHIN ZONE "X", OUTSIDE THE 500-YEAR FLOOD PLAIN, BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 48157C0165L, EFFECTIVE APRIL 2, 2014.

13.) ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO OPERATION AND MAINTENANCE BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 2.

14.) THE LIGHTING ZONE CODE IS LZ3.

15.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ROAD RIGHTS-OF-WAYS DEDICATED TO THE PUBLIC.

16.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY, CITY OF HOUSTON AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 2 UTILITY EASEMENTS MUST BE KEPT UNOBTSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.



PROJECT  
LOCATION

NOT TO SCALE  
VICINITY MAP

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

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

RICHARD MORRISON  
Precinct 1, County Commissioner

W.A. "ANDY" MEYERS  
Precinct 3, County Commissioner

ROBERT E. HEBERT  
County Judge

GRADY PRESTAGE  
Precinct 2, County Commissioner

JAMES PATTERSON  
Precinct 4, County Commissioner

I, Diane Wilson, County Clerk in and for Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_ 2020, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded on \_\_\_\_\_ 2020, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and at Film Code No. \_\_\_\_\_ of the Map Records of Fort Bend County for said county.

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

Diane Wilson  
Clerk of the County of Fort Bend County

BY: \_\_\_\_\_  
Deputy

This is to certify that the Planning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of ZAINEB SHOPPING CENTER is in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Mark A. Kilkenny, Title Chair Patrick Walsh, PE  
Secretary

OR

By: \_\_\_\_\_  
M. Sonny Garza, Vice Chairman

**ZAINEB SHOPPING CENTER**

A SUBDIVISION OF 1.231 ACRES (53,638 SQUARE FEET) OF LAND SITUATED IN THE WILLIAM NEAL 1/4 LEAGUE, ABSTRACT NO. 64, BEING A REPLAT OF NOVA VILLAGE CENTER, RECORDED IN PLAT NO. 2008035447, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FOUR (4) UNRESTRICTED RESERVES AND (1) ONE BLOCK  
SCALE: 1"= 40' DATE 02/27/2020

OWNER:  
BLESSED CONSTRUCTION, LLC.  
4519 PARKWATER COVE COURT,  
SUGAR LAND, TEXAS 77479

PREPARED BY:  
  
**CIVIL LAND SURVEY OF TEXAS**  
**10422 BLACK SANDS DRIVE**  
**HOUSTON, TEXAS 77095**  
**PHONE: (281) 855-8495 FAX: (832) 262-4563**



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** July 8, 2020

**AGENDA ITEM SUBJECT:** Reconsideration of Final Plat of Shipmans Cove Section 1

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

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

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

---

**PERMIT NUMBER:** PLAT2000268

**TYPE OF APPLICATION:**

Initial application

Written Response application

**PROPERTY ID:** 0086-86-005-0500-907

**LOCATION:** North of the Newpoint Estates residential subdivision; south of Highway 6, south and east of the Creekmont residential subdivision

**ZONING DISTRICT DESIGNATION:** PD, Planned Development District #101 (O-18-06)

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should:

- |  |
|--|
| <p><input checked="" type="checkbox"/> <b>APPROVE:</b> In accordance with Section 82-36 of the Code of Ordinances of the City of Missouri City, after the commission has approved a final plat, such final plat shall be recorded into the applicable county plat records. Following recordation, final recorded</p> |
|--|

documents shall be submitted to the city in accordance with the schedule of required copies.
--

**Background:** The Commission approved a final plat for Shipmans Cove Section 1 on October 30, 2019. The applicant subsequently submitted a mylar for signature by the Commission Chair and Vice Chair. Upon receipt of all required signatures and prior to recording the plat, the applicant was informed by Centerpoint Energy of the need to provide a reserve solely for utility purposes and unencumbered within the dedicated drainage reserve.

The applicant has provided a letter outlining the proposed changes to the approved final plat.

As provided in the applicant's outline, the change "does not affect or change the design or storage volume in the detention pond."

**A. REASON FOR DISAPPROVAL:**

None

**B. CONDITIONS FOR APPROVAL:**

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.

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

**C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:**

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None

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



6330 West Loop South, Suite 150  
Bellaire, Texas 77401  
Tel: 713.777.5337  
Fax: 713.777.5976  
[www.jonescarter.com](http://www.jonescarter.com)

June 26, 2020

Ms. Jennifer Thomas Gomez, AICP  
Planning Manager  
1522 Texas Parkway  
Missouri City, TX 77489

Re: Shipmans Cove Section 1  
Final Plat – Shift in Utility Access Reserve to Pump Station

Dear Ms. Gomez:

During final coordination with CenterPoint Energy for electric service to the Shipmans Cove Pump Station, CenterPoint Energy has provided a preferred access route. This revised route continues to remain on the west side of the detention pond and associated drainage reserve. This reserve shift does not affect or change the design or storage volume in the detention pond. This reserve shift is solely requested to provide easier access for CenterPoint Energy for electric installation, as well as for CenterPoint Energy utility maintenance. CenterPoint Energy will not share access in a drainage reserve so an independent reserve restricted to utility access purposes is required.

This utility access reserve (labeled as Reserve J) will be maintained by Missouri City Management District No. 1 along with the detention pond reserves (Reserve B and Reserve I). This is stated on a table that's located on Sheet 1 of the final plat.

If you have any questions or need additional information, please call me at 713-777-5337.

Sincerely,

A handwritten signature in cursive script that reads 'John Barcellona'.

John Barcellona, PE

JDB

K:\00427\00427-0082-01 Shipman's Cove – Sec 1 Paving & Platting\Project Management\Correspondence\2020-06-26 Sec 1 Plat Revision.docx

Enclosures

cc: Mr. Junious Williams – Ashton Houston Residential, LLC  
Mr. Brannon Boozer – M/I Homes

- A** RESTRICTED RESERVE "A" Restricted to Landscape/Open Space/Drainage Purposes Only 0.3761 Acres 16,381 Sq Ft
- B** RESTRICTED RESERVE "B" Restricted to Drainage Purposes Only 20.04 Acres 872,807 Sq Ft
- C** RESTRICTED RESERVE "C" Restricted to Landscape/Open Space/Drainage Purposes Only 1.33 Acres 75,519 Sq Ft
- D** RESTRICTED RESERVE "D" Restricted to Lift Station Purposes Only 0.2621 Acres 11,419 Sq Ft
- E** RESTRICTED RESERVE "E" Restricted to Landscape/Open Space Purposes Only 0.0677 Acres 2,949 Sq Ft
- F** RESTRICTED RESERVE "F" Restricted to Landscape/Open Space Purposes Only 0.8309 Acres 36,195 Sq Ft
- G** RESTRICTED RESERVE "G" Restricted to Storm Water Purposes Only 0.3592 Acres 15,647 Sq Ft
- H** RESTRICTED RESERVE "H" Restricted to Recreation & Private Park Purposes Only 1.56 Acres 67,964 Sq Ft
- I** RESTRICTED RESERVE "I" Restricted to Drainage Purposes Only 1.64 Acres 71,795 Sq Ft
- J** RESTRICTED RESERVE "J" Restricted to Utility Access Purposes Only 1.48 Acres 64,565 Sq Ft

IDENTIFYING No.	LAND USE	ACREAGE	FUTURE OWNER
A	LANDSCAPE/OPEN SPACE/ DRAINAGE	0.3761	HOA
B	DRAINAGE	20.04	MMD No. 1
C	LANDSCAPE/OPEN SPACE/ DRAINAGE	1.74	HOA
D	LIFT STATION PURPOSES	0.2621	Missouri City
E	LANDSCAPE/OPEN SPACE	0.0677	HOA
F	LANDSCAPE/OPEN SPACE	0.8292	HOA
G	STORM WATER PURPOSES	0.3592	MMD No. 1
H	RECREATION/PRIVATE PARK PURPOSES	1.56	HOA
I	DRAINAGE	1.64	MMD No. 1
J	UTILITY ACCESS PURPOSES	1.48	MMD No. 1

PORTION OF CALLED 358.1824 ACRE TRACT TO LARRY B. BRIGGS (50%) AND ALFRED L. DEATON III (50%) BY SPECIAL WARRANTY DEED CF No. 9409260 FBCOPRRP

PORTION OF CALLED 358.1824 ACRE TRACT TO LARRY B. BRIGGS (50%) AND ALFRED L. DEATON III (50%) BY SPECIAL WARRANTY DEED CF No. 9409260 FBCOPRRP

