



## **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 **August 12, 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. ELECTION OF OFFICERS**

Consider electing a Chairman, Vice Chairman, and an Assistant Secretary of the Planning and Zoning Commission

#### **4. READING OF MINUTES**

- A.** Consider approving the minutes of the July 8, 2020 Planning and Zoning Commission Meeting.
- B.** Consider approving the minutes of the July 10, 2020 Planning and Zoning Commission Special Meeting.

**5. REPORTS**

**A. COMMISSION REPORTS**

- (1) Chairman of the Planning and Zoning Commission
  - a. Recognition of former Planning and Zoning Commissioners, Courtney Johnson Rose and James G. Norcom, III
- (2) Planning and Zoning Commissioners

**B. STAFF REPORTS**

- (1) Development Services
  - a. Director
    - i. Comprehensive housing study update
- (2) Engineering
  - a. City Engineer

**6. 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.

**7. PLATS**

**A. CONSENT AGENDA**

*All consent agenda items are considered routine by the Planning and Zoning Commission and will be enacted by one motion. Each item will be approved as recommended in the corresponding staff report, which includes conditional approvals for plats. There will be no separate discussion of these items unless a Commissioner or Applicant so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.*

- (1) Consider an application for a preliminary plat for Lexington Village Sec. 1
- (2) Consider an application for a preliminary plat for Village of Sawmill Lake
- (3) Consider an application for a preliminary plat for Sienna Section 34B
- (4) Consider an application for a preliminary plat for SRSC Missouri City
- (5) Consider an application for a final plat for Parks Edge Section 16
- (6) Consider an application for a final plat for Sienna Section 29A
- (7) Consider an application for a final plat for Sienna Oaks Drive Street Dedication Phase 2
- (8) Consider an application for a final plat for Heritage Park Drive Street Dedication Phase 3
- (9) Consider an application for a final plat for Parks Edge Section 10
- (10) Consider an application for a final plat for Parks Edge Section 11
- (11) Consider an application for a final plat for Fort Bend Community Church
- (12) Consider an application for a final plat for Parkway Crossing Phase I
- (13) Consider an application for Zaineb Shopping Center, being a partial replat of Nova Village Center

**8. ZONING MAP AMENDMENTS**

**A. PUBLIC HEARING FOR A 20-ACRE TRACT FOR FBISD**

- (1) To receive comments for or against a request by Bryan Sheppard, Pape-Dawson Engineers, seeking a SUP, Specific Use Permit to allow for the location of a place of assembly for a proposed Fort Bend Independent School District (FBISD) elementary school site; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.
- (2) Consider approving a final report on item 8.A.(1)

**9. ZONING TEXT AMENDMENTS**

None.

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

None.

**11. 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.*

**12. RECONVENE**

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

**13. 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 August 12, 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 August 7, 2020.



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Egima Edwards  
Planning Technician



**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF MISSOURI CITY, TEXAS  
July 8, 2020**

**1. CALL TO ORDER**

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was called to order by Chair Brown-Marshall, at 7:00 PM.

**2. ROLL CALL**

**Commissioners Present:**

Sonya Brown-Marshall  
Tim Haney  
John O'Malley  
Gloria Lucas  
Karen Overton  
Daniel Silva  
Hugh Brightwell  
James R. Bailey  
Monica L. Rasmus

**Commissioners Absent:**

**Councilmembers Present:**

Chris Preston, Councilmember At- Large Position 2

**Staff Present:**

Otis T. Spriggs, Director of Development Services  
Jennifer Gomez, Planning Manager  
Thomas White, Planner II  
Gretchen Pyle, Interim Planning Specialist  
Jeremy Davis, Assistant City Engineer, Public Works  
Egima Edwards, Planning Technician  
Jamilah Way, First Assistant City Attorney  
Glen Martel, Assistant City Manager

**Others Present:** Daniel Valdez; META Planning, Tom Duecker; Jones | Carter, David Sepulveda; Terra Associates, Ryan Moeckel; Texas Engineering and Mapping, Mike Hawthorne; The Pinnell Group

**READING OF THE MINUTES**

- A.** Consider approval of the minutes of the June 10, 2020 Planning and Zoning Commission Meeting.

- Motion:** Approval of the June 10, 2020 minutes.
- Made By:** Commissioner Lucas  
**Second:** Commissioner Bailey
- AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Overton, Commissioner Lucas, Commissioner Silva, Commissioner Rasmus, Commissioner Bailey
- NAYES:** None  
**ABSTENTIONS:** Commissioner Brightwell

The motion passed.

### 3. REPORTS

#### A. COMMISSION REPORTS

- (1) Chairperson of the Planning and Zoning Commission  
Welcomed new Commissioners. Next month, former Commissioners Johnson Rose and Norcom III will be recognized.
- (2) Planning and Zoning Commissioners  
None.

#### B. STAFF REPORTS

- (1) Development Services
  - a. Director –  
Otis Spriggs announced that a Special Meeting of the Planning and Zoning Commission would be held on Friday, July 10<sup>th</sup>. Agenda had been posted and a preliminary plat, Heritage Park Drive Street Dedication Phase 3, would be considered. The preliminary plat would be the only agenda item.

Vice Chair Haney inquired about information of the meeting.

Mr. Spriggs stated materials would be provided and the meeting would be held at 6:00 pm.

Commissioner Overton inquired about the meaning of "posted" and if that meant "posted" on the City's website.

Mr. Spriggs replied, "Yes ma'am."

Chair Brown-Marshall stated that the Special Meeting was due to the dates and the timing of submitted applications. The meeting needed to be held. The Commissioners were encouraged to join the meeting.

Vice Chair Haney stated to ensure quorum, a quick poll should be taken.

Chair Brown-Marshall agreed and inquired if any Commissioner would not be able to make it Friday.

Commissioner Brightwell stated that he would do his best and that he

could not guarantee.

Commissioner Silva stated that he should not have any problems.

- (2) Engineering
  - a. City Engineer –  
None.

**4. PUBLIC COMMENT**

None

**5. 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 (**Withdrawn**)

**Motion:** To approve the Consent Agenda.

**Made By:** Commissioner Haney

**Second:** Commissioner Brightwell

Jennifer Gomez, Planning Manager inquired if the Commissioners received the updated report for agenda item 6.A.(1).

Chair Brown-Marshall and Vice Chair Haney replied, "Yes we did."

Ms. Gomez inquired about the approval being for the updated report.

Chair Brown-Marshall replied, "Yes."

Vice Chair Haney replied, "Correct, understood."

Chair Brown-Marshall inquired about agenda item 6.A.(10) on major conditions of drainage and if staff was confident that the applicant would be able to resolve the conditions.

Ms. Gomez stated she referred to Jeremy Davis, Assistant City Engineer.

Jeremy Davis, Assistant City Engineer, stated the applicant was in the Willow Hole Watershed. When the applicant was applying for the replat, Engineering was in the process of closing out a drainage study for that area. It is close to being finished, somethings needed to be tied up. Once completed, staff would be able to communicate with the applicant exactly what would be required.

Commissioner Brightwell inquired if an outfall was set or was it an issue.

Mr. Davis stated to his knowledge, an outfall was not present. There might have been one prior to the property being bought.

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Overton, Commissioner Lucas, Commissioner Silva, Commissioner Rasmus, Commissioner Bailey, Commissioner Brightwell

**NAYES:** None

**ABSTENTIONS:** None

The motion passed

**B. SHIPMANS COVE**

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

Jennifer Gomez, Planning Manager, presented the agenda item. Ms. Gomez stated Shipmans Cove was approved by the Commissioner back in October of last year, signed and ready for recordation. However, in the months since, the developer continued to work with the utility development, particularly with Centerpoint Energy. It has resulted in a request by Centerpoint Energy for a single utility access for service to the lift station. For the color coded yellow area on the presentation, utility access would be provided. Single access for purposes of utility would not include drainage encumbrances.

Ms. Gomez stated the color coded red and green areas would remain for drainage. The development engineer provided a statement describing the changes, provided in packet. Ultimately, no change to the design and function of the drainage facility. The only change was shifting the reserve and ensuring access to the facility placement, as well as drainage facility.

Vice Chair Haney inquired about if the occurrence was odd; he did not remember it happening in the past.

Ms. Gomez stated in terms of the Centerpoint requirement for a single dedicated easement, no, that was typical. Usually it could be accommodated within an existing reserve. For the plat in question, the location had to be shifted. Due to shifting the location/lines, it needed to be presented to the Commission for approval. Typically when Centerpoint makes the request, it could be provided within an easement already provided.

Commissioner Brightwell inquired about the easement dedication for Centerpoint use only, no other utilities, even though it was a straight aerial.

Ms. Gomez stated the dedication was described as a utilities access. It would be Centerpoint's facility within the reserve.

Commissioner Brightwell inquired the sharing of the easement. Concern was Centerpoint driving the development to the edge of the property line back into the reserve. Commissioner Brightwell inquired about the reserve being increased to include the Centerpoint easement.

Ms. Gomez stated the red area (on the left side of the presentation) shifted into the

yellow on the right side. The red area was the remainder of that land. The land area did not increase. It just shifted to provide access to the lift station, shown in orange, also access to the street.

Commissioner Brightwell inquired about the yellow area being a part of the reserve as labeled.

Ms. Gomez stated it would be a separate reserve. All are individual reserves.

**Motion:** To approve a final plat for Shipmans Cove Section 1

**Made By:** Commissioner Haney  
**Second:** Commissioner Lucas

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Overton, Commissioner Lucas, Commissioner Silva, Commissioner Rasmus, Commissioner Bailey, Commissioner Brightwell

**NAYES:** None  
**ABSTENTIONS:** None

The motion passed

**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)

Jennifer Gomez, Planning Manager, presented the agenda item. Ms. Gomez stated the item was discussed on the May agenda. Public and Council concerns were discussed regarding existing street and subdivision names within the city and ETJ, Extra Territorial Jurisdiction.

Ms. Gomez stated main concerns that could be heard, nationally as well, surrounded subdivision and street names that may be considered historically offensive to various groups. Vicksburg Subdivision had been used as an example for the last several years. All are familiar with the Battle of Vicksburg. Within the subdivision, street names reference different confederates of the army.