CALLED 0.500 AC TO CITY OF MISSOURI CITY BY SPECIAL WARRANTY DEDICATION DEED CF No. 2005008353 FBCOPRRP

CALLED 0.826 AC SANITARY OVERFLOW ESM (PUBLIC WATER WELL) TO CITY OF MISSOURI CITY CF No. 2006044360 FBCOPRRP

WATTS PLANTATION DRIVE (100' R.O.W.) Plat No. 20060058 FBCPR

CREEKMONT SEC 1 Plat No. 20060058 FBCPR

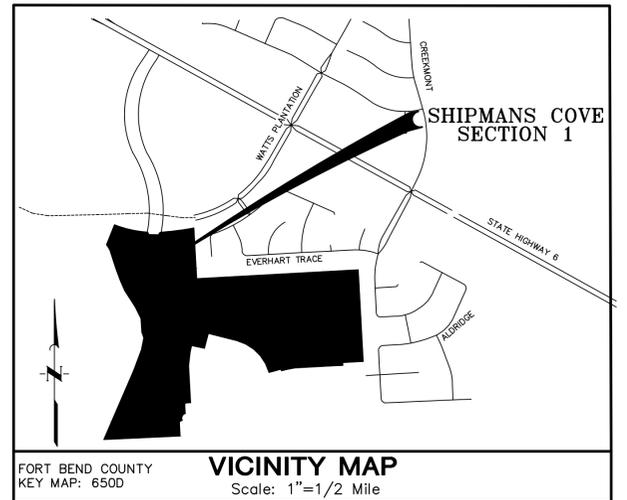
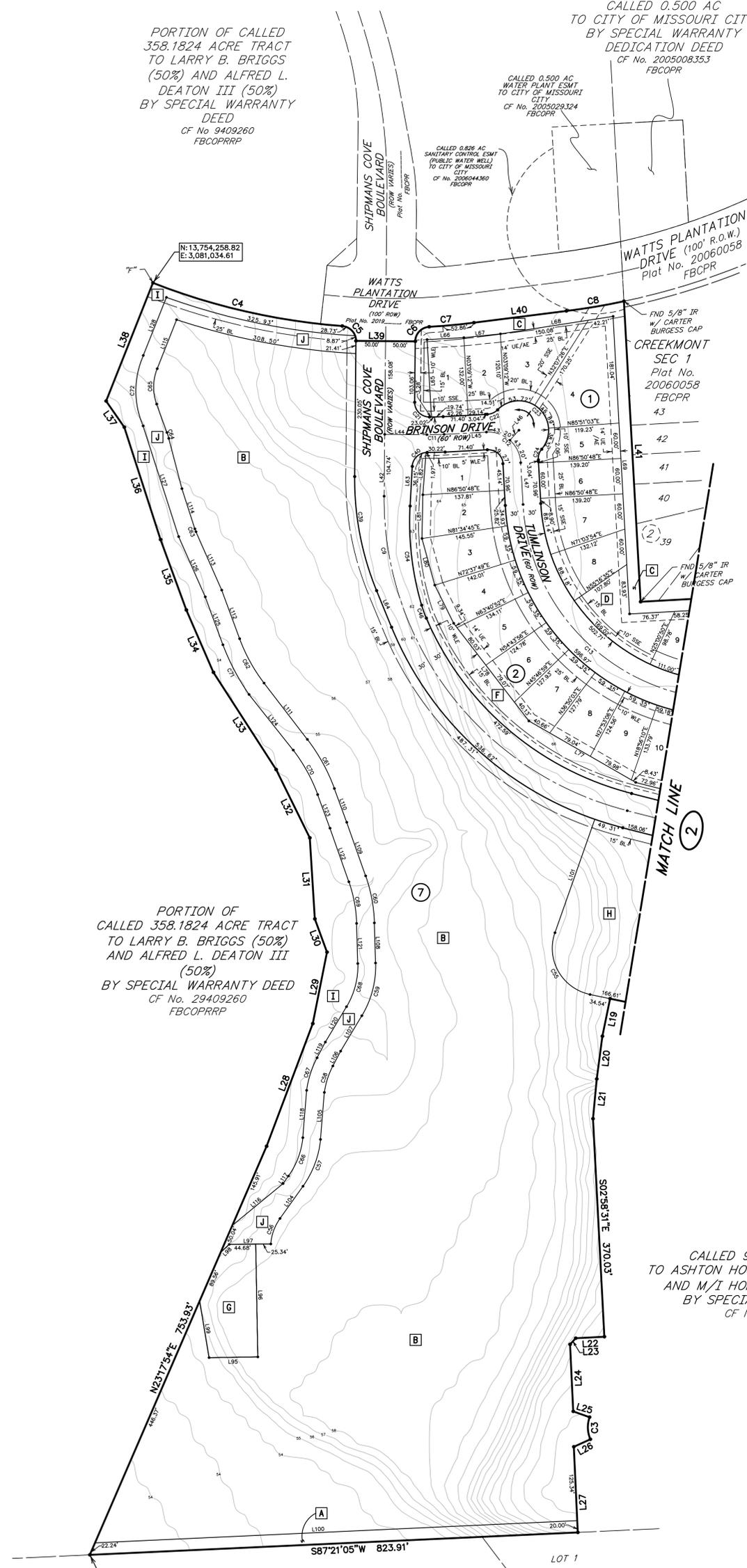
FIND 5/8" IR W/ CARTER BURGESS CAP

FIND 5/8" IR W/ CARTER BURGESS CAP

CALLER 95.39 ACRE TRACT TO ASHTON HOUSTON RESIDENTIAL LLC AND M/I HOMES OF HOUSTON, LLC BY SPECIAL WARRANTY DEED CF No. 2018120422 FBCOPRRP

PORTION OF CALLED 358.1824 ACRE TRACT TO LARRY B. BRIGGS (50%) AND ALFRED L. DEATON III (50%) BY SPECIAL WARRANTY DEED CF No. 29409260 FBCOPRRP

RESERVE "B" NEWPOINT ESTATES SECTION 3 SLIDE Nos 1231B, 1232A, 1232B AND 1233A FBCPR



GENERAL NOTES

- AE ..... "Aerial Easement"
- BL ..... "Building Line"
- DE ..... "Drainage Easement"
- ESMT ..... "Found 3/4-inch Iron With Cap Stamped 'Jones/Carter'"
- FC ..... "Farm Code"
- FBCOR ..... "Fort Bend County Deed Records"
- FBCMR ..... "Fort Bend County Map Records"
- FBCMUD ..... "Fort Bend County Municipal Utility District"
- FBCOPRR ..... "Fort Bend County Official Public Records"
- FBCOPRRP ..... "Fort Bend County Official Public Records of Real Property"
- FBCPR ..... "Fort Bend County Plat Records"
- FND ..... "Found"
- IR ..... "Iron Rod"
- MMD No. 1 ..... "Missouri City Management District No. 1"
- No ..... "Number"
- POB ..... "Point of Beginning"
- ROW ..... "Right-of-Way"
- Sq Ft ..... "Square Feet"
- Sim SE ..... "Storm Sewer Easement"
- SSE ..... "Sanitary Sewer Easement"
- Temp ..... "Temporary"
- UE ..... "Utility Easement"
- Vol ..... "Volume and Face"
- WLE ..... "Waterline Easement"
- Block Number
- Set 3/4-inch Iron With Cap Stamped "Cotton Surveying" as Per Certification

- 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.
- 3) 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.
- 4) 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.
- 5) Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 6) 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.
- 7) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational area and open space; and the Shipmans Cove 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).
- 8) 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.
- 9) There are no existing or proposed pipeline easements within the limits of the subdivision.
- 10) No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- 11) 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). Per the approved drainage analysis the top of all floor slabs shall be a minimum of 66.20' feet (NAVD 88). Regardless of the minimum slab elevation shown, the top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- 12) 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.
- 13) 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.
- 14) All of the property subdivided in the foregoing plat is within the boundaries of Fort Bend County, Texas.
- 15) One foot reserve dedicated to the public in fee as a buffer separation between the side side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicatory, his heirs, assigns, or successors.
- 16) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999869704
- 17) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
- 18) Restricted Reserve "A" is restricted to landscape/open space/drainage purposes only. Restricted Reserve "A" is 0.3761 acres, 16,381 square feet. Restricted Reserve "B" is restricted to drainage purposes only. Restricted Reserve "B" is 21.63 acres, 942,209 square feet. Restricted Reserve "C" is restricted to landscape/open space/drainage purposes only. Restricted Reserve "C" is 1.33 acres, 75,519 square feet. Restricted Reserve "D" is restricted to lift station purposes only. Restricted Reserve "D" is 0.2621 acres, 11,419 square feet. Restricted Reserve "E" is restricted to landscape/open space purposes only. Restricted Reserve "E" is 0.0677 acres, 2,949 square feet. Restricted Reserve "F" is restricted to landscape/open space purposes only. Restricted Reserve "F" is 0.8309 acres, 36,195 square feet. Restricted Reserve "G" is restricted to Storm Water purposes only. Restricted Reserve "G" is 0.3592 acres, 15,647 square feet. Restricted Reserve "H" is restricted to recreation & private park purposes only. Restricted Reserve "H" is 1.56 acres, 67,964 square feet. Restricted Reserve "I" is restricted to Drainage purposes only. Restricted Reserve "I" is 1.64 acres, 71,795 square feet. Restricted Reserve "J" is restricted to Utility Access purposes only. Restricted Reserve "J" is 1.48 acres, 64,565 square feet.
- 19) According to the Flood Insurance Rate Map (FIRM) No. 48157C0295L & 48157C0315L for Fort Bend County, Texas effective 4/2/2014, this section is located in Zone "X". Zone "X" is defined as areas with Minimal Flood Hazard.
- 20) The Missouri Management District No. 1 will own and maintain the storm water pump station, once constructed, in accordance with the Utility and Road Agreement between the District and the City of Missouri City.

# SHIPMANS COVE SECTION 1

A SUBDIVISION OF 63.88 ACRES OF LAND OUT OF THE M. SHIPMAN SURVEY, A-86 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

June 2020

141 LOTS

10 RESERVES

7 BLOCKS

ASHTON WOODS

OWNER/DEVELOPER:  
M/I HOMES OF HOUSTON, LLC,  
A Delaware limited liability company  
10720 W. Sam Houston Pkwy N., Ste 100  
Houston, Texas 77064  
832-623-0015

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

SURVEYOR:  
JONES | CARTER

ENGINEER:  
JONES | CARTER

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 20040200  
6300 WEST LOOP SOUTH, SUITE 150 • HOUSTON, TX 77057 • 713.777.3337

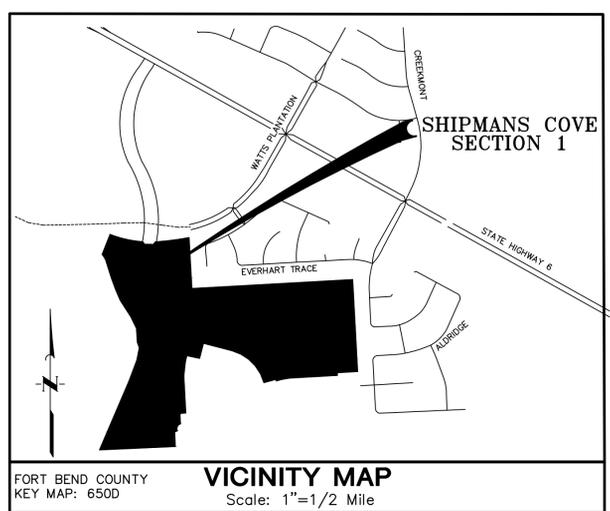
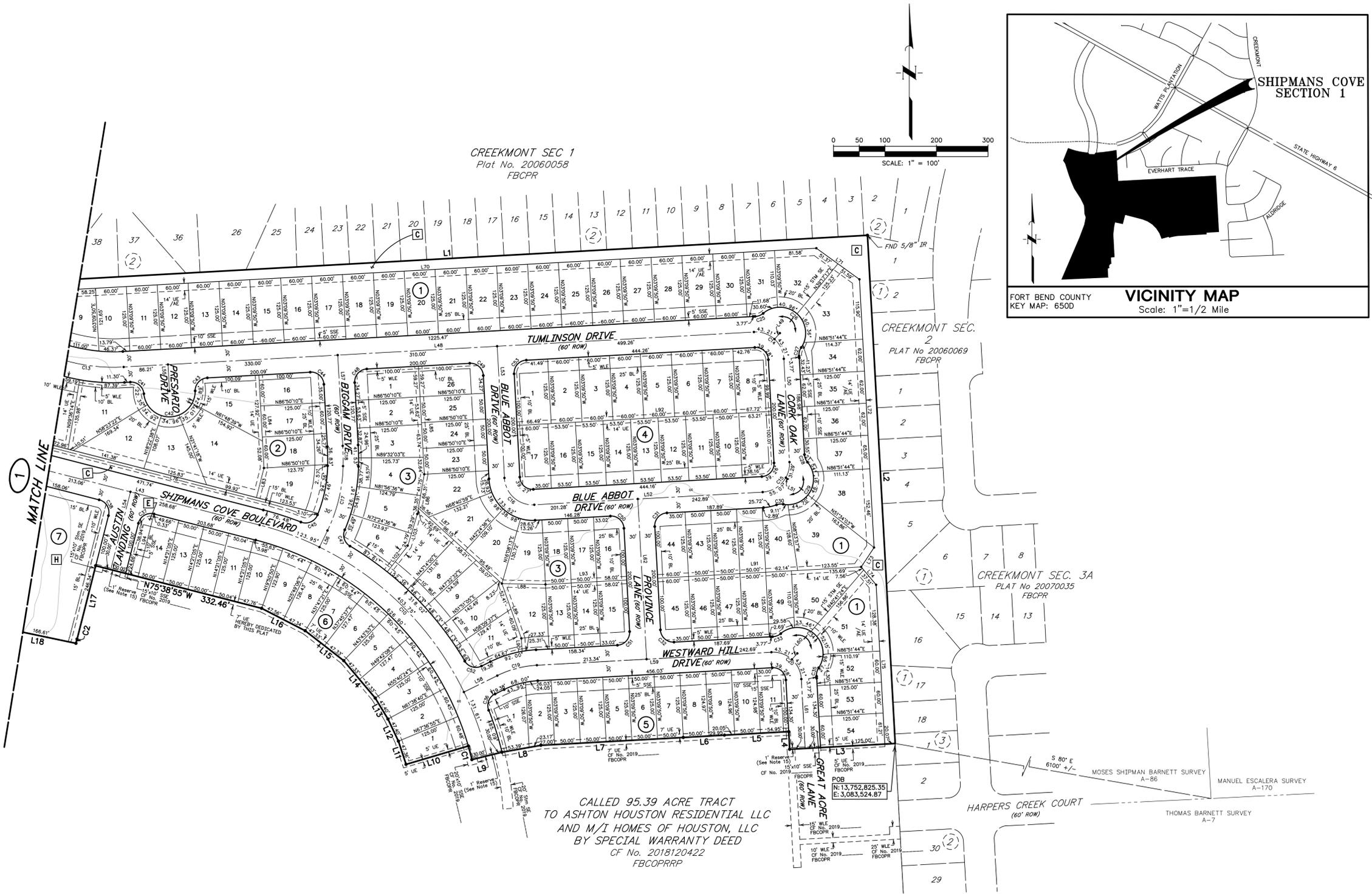
TEXAS BOARD OF PROFESSIONAL ENGINEERING REGISTRATION NO. 4100  
6300 WEST LOOP SOUTH, SUITE 150 • HOUSTON, TX 77057 • 713.777.3337  
JOHN D. BARCELLONA, P.E.