Ms. Gomez stated street names are under the jurisdiction of the Planning and Zoning Commission as a function of the platting process. Plats dedicating new streets are submitted with street and subdivision names by the developer. Standards are limited, Street and Subdivision names are generally determined by the

developer or builder during that platting process. Existing standards naming new streets are from the Platting Manual. Only standards existing are that the developer has to identify name of subdivision on the plat and have to provide an alphabetical list of the proposed names being dedicated by the plat.

Ms. Gomez stated the other standard in place is from the Public Infrastructure Design Manual, the design of placing street names on street signs. The printing and placement of a sign on a pole are governed by the design aspect; maximum number of characters, including spaces, are to be included in proposing street names.

Ms. Gomez stated based on the continued discussion concerning street names, staff was ready to present drafted language, recommending an amendment to the City's Code of Ordinances. On the issue of subdivision names, a discussion on public and private speech was held with Legal and the public. Jamilah [Way] discussed the difference between public and private speech. Generally subdivision names are considered private speech, protected by the first amendment. Proposed regulations would not change or provide a guideline on a developer proposing a new subdivision name.

Ms. Gomez stated staff was proposing guidelines for naming streets, a language change to the Subdivision Ordinance. Regulations just summarized in the Planning Manual and Infrastructure Design Manual would remain and carry over into the new section of the Subdivision Ordinance. Additional general standards would be applied. Ms. Gomez stated general standards would include, name could not be duplicated; similarity of names could not be within close proximity; city naming program that has already been adopted; names may only contain proper names if such has contributed to the community or humanity; names could not be overused; a private street name must include "PRIVATE" or "PVT", and names may not contain a typographic character.

Ms. Gomez stated for the city naming program, a street name can be denied by the Commission if it meets the qualifying reasons, advocates a political party or religion; unsuitable and contrary to community standards or appropriateness; promotes an illegal activity; promotes, suggests, or glorifies violence or acts of a violent nature; demeans, intimidates or maliciously portrays any fender, racial or ethnic group; name would bring disrepute upon the city.

Ms. Gomez stated on proper names, language would be used to target the offensive issue, names that may be historically offensive. Most names discussed, particularly in the Vicksburg Subdivision and some other communities in the city, are names dealing with people, places or events. Language proposed is to try to elevate some of that and to bring into public conversation. Qualifiers would be a name could not be a proper name if it has not had a significant positive impact on the city; has not contributed to the cultural, economic, educational, intellectual, political, or scientific vitality of the community, or it has not made an extraordinary contribution in the service of humanity.

Ms. Gomez stated that the regulation would be under public review. Currently developers only submit a list of street names, which the Commission does not typically see. They see street names printed on the plat. Another checklist would be developed or some type of form where the developer would provide some background as to their thinking in terms of the proposed names. If regulations are adopted, that would be new for the Commission to see. The checklist would be developed and included in the packet so the Commission would have background

knowledge to be able to make a determination on the proposed street names.

Ms. Gomez stated on the issue of overused names, certain words included in street names could be reduced within the city and retired. Overused names include words used in more than 50 street names is a regulation of the City of Houston. Missouri City may need to take it down to 20 street names. Commonly used names in Missouri City and the ETJ are: Plantation (21 times), Green (34 times) and Quail (44 times). Confederate has been used three times.

Ms. Gomez stated private streets had been a discussion of Council recently. There are standards for construction and maintenance of private streets. However, confusion would be elevated as to what might be considered as a public or private street. Moving forward, developers would be required within their allocation to indicate "PRIVATE" on street signs.

Ms. Gomez stated proposed regulations also provided an appeal process. The Commission would continue to act as the authority on approving/disapproving street names through the platting process. In the event the Commission decided to disapprove a street name, the applicant would have an option under the regulations to appeal. The appeal would go through City Council for final determination on the street name. City Council would also review at that point with the appeal, based on the requirements of Chapter 16 that have been adopted for the remake of street names.

Ms. Gomez stated that the process for reviewing street names would continue to be tied to the platting process. The Commission would begin to receive more information and detail for the recommendations included with plats moving forward.

Ms. Gomez stated staff's recommendation was to adopt what was proposed as a final report. It was set to move forward to City Council. Any comments or recommendations could be provided and presented to Council. Due to it being a subdivision change and not a zoning change, the Commission could disapprove or recommend denial/changes. It would still move forward to City Council regardless of the recommendation.

Chair Brown-Marshall inquired about the request for the Commission's decision and about it moving forward to Council regardless of their decision.

Ms. Gomez replied, "Yes." Due to the Commission being the authority of the platting process, they would have to be the ones to implement adopted standards. Any concerns and disagreements would be shared with Council.

Chair Brown-Marshall inquired about the language under "F" referencing "demonstrative".

Ms. Gomez stated that they could work through that kind of language.

Commission Overton inquired about staff providing recommended names to the Commission and at that time the Commission would make the decision to move forward or not.

Ms. Gomez replied, "Yes, that is correct."

Commissioner Overton inquired about the Commissioners time to research prior to

considering a vote if the recommendation is provided.

Ms. Gomez stated that that was a good question. Terms of the process could be discussed.

Jamilah Way, First Assistant City Attorney, stated the Commission would not be able to... due to the Commission being a “quasi-judicial” function. The decision would have to be based off the information the applicant and staff provides.

Ms. Gomez stated that the process was not set up for that type of review. The names are submitted in a list and on a plat, submitted at the time of plat submittal. The process would need to be reviewed to provide some background information, and ensure sufficient time for the Commission to make a determination. The developer could provide something responsive to the requirements. Staff would review, then provide information to the Commission.

Vice Chair Haney stated that it seemed as if they were getting ahead of themselves if questions were unknown. While looking at recommendations, how would the Commission make a determination of what was acceptable and what was not. How could the Commission make a change without understanding the process.

Ms. Gomez stated that the process would be built off the regulations that were adopted. The process would have to be adjusted within the limit.

Commissioner Lucas inquired about staff providing recommendations of names.

Ms. Gomez replied, “Yes, we would.”

<b>Motion:</b>	To close the public hearing
<b>Made By:</b>	Commissioner Haney
<b>Second:</b>	Commissioner Brightwell
<b>AYES:</b>	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O’Malley, Commissioner Overton, Commissioner Lucas, Commissioner Silva, Commissioner Rasmus, Commissioner Bailey, Commissioner Brightwell
<b>NAYES:</b>	None
<b>ABSTENTIONS:</b>	None

The motion passed

<b>Motion:</b>	To forward a negative recommendation to Council
<b>Made By:</b>	Commissioner Lucas
<b>Second:</b>	Commissioner Overton
<b>AYES:</b>	Commissioner Haney, Commissioner Overton, Commissioner Lucas, Commissioner Silva, Commissioner Rasmus, Commissioner Bailey, Commissioner Brightwell
<b>NAYES:</b>	Commissioner O’Malley, Commissioner Brown-Marshall
<b>ABSTENTIONS:</b>	None

The motion passed

Chair Brown-Marshall stated more clarification was needed on the process. Sounds good in theory. It was understood that Council would move forward.

**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**

<b>Motion:</b>	To adjourn
<b>Made By:</b>	Commissioner Haney
<b>Second:</b>	Commissioner Lucas
<b>AYES:</b>	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Overton, Commissioner Lucas, Commissioner Silva, Commissioner Rasmus, Commissioner Bailey, Commissioner Brightwell
<b>NAYES:</b>	None
<b>ABSTENTIONS:</b>	None

The motion passed

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Egima Edwards  
Planning Technician



**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF MISSOURI CITY, TEXAS  
July 10, 2020**

**1. CALL TO ORDER**

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was called to order by Chair Brown-Marshall, at 7:00 PM.

**2. ROLL CALL**

**Commissioners Present:**

Sonya Brown-Marshall  
Tim Haney  
Gloria Lucas  
Monica L. Rasmus  
James R. Bailey  
Daniel Silva

**Commissioners Absent:** Hugh  
Brightwell, John O'Malley, Karen  
Overton

**Councilmembers Present:** None

**Staff Present:**

Otis T. Spriggs, Director of Development Services  
Jennifer Gomez, Planning Manager  
Thomas White, Planner II  
Gretchen Pyle, Interim Planning Specialist  
Jeremy Davis, Assistant City Engineer, Public Works  
Egima Edwards, Planning Technician  
Jamilah Way, First Assistant City Attorney

**Others Present:** Laurie Chapa; LJA Engineering, Geoff Freeman; LJA Engineering

**READING OF THE MINUTES**

None.

**3. REPORTS**

**A. COMMISSION REPORTS**

- (1) Chairperson of the Planning and Zoning Commission  
None
- (2) Planning and Zoning Commissioners

None.

**B. STAFF REPORTS**

- (1) Development Services
  - a. Director –  
None.
  
- (2) Engineering
  - a. City Engineer –  
None.

**4. PUBLIC COMMENT**

None

**5. PLATS**

**A. CONSENT AGENDA**

- (1) Consider an application for a preliminary plat for Heritage Park Drive Street Dedication Phase 3

**Motion:** To approve the Consent Agenda.

**Made By:** Commissioner Haney  
**Second:** Commissioner Rasmus

**AYES:** Commissioner Brown-Marshall, Commissioner Haney,  
Commissioner Rasmus, Commissioner Silva,  
Commissioner Lucas, Commissioner Bailey

**NAYES:** None

**ABSTENTIONS:** None

The motion passed

**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.**

None.