Steven A. Jares, R.P.L.S. No. 5317

SHEET 1 OF 3

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N86°50'10"E	161.81	L65	N03°09'12"W	131.54
L2	S03°07'52"E	983.97	L66	N86°50'48"E	62.00
L3	S86°51'44"W	205.07	L67	N84°08'18"E	62.07
L4	N03°08'16"W	34.31	L68	N81°09'38"E	192.29
L5	S86°51'44"W	125.00	L69	N03°09'12"W	504.97
L6	S86°48'08"W	79.95	L70	N86°50'10"E	1536.21
L7	S86°50'10"W	277.00	L71	N54°17'20"W	102.96
L8	S79°57'40"W	76.56	L72	N03°08'16"W	519.36
L9	S76°16'47"W	60.00	L73	N33°48'35"E	45.09
L10	S73°36'17"W	125.89	L74	N40°06'16"W	45.07
L11	N18°19'34"W	47.36	L75	N03°08'16"W	308.38
L12	N25°22'12"W	47.40	L76	N75°38'55"W	574.13
L13	N31°20'28"W	47.40	L77	N59°58'34"W	208.11
L14	N40°17'52"W	94.66	L78	N37°28'00"W	208.57
L15	N52°14'23"W	94.66	L79	N26°06'37"W	72.04
L16	N62°55'12"W	94.90	L80	N15°22'08"W	81.80
L17	S14°21'05"W	146.34	L81	N01°08'29"E	74.27
L18	N78°14'43"W	132.07	L82	N04°15'21"E	71.73
L19	S11°33'30"W	64.86	L83	N14°21'05"E	59.01
L20	S07°26'53"E	73.13	L84	N03°09'50"W	180.00
L21	S05°28'35"W	67.65	L85	N03°09'50"W	209.27
L22	S87°01'29"W	48.33	L86	N10°00'52"E	78.10
L23	S42°11'10"W	14.18	L87	N47°59'14"W	218.20
L24	S02°39'09"E	113.59	L88	N88°50'09"W	84.80
L25	S70°22'47"E	29.28	L89	N19°40'42"W	112.50
L26	S65°32'46"W	30.65	L90	N03°09'50"W	25.16
L27	S02°38'55"E	145.22	L91	N86°50'10"E	395.69
L28	N20°30'21"E	221.85	L92	N86°50'10"E	494.21
L29	N11°15'15"E	123.59	L93	N86°50'10"E	158.02
L30	N19°58'23"W	59.92	L94	N14°21'05"E	125.00
L31	N03°34'07"W	137.68	L95	N89°09'23"E	82.27
L32	N26°07'05"W	128.82	L96	N01°04'14"W	191.15
L33	N32°43'46"W	106.78	L97	S89°35'53"W	44.68
L34	N23°21'22"W	115.11	L98	N46°16'35"E	19.94
L35	N20°00'27"W	127.03	L99	N09°21'27"W	97.27
L36	N17°47'33"W	200.03	L100	N87°21'05"E	814.18
L37	N34°48'49"W	53.93	L101	N19°15'53"E	203.45
L38	N21°31'29"W	215.37	L102	N38°34'43"E	64.35
L39	S89°28'49"E	100.00	L103	N16°40'29"E	64.08
L40	N82°44'36"E	157.09	L104	N35°21'21"E	67.09
L41	S03°09'13"E	509.95	L105	N04°36'16"E	79.76
L42	N00°31'14"E	262.82	L106	N27°33'16"E	28.75
L43	N75°38'55"W	471.74	L107	N50°47'03"E	69.42
L44	N89°28'48"W	71.33	L108	N01°41'58"W	68.07
L45	N86°50'48"E	71.40	L109	N19°18'03"W	96.09
L46	N41°50'48"E	22.78	L110	N20°03'04"W	60.80
L47	N03°09'12"W	70.96	L111	N37°22'30"W	120.16
L48	N86°50'10"E	1225.47	L112	N20°03'02"W	87.57
L49	N41°50'57"E	15.73	L113	N23°45'50"W	108.17
L50	N03°08'16"W	200.00	L114	N17°45'03"W	71.61
L51	N60°32'14"W	4.35	L115	N21°32'17"E	89.29
L52	N86°50'10"E	444.16	L116	N50°21'47"E	110.80
L53	N03°09'50"W	255.00	L117	N35°21'21"E	15.78
L54	N14°21'05"E	155.00	L118	N04°36'16"E	80.71
L55	N86°50'10"E	51.30	L119	N27°35'59"E	30.07
L56	N25°59'39"E	35.64	L120	N30°47'03"E	69.84
L57	N03°09'50"W	175.77	L121	N01°41'58"W	68.07
L58	N63°55'04"E	72.11	L122	N19°18'03"W	96.23
L59	N86°50'10"E	456.03	L123	N20°03'04"W	60.61
L60	N41°50'57"E	15.73	L124	N38°16'39"W	120.25
L61	N03°08'16"W	134.30	L125	N20°05'02"W	86.61
L62	N03°09'50"W	310.00	L126	N23°45'50"W	111.41
L63	N03°05'53"E	67.40	L127	N17°45'03"W	196.95
L64	N22°10'39"W	66.88	L128	N21°33'05"E	105.81

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	580.00'	9°35'06"	27.22'	N21°53'54"W	27.22'	13.61'
C2	830.00'	4°35'06"	8.48'	S14°03'32"W	8.48'	4.24'
C3	49.97'	44°06'05"	38.46'	S02°03'27"E	37.52'	20.24'
C4	1100.00'	17°07'09"	328.67'	S77°50'54"E	327.44'	165.57'
C5	25.00'	86°10'38"	37.60'	S42°34'09"E	34.16'	23.39'
C6	25.00'	86°10'38"	37.60'	N43°36'29"E	34.16'	23.39'
C7	1100.00'	3°11'13"	75.81'	N84°31'51"E	75.80'	64.35'
C8	1196.00'	4°43'26"	98.61'	N80°22'53"E	98.58'	49.33'
C9	545.00'	76°10'06"	724.51'	N37°33'51"W	672.33'	327.01'
C10	610.00'	61°55'42"	659.32'	N44°41'04"W	627.69'	366.01'
C11	450.00'	3°40'24"	28.85'	S88°41'00"W	28.85'	14.43'
C12	85.00'	90°00'00"	85.00'	N48°09'31"W	77.78'	65.60'
C13	350.00'	90°00'38"	549.84'	N48°09'31"W	495.02'	350.06'
C14	55.00'	90°01'34"	86.42'	N48°09'31"W	77.80'	55.03'
C15	55.00'	89°58'26"	86.37'	N41°50'57"E	77.76'	54.97'
C16	55.00'	90°00'00"	86.39'	N48°09'31"W	77.78'	55.00'
C17	300.00'	2°44'06"	129.16'	N14°30'36"E	128.13'	65.60'
C18	500.00'	4°29'23"	39.18'	N00°55'09"W	39.17'	19.60'
C19	200.00'	22°55'06"	80.00'	N75°22'37"E	79.47'	40.54'
C20	55.00'	90°01'34"	86.42'	N48°09'31"W	77.80'	55.03'
C21	25.00'	90°32'01"	39.50'	N44°44'46"W	35.52'	25.23'
C22	25.00'	44°57'43"	19.62'	N65°23'45"E	19.12'	10.35'
C23	50.00'	175°49'30"	153.44'	S43°09'12"E	99.93'	137.71'
C24	25.00'	44°57'43"	19.62'	S17°16'41"W	19.12'	10.35'
C25	25.00'	39°32'58"	17.26'	N69°36'12"E	16.92'	8.99'
C26	50.00'	164°02'28"	143.15'	S48°09'03"E	99.03'	356.70'
C27	25.00'	39°32'58"	17.26'	S14°05'41"W	16.92'	8.99'
C28	25.00'	39°32'58"	17.26'	S20°19'27"E	16.92'	8.99'
C29	50.00'	140°06'09"	122.26'	S30°02'36"W	94.00'	137.76'
C30	25.00'	30°35'55"	13.35'	S84°47'43"W	13.19'	6.84'
C31	25.00'	90°00'00"	39.27'	S41°50'10"W	35.36'	25.00'
C32	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C33	25.00'	39°32'58"	17.26'	N69°36'12"E	16.92'	8.99'
C34	50.00'	164°02'28"	143.15'	S48°09'03"E	99.03'	356.70'
C35	25.00'	39°32'58"	17.26'	S14°05'41"W	16.92'	8.99'
C36	25.00'	85°15'21"	37.20'	S21°17'23"W	33.86'	23.01'
C37	25.00'	90°00'00"	39.27'	S59°21'05"W	35.36'	25.00'
C38	25.00'	90°00'00"	39.27'	N30°35'53"W	35.36'	25.00'
C39	500.00'	22°41'53"	198.08'	N10°49'42"W	196.79'	100.36'
C40	25.00'	87°21'20"	38.12'	N46°46'33"E	34.53'	23.87'
C41	25.00'	87°10'14"	38.04'	S49°34'44"E	34.47'	23.79'
C42	50.00'	174°20'28"	152.14'	N86°50'10"E	99.88'	1011.67'
C43	25.00'	87°10'14"	38.04'	N43°15'03"E	34.47'	23.79'
C44	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C45	25.00'	89°11'28"	38.92'	S66°36'11"W	35.10'	24.65'
C46	200.00'	6°42'40"	23.43'	N19°42'25"W	23.41'	11.73'
C47	25.00'	82°31'40"	36.01'	N18°02'00"W	32.98'	21.94'
C48	25.00'	90°00'00"	39.27'	N41°50'10"E	35.36'	25.00'
C49	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C50	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C51	25.00'	90°00'00"	39.27'	S41°50'10"W	35.36'	25.00'
C52	25.00'	85°15'21"	37.20'	N7°32'16"W	33.86'	23.01'
C53	25.00'	90°00'00"	39.27'	N41°50'10"E	35.36'	25.00'
C54	500.00'	19°27'28"	169.80'	N06°37'51"W	168.99'	85.73'
C55	85.00'	97°30'35"	136.15'	N29°29'25"W	120.30'	91.24'
C56	85.00'	31°17'06"	46.41'	N19°42'48"E	45.84'	23.80'
C57	165.00'	29°46'31"	85.75'	N20°28'05"E	84.78'	43.86'
C58	140.89'	19°16'00"	47.37'	N17°43'47"E	47.15'	23.91'
C59	165.00'	3°22'19"	93.56'	N14°32'32"E	92.31'	48.08'
C60	265.00'	17°38'40"	81.61'	N10°31'05"W	81.29'	43.44'
C61	315.00'	17°19'57"	95.29'	N28°42'47"W	94.93'	48.01'
C62	285.00'	17°17'28"	86.01'	N28°43'46"W	85.68'	43.33'
C63	50.00'	6°00'47"	5.25'	S20°45'27"E	5.24'	2.63'
C64	115.00'	5°12'17"	10.45'	S17°11'44"E	10.44'	5.23'
C65	85.00'	4°11'9"40"	61.31'	N00°55'27"E	59.99'	32.06'
C66	135.00'	29°40'20"	69.91'	N20°31'11"E	69.13'	35.76'
C67	171.55'	19°23'50"	58.08'	N17°38'44"E	57.80'	29.32'
C68	135.00'	32°29'11"	76.54'	N14°32'37"E	75.52'	39.31'
C69	235.00'	17°33'56"	72.05'	N10°28'43"W	71.76'	36.33'
C70	285.00'	17°19'27"	86.22'	N27°35'32"W	85.89'	43.44'
C71	390.36'	13°58'05"	95.17'	N27°35'32"W	94.93'	47.82'
C72	148.61'	47°24'56"	122.98'	N00°12'40"E	119.50'	65.26'



CALLED 95.39 ACRE TRACT  
TO ASHTON HOUSTON RESIDENTIAL LLC  
AND M/I HOMES OF HOUSTON, LLC  
BY SPECIAL WARRANTY DEED  
OF No. 2018120422  
FBCOPRRP

**SHIPMANS COVE SECTION 1**  
A SUBDIVISION OF 63.88 ACRES OF LAND  
OUT OF THE  
M. SHIPMAN SURVEY, A-86  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS  
**June 2020**  
**141 LOTS 10 RESERVES 7 BLOCKS**

OWNER/DEVELOPER:  
M/I HOMES OF HOUSTON, LLC,  
A Delaware limited liability company  
10720 W. Sam Houston Pkwy N., Ste 100  
Houston, Texas 77064  
832-623-0015

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

SURVEYOR:  
J.C. JONES | CARTER  
Steven A. Jores, R.P.L.S. No. 5317

ENGINEER:  
J.C. JONES | CARTER  
John D. Barcellona, P.E.

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, Ashton Houston Residential, L.L.C., a Texas limited liability company, acting by and through Paul Sims, its Authorized Representative, and M/I Homes of Houston, LLC, A Delaware limited liability company acting by and through Brannon Booser, its Vice President, and Authorized Agent, herein referred to as Owner of the 63.88 acre tract described in the above and foregoing plat of Shipmans Cove Section 1, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, my our, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Shipmans Cove Section 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, Ashton Houston Residential, L.L.C., a Texas limited liability company, has cased these presents to be signed by Paul Sims, its Authorized Representative, hereunto authorized, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2020, and M/I Homes of Houston, LLC, A Delaware limited liability company has cased these presents to be signed by Brannon Booser, its Vice President, hereunto authorized, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

By: \_\_\_\_\_  
Paul Sims, Authorized Representative

Attest: \_\_\_\_\_  
Name:  
Title:

M/I Homes of Houston, LLC, A Delaware limited liability company

By: \_\_\_\_\_  
Brannon Booser, Vice President

Attest: \_\_\_\_\_  
Name:  
Title:

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

\_\_\_\_\_  
Steven A. Jores  
Registered Professional Land Surveyor  
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Shipmans Cove Section 1 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this \_\_\_\_\_,

day of \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020 at \_\_\_\_\_ o'clock \_\_\_\_ m. In plot 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

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Sims, and \_\_\_\_\_ 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 \_\_\_\_\_, 2020.

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

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Brannon Booser, and \_\_\_\_\_ 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 \_\_\_\_\_, 2020.

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

# SHIPMANS COVE SECTION 1

A SUBDIVISION OF 63.88 ACRES OF LAND OUT OF THE M. SHIPMAN SURVEY, A-86 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

June 2020  
141 LOTS 10 RESERVES 7 BLOCKS

OWNER/DEVELOPER:  
M/I HOMES OF HOUSTON, LLC,  
A Delaware limited liability company  
10720 W. Sam Houston Pkwy N., Ste 100  
Houston, Texas 77064  
832-623-0015

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

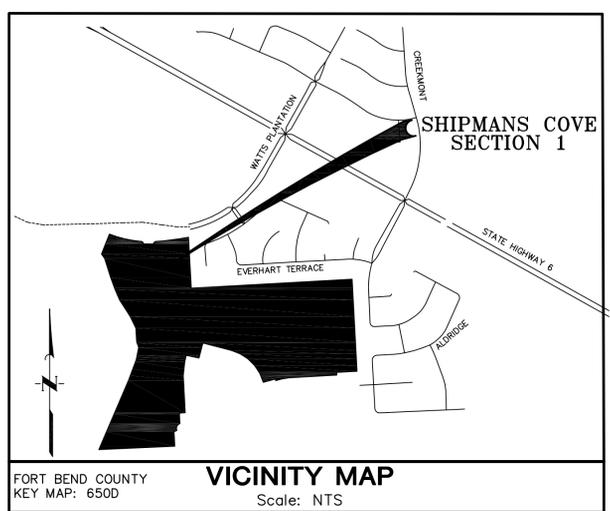
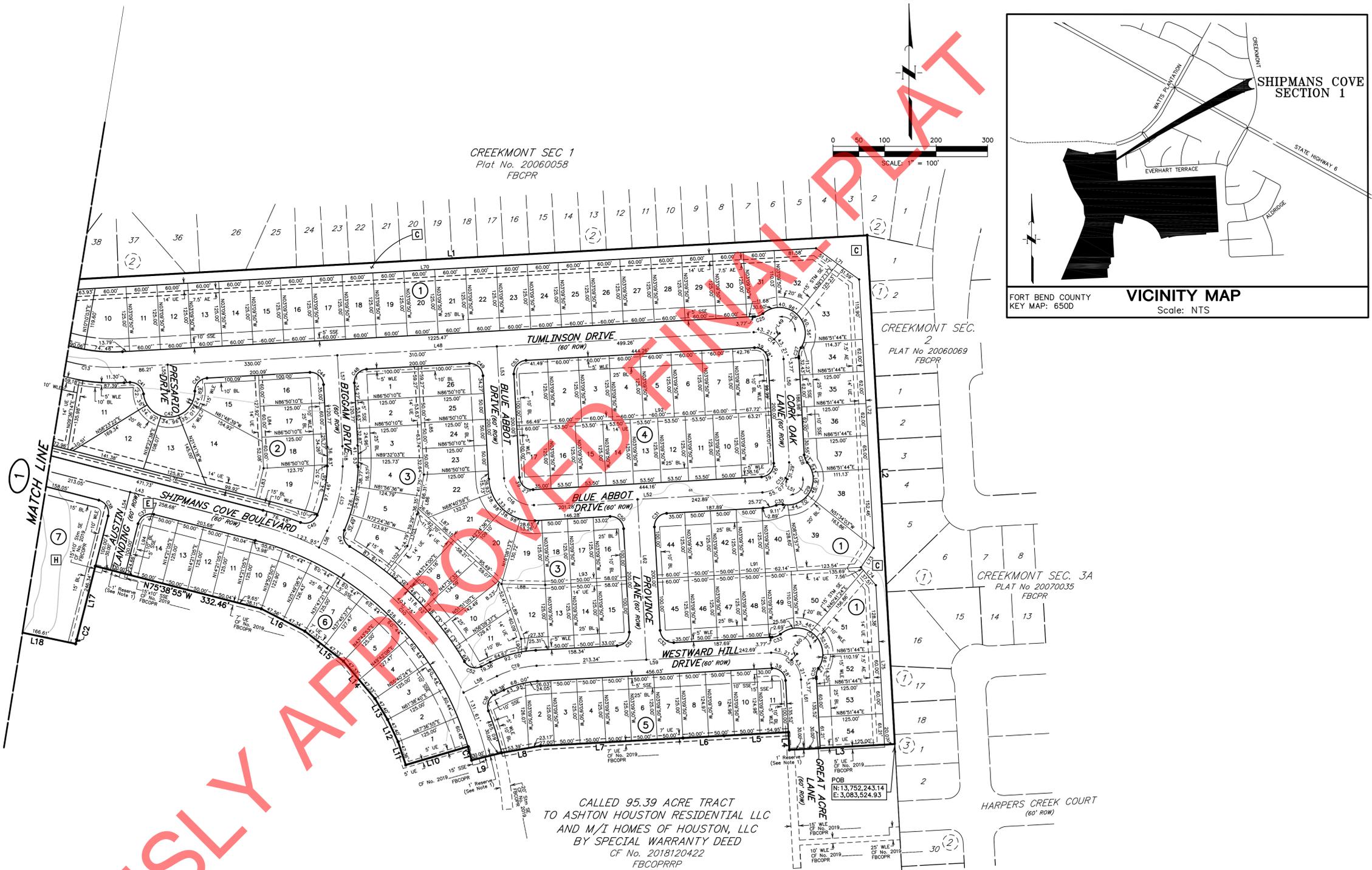
SURVEYOR:  
**J|C** JONES | CARTER  
Steven A. Jores, R.P.L.S. No. 5317