**10. CLOSED EXECUTIVE SESSION**

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

**11. RECONVENE**

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

**12. ADJOURN**

**Motion:** To adjourn

**Made By:** Commissioner Haney

**Second:** Commissioner Lucas

**AYES:** Commissioner Brown-Marshall, Commissioner Haney,  
Commissioner Rasmus, Commissioner Silva,  
Commissioner Lucas, Commissioner Bailey

**NAYES:** None

**ABSTENTIONS:** None

The motion passed

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Egima Edwards  
Planning Technician



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** August 12, 2020  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Lexington Village Sec. 1  
**AGENDA ITEM NUMBER:** 7.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:** PLAT2000273  
**TYPE OF APPLICATION:**  
 **Initial application**  
 Written Response application  
**PROPERTY ID:** 0064-00-000-3100-907  
**LOCATION:** North of the intersection of Fifth Street and FM 1092, southeast of the intersection of Lexington Boulevard/Independence Boulevard and FM 1092, and west of the FBISD Armstrong Elementary School.  
**ZONING DISTRICT DESIGNATION:** PD, Planned Development District No. 81 (Ordinance O-20-19)  
**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None

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

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

1. **Provide prior to final plat submittal:**
  - a. Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. **A parkland dedication is required to be approved prior to the submission of a final plat application.**

-----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

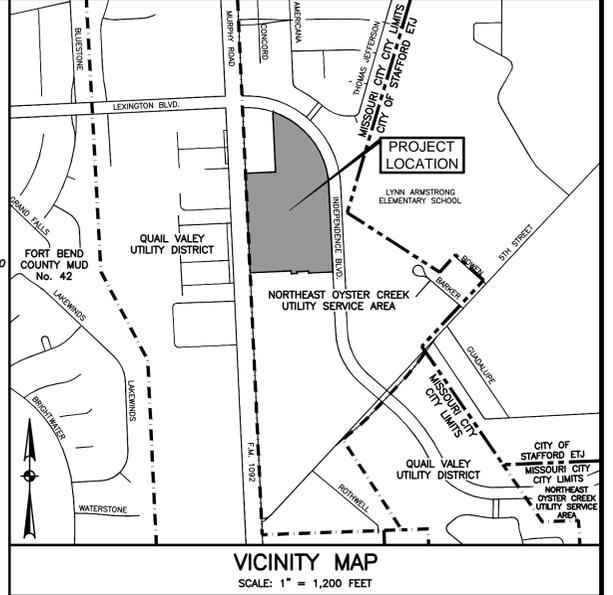
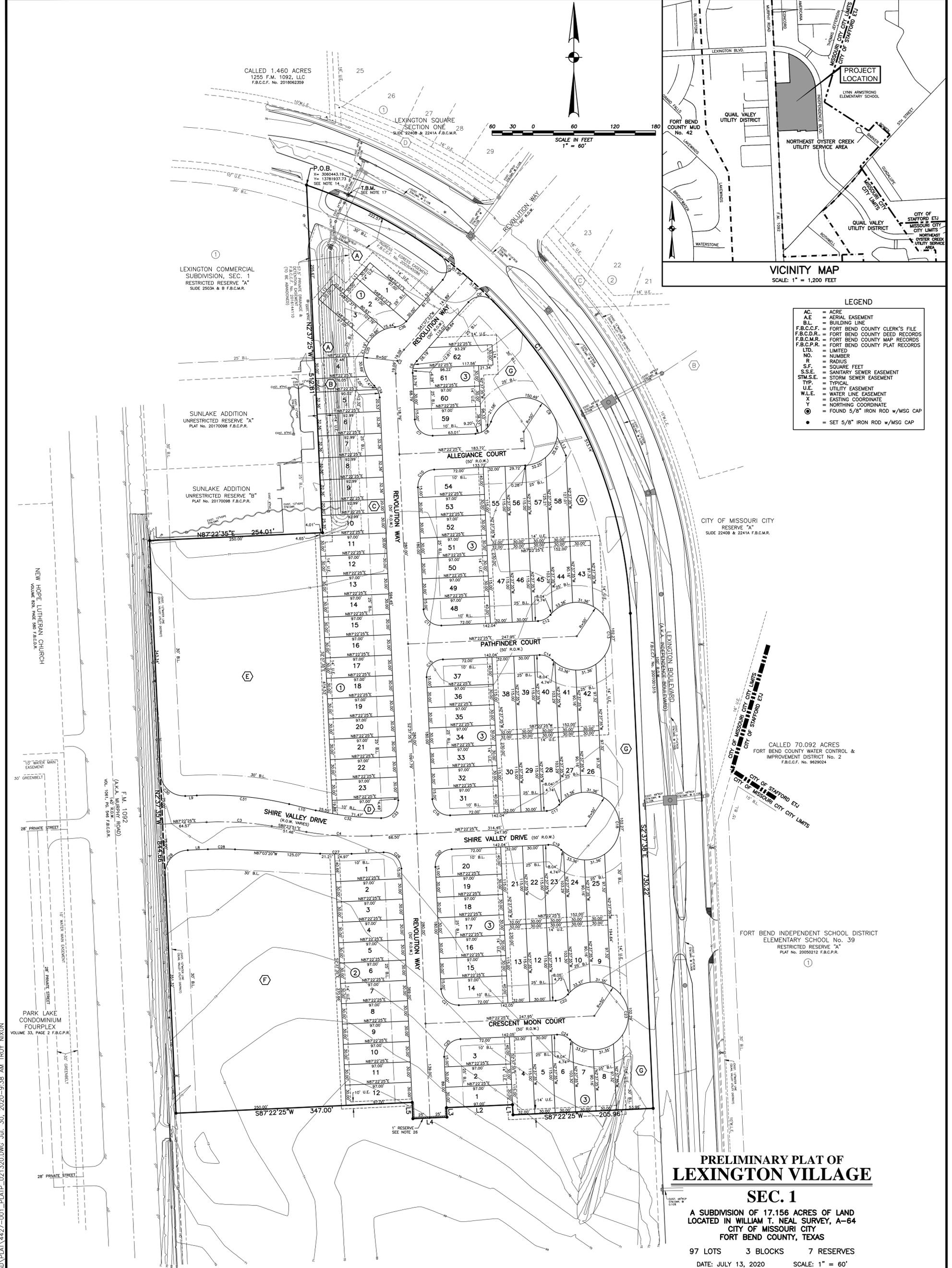
**APPLICATION FOR PLAT APPROVAL**  
**(Initial Applications Only)**

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>	Lexington Village Sec. 1		
<b>2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):</b>	Lexington Village Conceptual Plan		
<b>3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):</b>	Clinton F. Wong - Skymark Development Company, Inc.		
<b>MAILING ADDRESS:</b>	1616 Voss, Suite 618 Houston Tx 77057		
<b>PHONE NO.:</b>	713-978-5900	<b>EMAIL:</b>	ericungar@skymarkdevelopment.com
<b>4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):</b>	R.G. Miller Engineers - Todd Elston, Project Manager		
	<input type="checkbox"/> ARCHITECT	<input checked="" type="checkbox"/> ENGINEER	<input type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:
<b>MAILING ADDRESS:</b>	16340 Park Ten Place Suite 350 Houston Tx 77084		
<b>PHONE NO.:</b>	713-461-9600	<b>EMAIL:</b>	Todd Elston - telston@ramiller.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 (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 <input checked="" type="radio"/> PD <b>RESIDENTIAL:</b> R R-1 R-1-A R-2 R-3 R-4 <input checked="" type="radio"/> R-5 R-6 MF-1 MF-2 MH <b>NONRESIDENTIAL:</b> LC LC-O LC-1 LC-2 <input checked="" type="radio"/> LC-3 LC-4 BP I CF		
<b>7. LAND DISTRIBUTION (IN ACRES)</b>	PRIVATE STREETS: 0	PUBLIC STREETS: 3.577	RESIDENTIAL LOTS: 6.278
	LAKES/PONDS (NON-RECREATIONAL): 0	IRRIGATION/DRAINAGE CANALS: 0.038	RECREATIONAL USES: 0
	UTILITY EASEMENTS: 0.700	PUBLIC PARKLAND: 2.158	(ACRES): 4.405
	OTHER (EXPLAIN): Commercial Reserves		
<b>TOTAL ACREAGE:</b>	17.156		
<b>8. ESTIMATED # OF SECTIONS:</b>	1	<b>BLOCKS:</b>	3
		<b>RESERVES:</b>	7
<b>9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:</b>	97		
<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
(ATTACH EXPLANATION, IF OTHER)			
<b>12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):</b>	<input checked="" type="radio"/> PUBLIC	<input type="radio"/> INDIVIDUAL SEPTIC TANKS	<input type="radio"/> OTHER
(ATTACH EXPLANATION, IF OTHER)			
<b>13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:</b>	n/a		



**LEGEND**

- AC. = ACRE
- AE = AERIAL EASEMENT
- 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.M.R. = FORT BEND COUNTY MAP RECORDS
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- LTD. NO. = LIMITED NUMBER
- R = RADIUS
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- X = EASTING COORDINATE
- Y = NORTHING COORDINATE
- ⊙ = FOUND 5/8" IRON ROD w/MSG CAP
- = SET 5/8" IRON ROD w/MSG CAP

**PRELIMINARY PLAT OF LEXINGTON VILLAGE**

**SEC. 1**

A SUBDIVISION OF 17.156 ACRES OF LAND LOCATED IN WILLIAM T. NEAL SURVEY, A-64 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

97 LOTS 3 BLOCKS 7 RESERVES  
DATE: JULY 13, 2020 SCALE: 1" = 60'

**OWNER:**  
SKYMARK DEVELOPMENT COMPANY, INC.  
CLINTON F. WONG, PRESIDENT  
1616 VOSS, SUITE 618  
HOUSTON, TEXAS 77057  
(713) 978-5900

**ENGINEER**  
**r.g.miller**  
engineers

**SURVEYOR**  
**MILLER**  
SURVEY GROUP

16340 Park Ten Place - Suite 350  
Houston, Texas 77084  
(713) 461-9800  
TEXAS FIRM REGISTRATION NO. F-487

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043  
PHONE 713-413-1900 FAX 713-413-1944  
TEXAS FIRM REGISTRATION NO. 10047100  
BRIAN E. WILSON, R.P.L.S.

JACK P. MILLER, P.E.

SHEET 1 OF 2

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO PARK LAND USE	0.570 AC. - 24,844 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO DRAINAGE USE	0.038 AC. - 1,651 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO DRAINAGE USE	0.043 AC. - 1,860 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO PARK LAND USE	0.056 AC. - 2,457 S.F.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO COMMERCIAL USE	2.225 AC. - 96,924 S.F.
(F)	RESTRICTED RESERVE "F"	RESTRICTED TO COMMERCIAL USE	2.180 AC. - 94,979 S.F.
(G)	RESTRICTED RESERVE "G"	RESTRICTED TO PARK LAND USE	1.532 AC. - 66,736 S.F.
TOTAL			6.644 AC. - 289,451 S.F.

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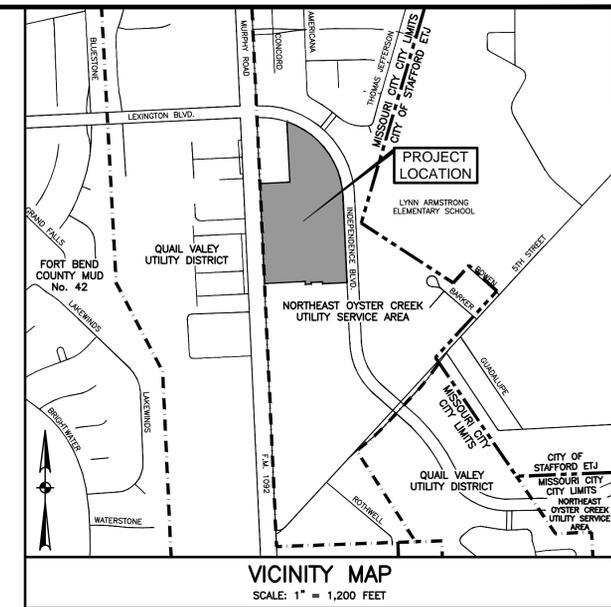
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PRELIMINARY PLAT OF LEXINGTON VILLAGE SEC. 1 IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY. THIS PLAT IS NOT IN RECORDABLE FORM.

DAY OF 2020.

BY: SONYA BROWN-MARSHALL, CHAIR

BY: TIMOTHY R. HANEY, VICE CHAIR

- NOTES:
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 48157C0280L AND 48157C0285L, BOTH WITH AN EFFECTIVE DATE OF APRIL 2, 2014, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - 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). THE MINIMUM SLAB ELEVATION SHALL BE 76.46'.
  - THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
  - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES.
  - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACE; AND THE LEXINGTON VILLAGE 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).
  - 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.
  - THIS PLAT LIES ENTIRELY WITHIN THE CITY LIMITS OF MISSOURI CITY, TEXAS AND THE FOLLOWING TAXING ENTITIES: FORT BEND COUNTY AND FORT BEND I.S.D.
  - SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS. PRIOR TO ACCEPTANCE OF STREETS WITHIN THIS SUBDIVISION BY THE CITY OF MISSOURI CITY INTO THE ONE YEAR MAINTENANCE PERIOD, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES DO NOT FRONT OR SIDE. BEFORE CERTIFICATIONS OF OCCUPANCY SHALL BE ISSUED, BUILDERS OF HOMES SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
  - 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.
  - ALL PROPERTY TO DRAIN INTO THE FORT BEND COUNTY DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
  - ANY DISTANCE SHOWN ALONG A RADIUS IS THE ARC LENGTH, UNLESS OTHERWISE NOTED.
  - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99987608.
  - DESIGN (3-YEAR) HYDRAULIC GRADE LINES REFLECT WATER SURFACE ELEVATIONS AT 25-YEAR W.S.E. IN RECEIVING CHANNEL AT POINTS OF OUTFALL TO CHANNEL.
  - PROJECT BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE MARK No. 030145 BEING A BRASS DISC STAMPED "C100 BM19" IN CONCRETE ON THE WEST SIDE OF A BRIDGE ALONG SETTEMONT ROAD. TO REACH THE BENCHMARK START AT THE INTERSECTION OF SOUTH MAIN STREET AND SETTEMONT ROAD, TRAVEL SOUTH ON SETTEMONT ROAD +/- 0.25 MILE AND +/- 230 FEET SOUTH OF JOAN STREET TO THE BRIDGE OVER SIMS BAYOU (STREAM NO. C100-00-00). THE BENCHMARK IS LOCATED IN THE NORTHBOUND LANE OF SETTEMONT ROAD AT MIDSTREAM. ELEVATION = 67.88' NAVD88, 2001 ADJUSTMENT
  - TEMPORARY BENCHMARK (TBM) "A": BEING AN "X" CUT ON A CURB INLET, LOCATED ON THE SOUTH SIDE OF LEXINGTON BLVD, +/- 360 FEET SOUTHEAST OF THE CENTERLINE INTERSECTION OF LEXINGTON BLVD AND F.M. 1092 A.K.A. MURPHY ROAD AND +/- 65 FEET SOUTHEAST OF THE MOST NORTHERLY PROPERTY CORNER OF THE SUBJECT TRACT. ELEVATION = 75.22' NAVD88, 2001 ADJUSTMENT
  - TEMPORARY BENCHMARK (TBM) "B": BEING AN "X" CUT ON A CURB INLET, LOCATED ON THE WEST SIDE OF LEXINGTON BLVD, +/- 800 FEET NORTHWEST OF THE CENTERLINE INTERSECTION OF LEXINGTON BLVD AND 5TH STREET AND +/- 450 FEET NORTH OF THE MOST EASTERLY SOUTHEAST PROPERTY CORNER OF THE SUBJECT TRACT. ELEVATION = 73.89' NAVD88, 2001 ADJUSTMENT
  - 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.
  - 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 OR ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
  - LOTS SHALL HAVE A REAR BUILDING SETBACK LINE OF NOT LESS THAN 20 FEET OR 10 FEET WHEN ADJACENT TO A COMMON OPEN SPACE.
  - THERE SHALL BE NO LESS THAN A 10 FOOT SIDE BUILDING SETBACK LINE ON THE STREET SIDE OF CORNER LOTS. GARAGES FACING A SIDE STREET MUST HAVE A BUILDING SETBACK LINE OF NO LESS THAN 20 FEET. THE SIDE YARD BUILDING SETBACK LINE SHALL BE NO LESS THAN 10 FEET AT PLAT BOUNDARIES. WHERE TOWNHOUSE DWELLING UNITS ARE NON-ATTACHED, THERE SHALL BE AT LEAST A 5 FOOT SIDE BUILDING SETBACK LINE FROM INTERIOR LOT LINES.
  - THERE SHALL BE A FRONT YARD OF NOT LESS THAN 20 FEET FROM THE RIGHT-OF-WAY LINE OF A STREET TO THE FACE OF A GARAGE WHEN A GARAGE FACES A STREET.
  - 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.
  - A ONE-FOOT RESERVE 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 PROPERTY IS SUBDIVIDED BY 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 AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N2°37'35"W	15.00
L2	S87°22'25"W	97.00
L3	S2°37'35"E	14.00
L4	S87°22'25"W	50.00
L5	N2°37'35"W	24.00
L6	S2°37'35"E	25.00
L7	S87°22'25"W	47.04
L8	N87°22'25"E	29.57
L9	N87°22'25"E	16.98
L10	S76°39'17"E	39.98
L11	N41°07'23"E	60.00
L12	N41°07'23"E	30.00
L13	S24°57'02"E	29.90
L14	S2°37'35"E	30.00

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	700.00	68°42'55"	839.52	S36°59'07"E	790.10
C2	50.00	43°44'58"	38.18	S19°14'54"W	37.26
C3	450.00	12°13'44"	96.05	N86°30'43"W	95.86
C4	450.00	12°13'44"	96.05	S86°30'43"E	95.86
C5	25.00	94°14'53"	41.12	S88°14'49"W	36.64
C6	25.00	43°44'58"	19.09	S19°14'54"W	18.63
C7	25.00	90°00'00"	39.27	S47°37'35"E	35.36
C8	25.00	70°31'44"	30.77	N52°06'33"E	28.87
C9	50.00	250°31'44"	218.63	N37°53'26"W	81.65
C10	25.00	90°00'00"	39.27	S42°22'25"W	35.36
C11	25.00	90°00'00"	39.27	S47°37'35"E	35.36
C12	25.00	48°11'23"	21.03	N63°16'44"E	20.41
C13	50.00	276°22'46"	241.19	N2°37'35"W	66.67
C14	25.00	48°11'23"	21.03	N68°31'54"W	20.41
C15	25.00	90°00'00"	39.27	S42°22'25"W	35.36
C16	25.00	90°00'00"	39.27	S47°37'35"E	35.36
C17	25.00	48°11'23"	21.03	N63°16'44"E	20.41
C18	50.00	276°22'46"	241.19	N2°37'35"W	66.67
C19	25.00	48°11'23"	21.03	N68°31'54"W	20.41
C20	25.00	90°00'00"	39.27	S42°22'25"W	35.36
C21	25.00	90°00'00"	39.27	S47°37'35"E	35.36
C22	25.00	48°11'23"	21.03	N63°16'44"E	20.41
C23	50.00	276°22'46"	241.19	N2°37'35"W	66.67
C24	25.00	48°11'23"	21.03	N68°31'54"W	20.41
C25	25.00	90°00'00"	39.27	S42°22'25"W	35.36
C26	25.00	90°00'00"	39.27	S47°37'35"W	35.36
C27	475.00	5°34'15"	46.18	S89°50'27"E	46.17
C28	410.00	5°34'15"	39.86	N89°50'27"W	39.85
C29	35.00	90°00'00"	54.98	S42°22'25"W	49.50
C30	35.00	90°00'00"	54.98	S47°37'35"E	49.50
C31	490.00	15°58'18"	136.59	N84°38'26"W	136.15
C32	425.00	13°04'45"	97.02	S83°11'39"E	96.81
C33	25.00	92°53'34"	40.53	N43°49'12"E	36.24
C34	25.00	44°23'03"	19.37	N24°49'06"W	18.89
C35	50.00	132°31'04"	115.64	S19°14'54"W	91.54
C36	25.00	44°23'03"	19.37	N63°18'54"E	18.89
C37	25.00	94°14'53"	41.12	N6°00'04"W	36.64

## PRELIMINARY PLAT OF LEXINGTON VILLAGE SEC. 1

A SUBDIVISION OF 17.156 ACRES OF LAND LOCATED IN WILLIAM T. NEAL SURVEY, A-64 CITY OF MISSOURI CITY FORT BEND COUNTY, TEXAS

97 LOTS 3 BLOCKS 7 RESERVES  
DATE: JULY 13, 2020 SCALE: 1" = 60'

OWNER:  
SKYMARK DEVELOPMENT COMPANY, INC.  
CLINTON F. WONG, PRESIDENT  
1616 VOSS, SUITE 618  
HOUSTON, TEXAS 77057  
(713)978-9900



16340 Park Ten Place - Suite 350  
Houston, Texas 77084  
(713) 461-9600  
TEXAS FIRM REGISTRATION NO. F-487

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043  
PHONE 713-413-1900 FAX 713-413-1944  
TEXAS FIRM REGISTRATION NO. 10047100  
BRIAN E. WILSON, R.P.L.S.