ENGINEER:  
**J|C** JONES | CARTER  
JOHN D. BARCELLONA, P.E.



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N86°50'19"E	1616.81'	L53	N03°09'50"W	255.00'
L2	S03°07'52"E	983.97'	L54	N14°21'05"E	155.00'
L3	S86°51'44"W	205.07'	L55	N03°09'50"W	51.30'
L4	N03°08'16"W	34.31'	L56	N25°59'39"E	35.64'
L5	S86°51'44"W	125.00'	L57	N03°09'50"W	175.77'
L6	S86°49'06"W	79.95'	L58	N63°55'04"E	72.11'
L7	S86°50'10"W	277.00'	L59	N86°50'10"E	456.03'
L8	S79°57'40"W	76.56'	L60	N41°50'57"E	15.73'
L9	S76°16'47"W	60.00'	L61	N03°08'16"W	135.52'
L10	S73°36'17"W	125.89'	L62	N03°09'50"W	310.00'
L11	N18°19'34"W	47.36'	L63	N04°16'17"E	67.92'
L12	N25°22'12"W	47.40'	L64	N22°10'38"W	68.89'
L13	N31°20'28"W	47.40'	L65	N03°09'12"W	131.54'
L14	N40°17'52"W	94.66'	L66	N86°50'48"E	62.00'
L15	N52°14'23"W	94.66'	L67	N84°08'18"E	62.07'
L16	N62°55'12"W	94.90'	L68	N81°09'38"E	192.29'
L17	S14°21'05"W	146.34'	L69	N03°09'12"W	504.97'
L18	N78°14'43"W	132.07'	L70	N86°50'10"E	1536.21'
L19	S11°33'30"W	64.86'	L71	N54°17'20"W	102.96'
L20	S07°26'53"E	73.13'	L72	N03°08'16"W	519.36'
L21	S05°28'35"W	67.65'	L73	N33°48'35"E	45.09'
L22	S87°01'29"W	48.33'	L74	N40°06'16"W	45.07'
L23	S42°11'10"W	14.18'	L75	N03°08'16"W	309.59'
L24	S02°39'09"E	113.59'	L76	N75°38'55"W	574.13'
L25	S70°22'47"E	29.28'	L77	N59°58'34"W	208.11'
L26	S65°32'46"W	30.65'	L78	N37°28'00"W	208.57'
L27	S02°38'55"W	145.22'	L79	N26°08'37"W	72.04'
L28	N20°30'21"E	221.85'	L80	N15°22'08"W	81.80'
L29	N11°15'15"E	123.59'	L81	N01°06'26"E	74.27'
L30	N19°58'23"W	59.92'	L82	N04°15'21"E	71.59'
L31	N03°34'07"W	137.68'	L83	N14°21'05"E	59.01'
L32	N26°07'05"W	128.82'	L84	N03°09'50"W	180.00'
L33	N32°43'46"W	195.78'	L85	N03°09'50"W	209.27'
L34	N23°21'22"W	115.11'	L86	N10°00'52"E	78.10'
L35	N20°00'27"W	127.03'	L87	N47°59'14"W	218.20'
L36	N17°47'33"W	200.03'	L88	N88°50'09"W	84.80'
L37	N34°48'49"W	53.93'	L89	N19°40'42"W	112.50'
L38	N21°32'17"E	215.37'	L90	N03°09'50"W	25.16'
L39	S89°28'49"E	100.00'	L91	N86°50'10"E	395.69'
L40	N82°44'36"E	157.09'	L92	N86°50'10"E	494.21'
L41	S03°09'13"E	509.95'	L93	N86°50'10"E	158.02'
L42	N00°31'41"E	262.83'	L94	N14°21'05"E	125.00'
L43	N75°38'55"W	471.74'	L95	N89°09'23"E	82.27'
L44	N89°28'51"W	71.33'	L96	N01°04'14"W	84.87'
L45	N86°50'48"E	71.40'	L97	S89°35'52"W	44.68'
L46	N41°50'48"E	22.78'	L98	N46°16'35"E	19.94'
L47	N03°09'12"W	70.98'	L99	N09°21'27"W	97.27'
L48	N86°50'10"E	1225.47'	L100	N82°00'52"E	814.26'
L49	N41°50'57"E	15.73'	L101	N19°15'53"E	203.45'
L50	N03°08'16"W	200.00'	L102	N38°32'45"E	64.35'
L51	N60°32'14"W	4.35'	L103	N16°40'29"E	64.08'
L52	N86°50'10"E	444.16'			