JACK P. MILLER, P.E.

SHEET 2 OF 2

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**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** August 12, 2020  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Village of Sawmill Lake  
**AGENDA ITEM NUMBER:** 7.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:** PLAT2000276  
**TYPE OF APPLICATION:**  
 Initial application  
 Written Response application  
**PROPERTY ID:** 0031-00-000-3048-907  
**LOCATION:** South of Sienna Parkway, East of Waters Lake Boulevard (located behind the Vanguard Montessori)

**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

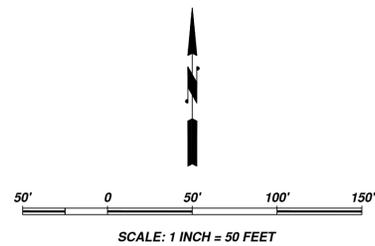
**APPLICATION FOR PLAT APPROVAL**  
**(Initial Applications Only)**

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> VILLAGE OF SAWMILL LAKE		
<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> SYN HOLDINGS, LLC		
MAILING ADDRESS: 24007 FRANZ ROAD, KATY, TEXAS 77493		
PHONE NO.:	704-965-5849	EMAIL: harukarnani@gmail.com
<b>4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):</b> Mary Villareal, Interfield Group		
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:		
MAILING ADDRESS: 401 Studewood, Houston, TX 77007		
PHONE NO.:	(713) 780-0909	EMAIL: mvillareal@interfield.net
<b>5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):</b> CITY LIMITS <b>ETJ X</b> (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:	0.80	PUBLIC STREETS: 0
LAKES/PONDS (NON-RECREATIONAL):	N/A	IRRIGATION/DRAINAGE CANALS: 0
UTILITY EASEMENTS:		RESIDENTIAL LOTS: 0
OTHER (EXPLAIN):	Unrestricted Reserve	RECREATIONAL USES: 0
<b>TOTAL ACREAGE:</b>	2.001	PUBLIC PARKLAND: 0
(ACRES): _____		
<b>8. ESTIMATED # OF SECTIONS:</b>	0	<b>BLOCKS:</b> 1 <b>RESERVES:</b> 2
<b>9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:</b> 0		
<b>10. TYPE OF STREETS (CIRCLE ONE):</b> PUBLIC                    PRIVATE                    COMBINATION                    N/A		
<b>11. TYPE OF WATER SYSTEM (CIRCLE ONE):</b> PUBLIC                    INDIVIDUAL WATER WELLS                    OTHER (ATTACH EXPLANATION, IF OTHER)		
<b>12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):</b> PUBLIC                    INDIVIDUAL SEPTIC TANKS                    OTHER (ATTACH EXPLANATION, IF OTHER)		
<b>13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:</b> SIENNA PLANTATION MUD #6		



**WATERS LAKE BOULEVARD**  
 (100' R.O.W)  
 (FILE 20160090 F.B.C.P.R.)

STYLED TRACT "A"  
 TOLL-GTIS PROPERTY OWNER LLC  
 FILE NO. 2013153798 O.R.F.B.C.

Y: 13736057.00  
 X: 3079753.14

Y: 13736050.48  
 X: 3080028.54

Y: 13735690.31  
 X: 3079743.12

Y: 13735684.84  
 X: 3079942.24

VANGUARD MONTESSORI  
 PLAT NO. 20190102 F.B.C.P.R.

CHANNEL EASEMENT  
 SIENNA PLANTATION  
 LEVEE IMPROVEMENT DISTRICT  
 F.B.C.C.F. NO. 9741281

RESERVE "A"  
 FORT BEND ISD  
 ELEMENTARY SCHOOL NO. 48  
 AND MIDDLE SCHOOL NO. 15  
 PLAT NO. 20160186 F.B.C.P.R.

DISTRICT NAMES	
WCID	N/A
MUD	SIENNA PLANTATION MUD #6
LID	SIENNA PLANTATION LID
DID	FORT BEND DRAINAGE DISTRICT
SCHOOL	FORT BEND I.S.D.
FIRE	N/A
CITY OR CITY ETJ	MISSOURI CITY ETJ

RESERVE CHART			
RESERVE	DESCRIPTION	S.F.	ACRES
A	UNRESTRICTED RESERVE	83,685.93	1.20
B	ACCESS EASEMENT	3,479.07	0.80
TOTAL			2.00

**LEGEND**

- 1. "B.L." INDICATES BUILDING LINE
- 2. "F.B.C.C.F." INDICATES MAP RECORDS OF FORT BEND COUNTY
- 3. "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS
- 4. "R.O.W." INDICATES RIGHT-OF-WAY
- 5. "ESMT." INDICATES EASEMENT
- 6. "VOL./PG." INDICATES RECORDED VOLUME/PAGE
- 7. "O" INDICATES IRON ROD SET
- 8. "●" INDICATES IRON ROD FOUND
- 9. "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS

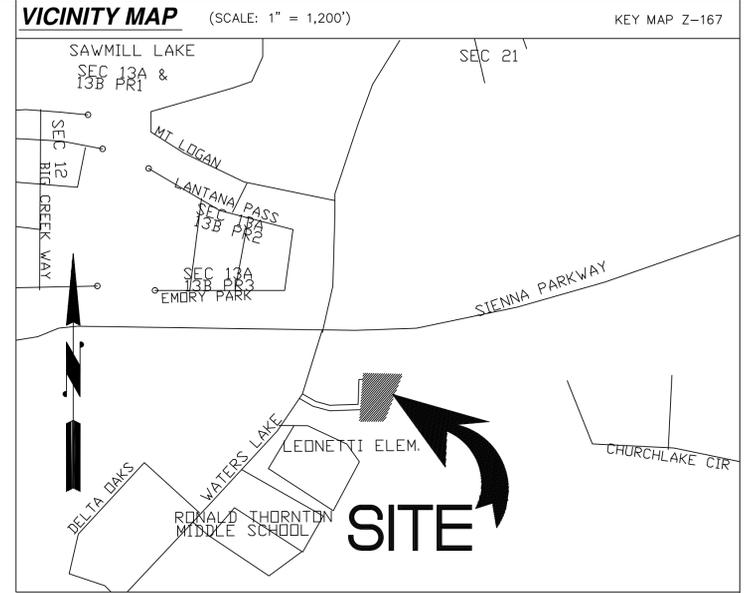
**PLAT NOTES:**

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 TO CONVERT TO GRID USE A COMBINED SCALE FACTOR OF 0.9998963.
2. 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 ALONGSIDE REAR LOTS 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 WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
3. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. L22.
4. THIS PROPERTY LIES IN ZONE X AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 4815700435L EFFECTIVE DATE APRIL 2, 2014.
5. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ 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. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE OWNER SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(14) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
9. THERE ARE NO EXISTING AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 58.5 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND, BASED ON 2014 FBC LIDAR MAP.
11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
12. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE. OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ONSITE DETENTION FACILITY.
14. 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.
15. THIS PLAT LIES WITHIN FORT BEND COUNTY AND MISSOURI CITY ETJ.
16. 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 THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
17. 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.
18. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
19. 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.
20. 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 82-208 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
21. 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).
22. 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.
23. 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.
24. A REFERENCE IN THE SUPPLIED CITY PLANNING LETTER FOR DOCUMENT 2019079321, BEING A TEMPORARY PIPELINE EASEMENT, THE REFERENCED DOCUMENT AND PREVIOUS VERSIONS OF THE SAME DOCUMENT DO NOT DESCRIBE THE EASEMENT IN A WAY THAT CAN BE REPRODUCED ON THE FACE OF THIS SURVEY. ADDITIONALLY, THE SURVEYOR IS NOT ABLE TO DETERMINE WHETHER OR NOT THIS EASEMENT AFFECTS THE SUBJECT PROPERTY.
25. THE FOLLOWING EASEMENTS DO NOT FALL ONTO THE SUBJECT PROPERTY: 201903562 AND 2015061051.

I, JAMES GRANT, AM REGISTERED PUBLIC LAND SURVEYOR 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 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 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.

JAMES GRANT  
 REGISTERED PUBLIC LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4742

BY: SONYA BROWN-MARSHALL, CHAIRMAN  
 BY: TIMOTHY R. HANEY, VICE CHAIRMAN



I, JAMES GRANT, DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS BOTH PUBLIC AND PRIVATE, FEE STRIPS AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH SNY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY OWNS OR HAS A LEGAL INTEREST IN.

JAMES GRANT  
 REGISTERED PUBLIC LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4742

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF VILLAGE OF SAWMILL LAKE, IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. THIS PLAT IS NOT IN RECORDATION FORM.

## VILLAGE OF SAWMILL LAKE

SUBDIVISION BEING OF 2.001 OUT OF A CALLED 2,825.55 ACRES TRACT "A", RECORDED IN THE NAME OF TOLL-GTIS PROPERTY OWNER IN FILE NUMBER 201353798 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, LOCATED IN THE WILLIAM HALL SURVEY, A-31, FORT BEND COUNTY, TEXAS.

2 RESERVE 1 BLOCK

AUGUST, 2020 JOB NO. 20059.00

**OWNER:**  
 SNY HOLDINGS, LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 24007 FRANZ RD  
 KATY, TEXAS 77493





**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** August 12, 2020  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Sienna Section 34B  
**AGENDA ITEM NUMBER:** 7.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:** PLAT2000277  
**TYPE OF APPLICATION:**  
 Initial application  
 Written Response application  
**PROPERTY ID:** 0031-00-000-3038-907 / 0031-00-000-3048-907 / 0031-00-000-3081-907  
**LOCATION:** North of Heritage Park Drive, south of Sienna Parkway, east of the Brazos River and west of Sienna Oaks Drive

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

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

<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
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**A. 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. If a conceptual plan is required, a preliminary plat of such development must comply with the conceptual plan in accordance with Section 82-32.(b), City Subdivision Ordinance. A conceptual plan containing the subject section, Sienna Plantation 3A, was approved with conditions in March 2019. A subsequent conceptual plan containing a portion of the sections in Sienna Plantation 3A and including sections immediately adjacent to the subject plat, Sienna 3C, was approved in February 2020. The approval of Sienna 3C revised the access between Section 34B and what is now proposed as Sienna Section 33C. **A revised conceptual plan for Sienna Section 3A is required to be submitted for consideration on a Commission agenda and may not be approved as revisions submitted administratively. The updated layout between all affected sections should be shown accordingly and the boundaries of all concept plans shown within view should be designated.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

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



**APPLICATION FOR PLAT APPROVAL**  
*(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> <b>SIENNA SECTION 34B</b>		
<b>2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):</b> <b>SIENNA PLANTATION 3A</b>		
<b>3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):</b> <b>Toll GTIS Property Owner, LLC (Jimmie Jenkins)</b>		
MAILING ADDRESS: <b>10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064</b>		
PHONE NO.:	<b>281 894-8655</b>	EMAIL: <b>jjenkin@tollbrothers.com</b>
<b>4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):</b> <b>LJA ENGINEERING INC./ LAURIE CHAPA- PLATTING COORDINATOR</b>		
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input checked="" type="checkbox"/> OTHER:		
MAILING ADDRESS: <b>1904 W. GRAND PARKWAY N., SUITE 100, KATY , TEXAS 77449</b>		
PHONE NO.:	<b>713.953.5173</b>	EMAIL: <b>lchapa@lja.com</b>
<b>5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):</b> CITY LIMITS <b>ETJ</b> (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: <b>2.632</b>	RESIDENTIAL LOTS: <b>12.023</b>
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	(ACRES): <b>1.926</b>
OTHER (EXPLAIN): <b>Reserves</b>		
<b>TOTAL ACREAGE:    16.581</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> <b>51</b>		
<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> <b>SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 6</b>		

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 34B IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY, TX. THIS PLAT IS NOT IN RECORDABLE FORM.

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

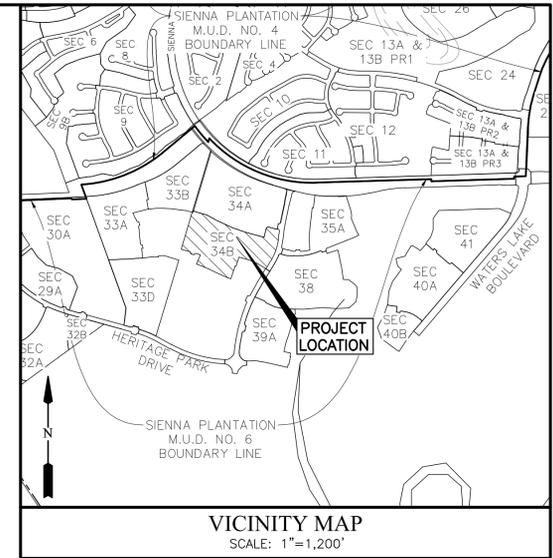
SONYA BROWN-MARSHALL  
CHAIR

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 SURVEYING" IN BLOCK 2 LOT 26.  
ELEV. = 52.85 (NAVD 88, 2001 ADJ.)
- 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. 6.
- 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. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- 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 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF 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 SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.

- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 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.
- 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.
- 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.
- THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259, F.B.C.O.R.



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 OF SIENNA SECTION 34B

A SUBDIVISION OF 16.581 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

51 LOTS 2 RESERVES (1.926 ACRES) 3 BLOCKS  
July 29, 2020 JOB NO. 1416-1534BP

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 • HOUSTON, TX 77060  
PHONE: 281-489-4532 • [GBISurvey@GBISurvey.com](mailto:GBISurvey@GBISurvey.com)  
TBPLS FIRM #10150300 • [www.GBISurvey.com](http://www.GBISurvey.com)

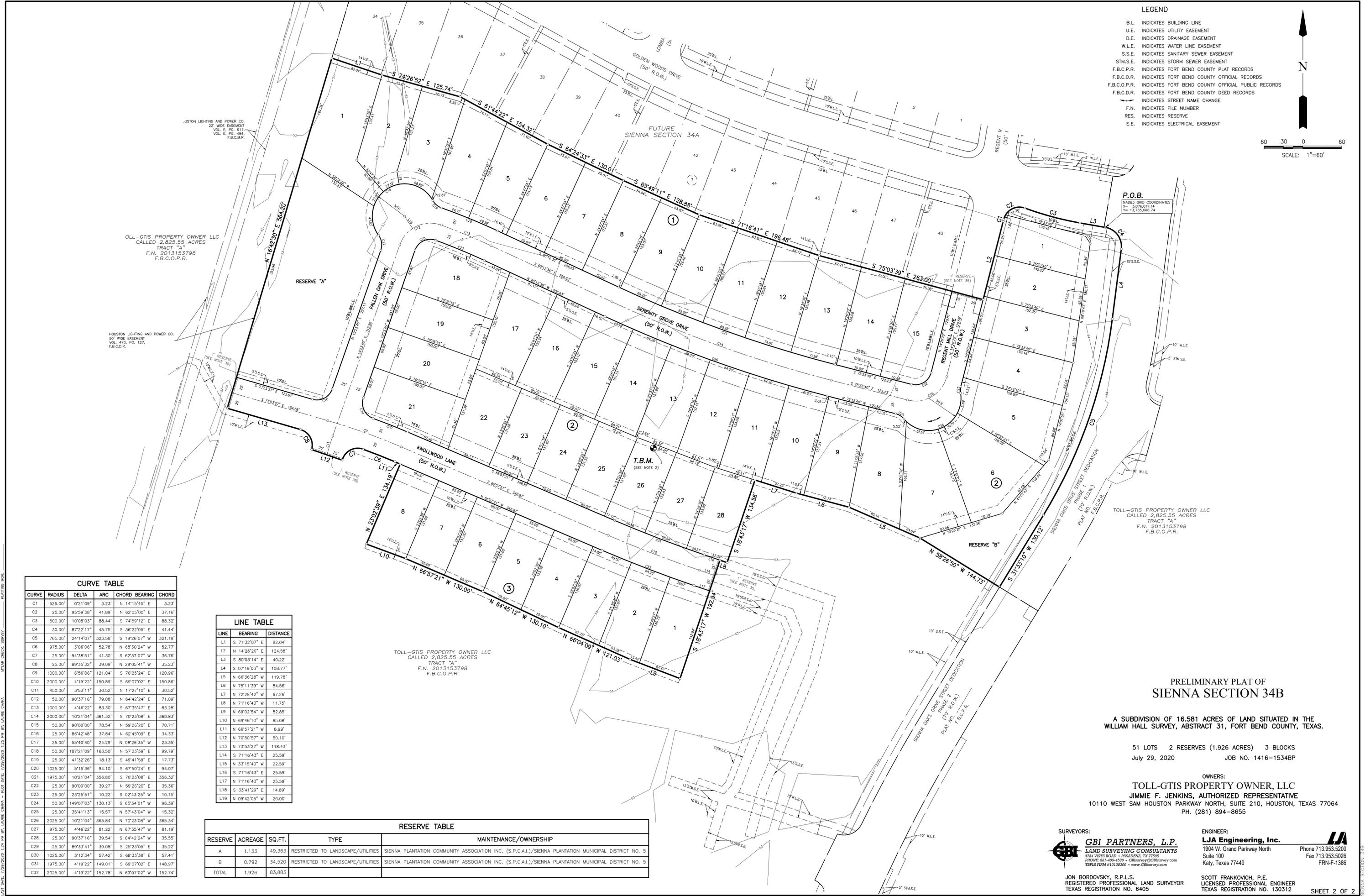
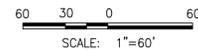
JON BORDOVSKY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6405

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

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

LEGEND

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



OLL-GTIS PROPERTY OWNER LLC  
CALLED 2,825.55 ACRES  
TRACT "A"  
F.N. 2013153798  
F.B.C.O.P.R.

HOUSTON LIGHTING AND POWER CO.  
50' WIDE EASEMENT  
VOL. 473, PG. 127,  
F.B.C.D.R.

P.O.B.  
NAD83 GRID COORDINATES  
X= 3,076,917.14  
Y= 13,735,666.74

TOLL-GTIS PROPERTY OWNER LLC  
CALLED 2,825.55 ACRES  
TRACT "A"  
F.N. 2013153798  
F.B.C.O.P.R.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	525.00'	0°21'09"	3.23'	N 14°15'45" E	3.23'
C2	25.00'	95°59'38"	41.89'	N 62°05'00" E	37.16'
C3	500.00'	10°08'03"	88.44'	S 74°59'12" E	88.32'
C4	30.00'	87°22'17"	45.75'	S 36°22'05" E	41.44'
C5	765.00'	24°14'07"	323.58'	S 19°26'07" W	321.18'
C6	975.00'	3°06'06"	52.78'	N 68°30'24" W	52.77'
C7	25.00'	94°38'51"	41.30'	S 62°37'07" W	36.76'
C8	25.00'	89°35'32"	39.09'	N 29°05'41" W	35.23'
C9	1000.00'	6°56'06"	121.04'	S 70°25'24" E	120.96'
C10	2000.00'	4°19'22"	150.89'	S 69°07'02" E	150.86'
C11	450.00'	3°53'11"	30.52'	N 17°27'10" E	30.52'
C12	50.00'	90°37'16"	79.08'	N 64°42'24" E	71.09'
C13	1000.00'	4°46'22"	83.30'	S 67°35'47" E	83.28'
C14	2000.00'	10°21'04"	361.32'	S 70°23'08" E	360.83'
C15	50.00'	90°00'00"	78.54'	N 59°26'20" E	70.71'
C16	25.00'	86°42'48"	37.84'	N 62°45'09" E	34.33'
C17	25.00'	55°40'40"	24.29'	N 08°26'35" W	23.35'
C18	50.00'	187°21'09"	163.50'	N 57°23'39" E	99.79'
C19	25.00'	41°32'26"	18.13'	S 49°41'59" E	17.73'
C20	1025.00'	5°15'36"	94.10'	S 67°50'24" E	94.07'
C21	1975.00'	10°21'04"	356.80'	S 70°23'08" E	356.32'
C22	25.00'	90°00'00"	39.27'	N 59°26'20" E	35.36'
C23	25.00'	23°25'51"	10.22'	S 02°42'25" W	10.15'
C24	50.00'	149°07'03"	130.13'	S 65°34'01" W	96.39'
C25	25.00'	35°41'13"	15.57'	N 57°43'04" W	15.32'
C26	2025.00'	10°21'04"	365.84'	N 70°23'08" W	365.34'
C27	975.00'	4°46'22"	81.22'	N 67°35'47" W	81.19'
C28	25.00'	90°37'16"	39.54'	S 64°42'24" W	35.55'
C29	25.00'	89°33'41"	39.08'	S 25°23'05" E	35.22'
C30	1025.00'	3°12'34"	57.42'	S 68°33'38" E	57.41'
C31	1975.00'	4°19'22"	149.01'	S 69°07'02" E	148.97'
C32	2025.00'	4°19'22"	152.78'	N 69°07'02" W	152.74'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°32'07" E	82.04'
L2	N 14°26'20" E	124.58'
L3	S 80°03'14" E	40.22'
L4	S 07°19'03" W	108.77'
L5	N 66°36'28" W	119.78'
L6	N 75°11'39" W	84.56'
L7	N 72°28'42" W	67.28'
L8	N 71°16'43" W	11.75'
L9	N 69°02'54" W	82.85'
L10	N 69°46'10" W	65.08'
L11	N 66°57'21" W	8.99'
L12	N 70°50'57" W	50.10'
L13	N 73°53'27" W	118.43'
L14	S 71°16'43" E	25.59'
L15	N 33°15'40" W	22.59'
L16	S 71°16'43" E	25.59'
L17	N 71°16'43" W	25.59'
L18	S 33°41'29" E	14.89'
L19	N 09°42'05" W	20.00'