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	580.00'	2°12'22"	27.22'	N15°03'54"W	27.22'	13.61'
C2	830.00'	0°35'06"	8.48'	S14°03'32"E	8.48'	4.24'
C3	49.97'	44°06'05"	38.46'	S02°03'27"E	37.52'	20.24'
C4	1100.00'	17°07'09"	328.67'	S77°05'54"E	327.44'	165.57'
C5	25.00'	86°10'38"	37.60'	S42°34'09"E	34.16'	23.39'
C6	25.00'	86°10'40"	37.60'	N43°36'29"E	34.16'	23.39'
C7	1100.00'	3°57'13"	75.91'	N84°43'13"E	75.89'	37.97'
C8	1196.00'	4°43'26"	98.61'	N80°22'53"E	98.58'	49.33'
C9	545.00'	76°10'04"	724.51'	N37°33'53"W	672.33'	427.09'
C10	610.00'	61°55'42"	659.32'	N44°41'04"W	627.69'	366.01'
C11	450.00'	3°40'24"	28.85'	S88°41'00"W	28.85'	14.43'
C12	55.00'	90°00'00"	86.39'	N48°09'12"W	77.78'	55.00'
C13	350.00'	90°00'38"	549.84'	N48°09'31"W	495.02'	350.06'
C14	55.00'	90°01'34"	86.42'	N48°09'03"W	77.80'	55.03'
C15	55.00'	89°58'26"	86.37'	N41°50'57"E	77.76'	54.97'
C16	55.00'	90°00'00"	86.39'	N48°09'50"W	77.78'	55.00'
C17	300.00'	2°40'06"	129.16'	N13°39'38"E	128.17'	65.60'
C18	500.00'	4°29'23"	39.18'	N00°55'09"W	39.17'	19.60'
C19	200.00'	22°55'06"	80.00'	N75°22'37"E	79.47'	40.54'
C20	55.00'	90°01'34"	86.42'	N48°09'03"W	77.80'	55.03'
C21	25.00'	90°31'57"	39.50'	N44°44'49"W	35.52'	25.23'
C22	25.00'	44°57'43"	19.62'	N66°24'54"E	19.12'	10.35'
C23	50.00'	175°40'30"	153.44'	S48°09'12"E	99.93'	137.71'
C24	25.00'	44°57'43"	19.62'	S17°16'41"W	19.12'	10.35'
C25	25.00'	39°32'58"	17.26'	N69°36'12"E	16.92'	8.99'
C26	50.00'	164°02'28"	143.15'	S48°09'03"E	99.03'	356.70'
C27	25.00'	39°32'58"	17.26'	S14°05'41"W	16.92'	8.99'
C28	25.00'	36°52'12"	16.09'	S21°34'22"E	15.81'	8.33'
C29	50.00'	140°06'09"	122.26'	S30°02'36"W	94.00'	137.76'
C30	25.00'	30°35'55"	13.35'	S84°47'43"W	13.19'	6.84'
C31	25.00'	90°00'00"	39.27'	S41°50'10"W	35.36'	25.00'
C32	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C33	17.00'	39°32'58"	17.26'	N69°36'12"E	16.92'	8.99'
C34	50.00'	164°02'28"	143.15'	S48°09'03"E	99.03'	356.70'
C35	25.00'	39°32'58"	17.26'	S14°05'41"W	16.92'	8.99'
C36	25.00'	85°15'21"	37.20'	S21°17'23"W	33.86'	23.01'
C37	25.00'	90°00'00"	39.27'	S59°21'05"W	35.36'	25.00'
C38	25.00'	90°00'00"	39.27'	N30°38'55"W	35.36'	25.00'
C39	500.00'	22°41'47"	198.06'	N10°49'44"W	196.77'	100.85'
C40	25.00'	86°01'29"	37.54'	N47°17'01"E	34.11'	23.32'
C41	25.00'	87°10'14"	38.04'	S49°34'44"E	34.47'	23.79'
C42	50.00'	174°20'27"	152.14'	N86°50'10"E	99.88'	1011.63'
C43	25.00'	87°10'14"	38.04'	N43°15'03"E	34.47'	23.79'
C44	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C45	25.00'	89°11'28"	38.92'	S66°36'11"W	35.10'	24.68'
C46	200.00'	6°42'40"	23.43'	N19°42'25"W	23.41'	11.73'
C47	25.00'	82°31'40"	36.01'	N18°02'00"W	32.88'	21.94'
C48	25.00'	90°00'00"	39.27'	N41°50'10"E	35.36'	25.00'
C49	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C50	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C51	25.00'	90°00'00"	39.27'	S41°50'10"W	35.36'	25.00'
C52	25.00'	85°15'21"	37.20'	N73°27'16"W	33.86'	23.01'
C53	25.00'	90°00'00"	39.27'	N41°50'10"E	35.36'	25.00'
C54	500.00'	19°27'28"	169.80'	N06°37'21"W	168.99'	85.73'
C55	80.00'	9°30'35"	136.15'	N29°29'25"W	120.30'	91.24'



**SHIPMANS COVE SECTION 1**  
A SUBDIVISION OF 63.88 ACRES OF LAND  
OUT OF THE  
**M. SHIPMAN SURVEY, A-86**  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS  
SEPTEMBER 2019

**ASHTON WOODS**  
OWNER/DEVELOPER:  
M/I HOMES OF HOUSTON, LLC  
10720 W. Sam Houston Pkwy N., Ste 100  
Houston, Texas 77064  
832-623-0015

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

**141 LOTS**      **9 RESERVES**      **7 BLOCKS**  
SURVEYOR:      ENGINEER:  
**JIC JONES | CARTER**      **JIC JONES | CARTER**  
Steven A. Jores, R.P.L.S. No. 5317      JOHN D. BARCELLONA, P.E.

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, Ashton Houston Residential, L.L.C., a Texas limited liability company, acting by and through \_\_\_\_\_ its President, and, Authorized Agent, and M/I Homes of Houston, LLC, acting by and through Brandon Boozer, its Vice President, and, Authorized Agent, herein referred to as Owner of the 63.88 acre tract described in the above and foregoing plat of Shipmans Cove Section 1, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, my our, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Shipmans Cove Section 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

this \_\_\_\_\_ day of \_\_\_\_\_, 2019, and M/I Homes of Houston, LLC, has caused these presents to be signed by Brandon Boozer, its Vice President, hereunto authorized, and its common seal hereunto

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

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

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

Attest: \_\_\_\_\_  
Name:  
Title:

M/I Homes of Houston, LLC

By: \_\_\_\_\_  
Brandon Boozer, Vice President

Attest: \_\_\_\_\_  
Name:  
Title:

STATE OF TEXAS §

COUNTY OF FORT BEND §

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

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

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Brandon Boozer, and \_\_\_\_\_ 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.

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

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

\_\_\_\_\_  
Steven A. Jores  
Registered Professional Land Surveyor  
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Shipmans Cove Sec 1 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this \_\_\_\_\_,

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

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

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

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

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

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

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

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

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

# SHIPMANS COVE SECTION 1

## A SUBDIVISION OF 63.88 ACRES OF LAND

### OUT OF THE

### M. SHIPMAN SURVEY, A-86

### CITY OF MISSOURI CITY,

### FORT BEND COUNTY, TEXAS

### SEPTEMBER 2019

**141 LOTS                      9 RESERVES                      7 BLOCKS**

SURVEYOR:

ENGINEER:



OWNER/DEVELOPER:  
**M/I HOMES OF HOUSTON, LLC**  
10720 W. Sam Houston Pkwy N., Ste 100  
Houston, Texas 77064  
832-623-0015

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

Texas Board of Professional Land Surveying Registration No. 520405330  
6350 West Loop South, Suite 550 - Bellaire, TX 77401 • 713.777.5337  
Steven A. Jores, R.P.L.S. No. 5317

State of Professional Engineers Registration No. 4439  
6350 West Loop South, Suite 550 - Bellaire, TX 77401 • 713.777.5337  
JOHN D. BARCELLONA, P.E.



**PLANNING AND ZONING COMMISSION  
SUBDIVISION TEXT AMENDMENT**

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**AGENDA DATE:** July 8, 2020

**AGENDA ITEM SUBJECT:** Subdivision and street names

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

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

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should adopt this as its final report and forward to City Council for consideration thereof.

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**BACKGROUND:**

City Council has requested that staff bring forward regulations to ensure that subdivision and street names are not historically offensive to ethnic groups. Concern has been raised about existing subdivisions and streets that have been named for certain historical periods and persons. These concerns have included subdivision names such as Sienna Village of Destrehan later developed as either Sienna Section or Sienna Plantation; Memorial Plantation later named Parks Edge as well as street names in the Vicksburg subdivision.

Generally, subdivision names and street names are determined by a developer, builder or applicant at the time of platting. The city has not adopted any regulations on the naming of subdivisions. The naming of streets is regulated through the subdivision ordinance and the infrastructure design manual. The infrastructure design manual establishes provisions for the maximum number of characters in a name. Further, street names are reviewed to avoid duplication or conflicts with existing. When naming subdivisions and streets, typically a theme is formed.

In 2017, the City adopted a process to name city property and programs including renaming existing streets. This process, found in Chapter 16, Code of Ordinances,

provides (1) criteria for the basis of names; (2) for the review and approval of applications; and (3) for the denial, modification, or revocation of an application.

City staff had proposed to the Council that process used to rename existing streets could also apply to the naming of new subdivisions and streets. If applied, these criteria would need to be adopted for this purpose. City staff has discussed the challenges that might arise in applying these criteria and review processes during the existing platting schedule. These challenges include the review time needed to clear new subdivision and street names as well as the qualification needed to make a determination of what names might be offensive.

The Commission discussed the naming of subdivisions and streets on May 13, 2020. Based upon the staff presentation and the Commission's guidance, the attached amendments are proposed to provide for a process to name new streets.