TOLL-GTIS PROPERTY OWNER LLC  
CALLED 2,825.55 ACRES  
TRACT "A"  
F.N. 2013153798  
F.B.C.O.P.R.

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.133	49,363	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)/SIENNA PLANTATION MUNICIPAL DISTRICT NO. 5
B	0.792	34,520	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)/SIENNA PLANTATION MUNICIPAL DISTRICT NO. 5
TOTAL	1.926	83,883		

PRELIMINARY PLAT OF  
SIENNA SECTION 34B

A SUBDIVISION OF 16.581 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

51 LOTS 2 RESERVES (1.926 ACRES) 3 BLOCKS  
July 29, 2020 JOB NO. 1416-1534BP

OWNERS:  
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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 • HOUSTON, TX 77060  
PHONE: 281-498-4539 • GBIsurvey.com  
TBPES FIRM #10150300 • 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



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** August 12, 2020  
**AGENDA ITEM SUBJECT:** Preliminary Plat of SRSC Missouri City  
**AGENDA ITEM NUMBER:** 7.(A).4  
**PROJECT PLANNER:** Thomas K. White Jr., Planner II  
**APPROVAL:**  Otis T. Spriggs, AICP, Director, Development Services  
 Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

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**PERMIT NUMBER:** PLAT2000285  
**TYPE OF APPLICATION:**  
 Initial application  
 Written Response application  
**PROPERTY ID:** 0077-00-000-1120-907  
**LOCATION:** Northeast of Hwy 6, southwest of Peninsula Drive,  
Northwest of Oyster Creek Place  
**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:

<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

## WRITTEN RESPONSE APPLICATION

*An applicant may submit a **written response** to a plat that has been Approved with Conditions or Disapproved after the initial action on a plat application. A written response application must address each condition of approval or each reason for disapproval. Failure to adequately address each condition may result in the disapproval of the plat application.*

**APPLICATION TYPE:**

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

1. NAME OF PLAT: <a href="#">SRSC Missouri City Preliminary Plat</a>
2. DATE INITIAL PLAT APPLICATION FILED FOR APPROVAL: <a href="#">June 11, 2020</a>
3. PLAT APPLICATION PLAN NUMBER: <a href="#">2000258</a>
4. APPLICANT NAME (ENGINEER, PLANNER, ARCHITECT, ETC.): <a href="#">David Sepulveda, Engineer</a>
5. ATTACH A RESPONSE FOR EACH CONDITION OF APPROVAL OR REASON FOR DISAPPROVAL. <a href="#">MUD Utility Capacity letter attached</a>

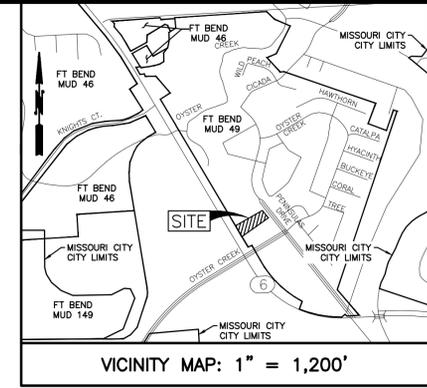
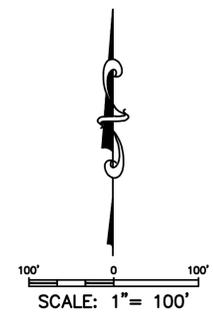
STATE OF TEXAS  
COUNTY OF FORT BEND

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
- ESEM.T. 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, AND 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);

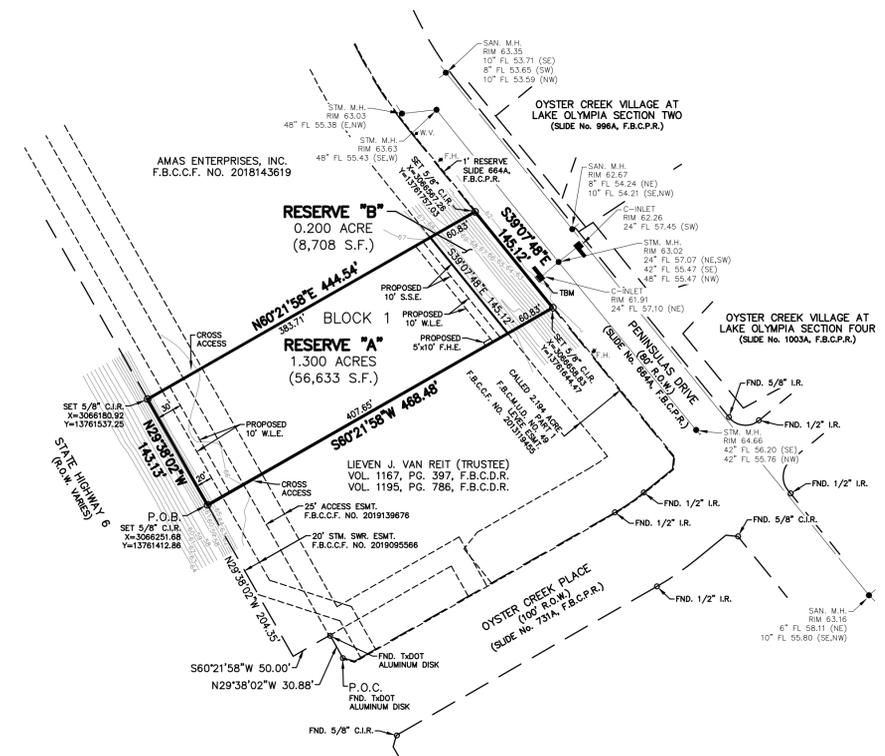
THENCE, WITH THE SOUTHWEST LINES OF SAID REMAINDER TRACT AND THE NORTHEAST R.O.W. LINE OF SAID STATE HIGHWAY 6, THE FOLLOWING FOUR (4) COURSES:

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	Acreage	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.  
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:** August 12, 2020  
**AGENDA ITEM SUBJECT:** Final Plat of Parks Edge Section 16  
**AGENDA ITEM NUMBER:** 7.A.(5)  
**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:** PLAT2000275  
**TYPE OF APPLICATION:**  
 **Initial application**  
 Written Response application  
**PROPERTY ID:** 0313-00-000-0126-907  
**LOCATION:** North of Lake Olympia Parkway, east of Fort Bend Parkway and 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>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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**NOTE:** The Park Vista Drive street segment shown within the boundaries of the subject plat was previously approved with conditions in October 2018 on a preliminary plat for Parks Edge Street Dedication & Lift Station. The lift station site previously approved within this segment was relocated within the subdivision and platted separately as the Parks Edge Lift Station in June 2019.

**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.

1. **Provide with final recorded documents:**
  - a. Final Notice of Addition of Land to Declaration, Covenants, Conditions and Restricts. Ensure that Block 1 is correctly referenced in the Purpose clause and submit recorded version of this document.