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

# DRAFT SUBDIVISION ORDINANCE TEXT AMENDMENT

## Chapter 82 - Subdivisions

### Sec. 82-180. Proposed Street Names.

- (a) The commission shall consider an alphabetized list of proposed street names for a plat. Upon acceptance by the city and the recordation of a plat designating the name of such street, any subsequent change in the name of the street is subject to approval by the city council pursuant to chapter 16 of this Code.
- (b) ~~Alphabetical or numerical names. Except as provided herein, the commission may disapprove a proposed public street name consisting of an alphabetical or numerical name. The commission may not disapprove a proposed street name consisting of an alphabetical or numerical name if such street is a direct extension of an existing street.~~ (c) *Characters.* The commission may disapprove a proposed street name that exceeds the maximum number of characters, including spaces, which shall count as two (2) characters, between individual words, set forth as follows:
- (1) ~~Street names on major thoroughfares and major collectors: 30 characters; and (2) Street names on all other streets: 20 characters~~ required by the infrastructure design manual.
- (d) *Duplicate names.* The commission may disapprove duplicate street names. A street name is considered a duplicate if an existing street or a proposed street on an approved plat shares the same street name. The number of words, spaces, spelling differences, and street type do not make a street name unique.
- (e) *Names within close proximity.* The commission may disapprove a proposed street name that is proposed to be located in close proximity to a similarly named street.
- (f) *Naming program considerations.* The commission may disapprove a proposed public street name if the commission determines that such name may be rejected pursuant to the guidelines of the City's naming program, as set forth in section 16-5, article I, chapter 16 of this Code.
- (g) *Proper names.* The commission may disapprove a proposed street name that consists of the proper name of a person, geographical area, event, or activity that is not demonstrative of a person, geographical area, event, or activity that has had a significant positive impact on the city or that has not contributed to the cultural, economic, educational, intellectual, political, or scientific vitality of the community or made an extraordinary contribution in the service of humanity.
- (g) *Overused names.* The commission may disapprove overused street names. Words used in more than 50 street names in the city Street Name Database are considered overused. A list of overused street names shall be appended to the platting manual and filed with the city secretary. A proposed street name submitted for review shall be disapproved if:

# DRAFT SUBDIVISION ORDINANCE TEXT AMENDMENT

## Chapter 82 - Subdivisions

- (1) Overused words are included in the name, regardless of whether the word is included in a subdivision name or marketing theme;
  - (2) The proposed street name changes the spelling of an overused street name; or
  - (3) Compound or combined words using an overused word are included in the name.
- (h) *Private streets.* The designation, “PRIVATE” or “PVT,” shall follow the street name suffix of a non-public street and shall be indicated on a street name marker erected for such street.
- (i) *Typographical characters.* The commission may disapprove a proposed public street name containing typographic characters.
- (j) *Appeals.* An applicant may appeal the disapproval of one or more proposed street names by the commission to the city council. The notice of appeal shall be filed with the director of development services together with a filing fee in the amount provided in the schedule of fees adopted by resolution of the city council, within 10 days of the disapproval of the commission and shall state which criteria the commission applied in disapproving the proposed street name. One filing fee is required for an appeal of one or more disapproved street names. Upon the determination by the director of development services that the notice of appeal is sufficient and timely filed, the director of development services shall, in coordination with the city secretary, schedule a public hearing concerning the appeal. If the director of development services determines that the notice of appeal is not sufficient, the director of development services shall notify the appellant in writing of the deficiencies. No further action shall be taken until the appellant remedies the deficiencies and the director of development services thereafter determines that the notice of appeal is complete. The council shall conduct a public hearing within 30 days of the date on which the notice of appeal was deemed to be sufficient. The council's review shall be limited to whether the commission correctly applied the criteria outlined in this section. The council may grant or deny an appeal by adopting a written resolution. When the council acts on a disapproval pertaining to a naming decision of the commission, council action shall be deemed to be the final action of the [Citycity](#) as of the effective date of the resolution and shall not be subject to further review under this Code.
- (k) *Reservation of rights.* The city reserves the right to reject, replace, or reconfigure any street name on any plat pursuant to this section.

Document comparison by Workshare 9.5 on Monday, June 29, 2020 3:33:49 PM

Input:	
Document 1 ID	file:///W:/Legal Department/Ordinance/Drafts/2020 Drafts/Platting Manual/2020.06.12 Offensive Street Signs Ordinance.docx
Description	2020.06.12 Offensive Street Signs Ordinance
Document 2 ID	W:/Legal Department/Ordinance/Drafts/2020 Drafts/Platting Manual/2020.06.25 Offensive Street Sign Ordinance.DOCX
Description	W:/Legal Department/Ordinance/Drafts/2020 Drafts/Platting Manual/2020.06.25 Offensive Street Sign Ordinance.DOCX
Rendering set	Standard

Legend:	
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Style change	
Format change	
<del>Moved deletion</del>	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	8
Deletions	11
Moved from	1
Moved to	1
Style change	0

Format changed	0
Total changes	21

Upon receipt of a complete application filed pursuant to article V of this chapter, relating to city programs, as applicable, the city manager or his designee will review the application and prepare a recommendation for the city council on whether the application meets the requirements set forth in this chapter, and the financial impact, if any, of implementing the proposed name.

- (d) The city council may approve, after a public hearing, an application to name or rename city property or a city program if the proposed naming or renaming is consistent with the requirements of this chapter.
- (e) Upon the approval of a new city street name, the applicant, other than a councilmember, shall pay the costs associated with installing a new city street sign.

(Ord. No. O-17-19, § 1, 7-3-2017)

Sec. 16-5. - Denial, modification or revocation of an application.

Except as otherwise provided in section 16-114, the city council may deny, modify or revoke an application filed or approved pursuant to this chapter if one or more of the following conditions are met:

- (1) The application contains false or misleading information or required information is omitted;
- (2) The proposed name advocates a political party or religion;
- (3) The proposed name when taken in form and context is deemed to be unsuitable for and contrary to community standards of appropriateness for governmental or family publications;
- (4) The proposed name promotes an illegal activity as defined by federal, state or local law;
- (5) The proposed name promotes, suggests or glorifies violence or acts of a violent nature;
- (6) The proposed name demeans, intimidates or maliciously portrays any gender, racial or ethnic group or other protected class;
- (7) The proposed name duplicates the name of another city property or city program;
- (8) The proposed naming or renaming is prohibited by a legal or contractual mandate;

- (9) The proposed naming or renaming violates federal, state or local law; or
- (10) The proposed naming or renaming will for any reason bring disrepute upon the city.

(Ord. No. O-17-19, § 1, 7-3-2017)

Sec. 16-6. - Notification.

If an application to name or rename city property is approved by the city council, the director of the public works department or his designee will notify any affected city departments, utilities, and governmental entities of the new name of the city property.

(Ord. No. O-17-19, § 1, 7-3-2017)

Secs. 16-7—16-20. - Reserved.

DIVISION 2. - PROCEDURE FOR RENAMING CITY STREETS

Sec. 16-51. - Council initiated applications.

- (a) A member of the city council may initiate the renaming of a city street by submitting, in writing, the following information to the city secretary:
  - (1) The current name or location of the city street proposed to be renamed;
  - (2) The proposed name of the city street, provided that, if the name of the city street is the name of an entity, the information set forth in subsection 16- 22 (4) shall be provided; and
  - (3) Applicable documentation that demonstrates how the proposed renaming is consistent with the criteria set forth in section 16-3.
- (b) The city secretary will forward the information received pursuant to subsection (a) of this section to the director of the public works department or his designee who will review and evaluate the submitted information in accordance with subsection 16-4(a).

(Ord. No. O-17-19, § 1, 7-3-2017)

Sec. 16-52. - Applications initiated by persons other than councilmembers.



## **City of Missouri City**

### **PUBLIC HEARING**

**A public hearing will be held by the Planning and Zoning Commission of Missouri City to receive comments for or against proposed amendments to Chapter 82, of the Missouri City Code, the City Subdivision Ordinance; providing regulations relating to subdivision names and street names.**

**Due to the COVID 19 disaster and the Centers for Disease Control recommendation regarding social distancing measures, the Planning and Zoning Commission and the public may not be allowed to be physically present at this hearing.**

**If social distancing measures remain in effect, the City will be using a telephone/video conferencing tool to make the hearing available to the Planning and Zoning Commission and the public. On the date and at the time provided, the public may access the livestream of the meeting by the following link: <https://www.missouricitytx.gov/780/MCTV>. A telephone number for the public will be made available on the posted meeting agenda prior to the hearing date and available on the City's website.**

**The public hearing is scheduled:**

**DATE: Wednesday, July 8, 2020**

**TIME: 7:00 PM**

**PLACE: City Council Chambers (2nd Floor of City Hall)  
1522 Texas Parkway (FM 2234) Missouri City, Texas**

**Specific information is available at City Hall, Missouri City, Texas, Monday through Friday from 9:00 AM to 4:00 PM, or you may call 281-403-8541.**