-----**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:**

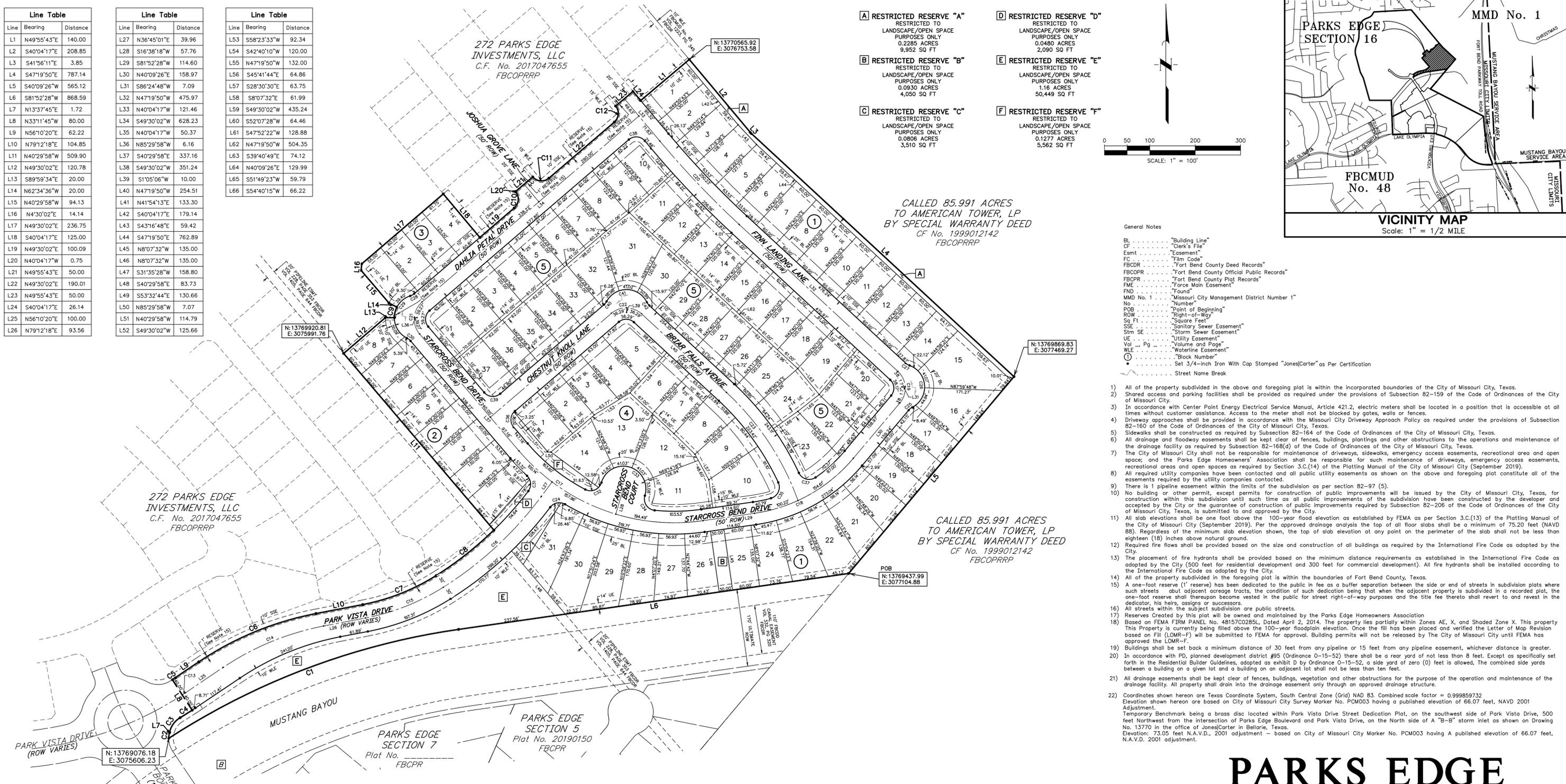
- AMENDING PLAT**
 **FINAL PLAT (INCLUDING REPLAT)**
 **PRELIMINARY PLAT**  
 **CONCEPTUAL PLAN**
 **LARGE ACREAGE PLAT**

<b>1. NAME OF PLAT:</b>	Parks Edge Section 16		
<b>2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):</b>	Preliminary Plat of Parks Edge Sec 16		
<b>3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):</b>	D.R. Horton - Texas, LTD.		
MAILING ADDRESS:	6744 Horton Vista Drive, Richmond		
PHONE NO.:	281-269-6832	EMAIL:	drose@drhorton.com
<b>4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):</b>	Jones Carter		
	<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:		
MAILING ADDRESS:	2322 West Grand Parkway N. Katy, Texas 77449		
PHONE NO.:	832-913-4051	EMAIL:	jduecker@jonescarter.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		(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 <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: <u>6.13</u>	RESIDENTIAL LOTS: <u>18.55</u>
	LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____
	UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	(ACRES): <u>1.74</u>
	OTHER (EXPLAIN): <u>landscape/open space</u>		
<b>TOTAL ACREAGE:</b>	<u>26.42</u>		
<b>8. ESTIMATED # OF SECTIONS:</b>	<u>1</u>	<b>BLOCKS:</b>	<u>5</u>
		<b>RESERVES:</b>	<u>6</u>
<b>9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:</b>	<u>94</u>		
<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
(ATTACH EXPLANATION, IF OTHER)			
<b>12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):</b>	<input checked="" type="radio"/> PUBLIC	<input type="radio"/> INDIVIDUAL SEPTIC TANKS	<input type="radio"/> OTHER
(ATTACH EXPLANATION, IF OTHER)			
<b>13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:</b>	Missouri City Mgmt Dist No. 1		

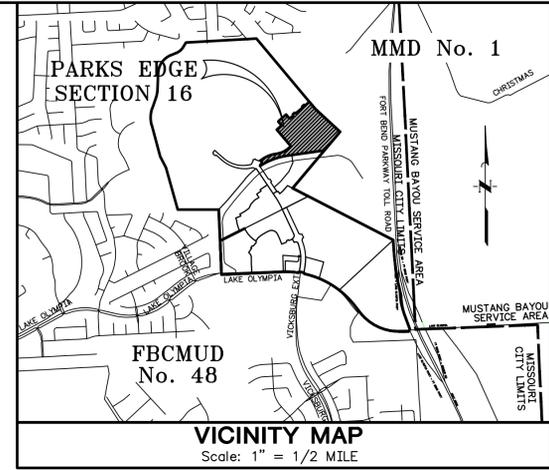
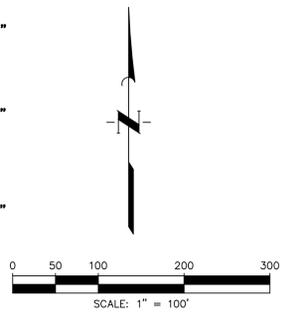
Line	Bearing	Distance
L1	N49°55'43"E	140.00
L2	S40°04'17"E	208.85
L3	S41°56'11"E	3.85
L4	S47°19'50"E	787.14
L5	S40°09'26"W	565.12
L6	S81°52'28"W	868.59
L7	N13°37'45"E	1.72
L8	N33°11'45"W	80.00
L9	N56°10'20"E	62.22
L10	N79°12'18"E	104.85
L11	N40°29'58"W	509.90
L12	N49°30'02"E	120.78
L13	S89°59'34"E	20.00
L14	N62°34'36"W	20.00
L15	N40°29'58"W	94.13
L16	N4°30'02"E	14.14
L17	N49°30'02"E	236.75
L18	S40°04'17"E	125.00
L19	N49°30'02"E	100.09
L20	N40°04'17"W	0.75
L21	N49°55'43"E	50.00
L22	N49°30'02"E	190.01
L23	N49°55'43"E	50.00
L24	S40°04'17"E	26.14
L25	N56°10'20"E	100.00
L26	N79°12'18"E	93.56

Line	Bearing	Distance
L27	N36°45'01"E	39.96
L28	S16°38'18"W	57.76
L29	S81°52'28"W	114.60
L30	N40°09'26"E	158.97
L31	S86°24'48"W	7.09
L32	N47°19'50"W	475.97
L33	N40°04'17"W	121.46
L34	S49°30'02"W	628.23
L35	N40°04'17"W	50.37
L36	N85°29'58"W	6.16
L37	S40°29'58"E	337.16
L38	S49°30'02"W	351.24
L39	S1°05'06"W	20.00
L40	N47°19'50"W	254.51
L41	N41°54'13"E	133.30
L42	S40°04'17"E	179.14
L43	S43°16'48"E	59.42
L44	S47°19'50"E	762.89
L45	N8°07'32"W	135.00
L46	N8°07'32"W	135.00
L47	S31°35'28"W	158.80
L48	S40°29'58"E	83.73
L49	S53°32'44"E	130.66
L50	N85°29'58"W	7.07
L51	N40°29'58"W	114.79
L52	S49°30'02"W	125.66

Line	Bearing	Distance
L53	S58°23'33"W	92.34
L54	S42°40'10"W	120.00
L55	N47°19'50"W	132.00
L56	S45°41'44"E	64.86
L57	S28°30'30"E	63.75
L58	S8°07'32"E	61.99
L59	S49°30'02"W	435.24
L60	S52°07'28"W	64.46
L61	S47°52'22"W	128.88
L62	N47°19'50"W	504.35
L63	S39°40'49"E	74.12
L64	N40°09'26"E	129.99
L65	S51°49'23"W	59.79
L66	S54°40'15"W	66.22



- A RESTRICTED RESERVE "A"**  
RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY  
0.2285 ACRES  
9,952 SQ FT
- B RESTRICTED RESERVE "B"**  
RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY  
0.0930 ACRES  
4,050 SQ FT
- C RESTRICTED RESERVE "C"**  
RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY  
0.0806 ACRES  
3,510 SQ FT
- D RESTRICTED RESERVE "D"**  
RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY  
0.0480 ACRES  
2,090 SQ FT
- E RESTRICTED RESERVE "E"**  
RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY  
1.16 ACRES  
50,449 SQ FT
- F RESTRICTED RESERVE "F"**  
RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY  
0.1277 ACRES  
5,562 SQ FT



**General Notes**

- BL ..... "Building Line"
  - CF ..... "Clerk's File"
  - Emnt ..... "Easement"
  - FC ..... "Film Code"
  - FBCDR ..... "Fort Bend County Deed Records"
  - FBCOPR ..... "Fort Bend County Official Public Records"
  - 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"
  - 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, Texas.
  - 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, 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 is 1 pipeline easement within the limits of the subdivision as per section 82-97 (5).
  - 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 75.20 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 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 rest in the dedicant, his heirs, assigns or successors.
  - 16) All streets within the subject subdivision are public streets.
  - 17) Reserves Created by this plat will be owned and maintained by the Parks Edge Homeowners Association.
  - 18) Based on FEMA FIRM PANEL No. 48157C0285L, Dated April 2, 2014, the property lies partially within Zones AE, X, and Shaded Zone 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.
  - 19) 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.
  - 20) In accordance with PD, planned development district #95 (Ordinance O-15-52) there shall be a rear yard of not less than 8 feet. Except as specifically set forth in the Residential Builder Guidelines, adopted as exhibit D by Ordinance O-15-52, a side yard of zero (0) feet is allowed. The combined side yards between a building on a given lot and a building on an adjacent lot shall not be less than ten feet.
  - 21) 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.
  - 22) 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 Park 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 Bellair, Texas. Elevation: 73.05 feet N.A.V.D., 2001 adjustment - based on City of Missouri City Marker No. PCMO03 having a published elevation of 66.07 feet, N.A.V.D., 2001 adjustment.

RESERVE TABLE	IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	LANDSCAPE / OPEN SPACE	0.2285	D.R. HORTON-TEXAS, LTD.	
B	LANDSCAPE / OPEN SPACE	0.0930	D.R. HORTON-TEXAS, LTD.	
C	LANDSCAPE / OPEN SPACE	0.0806	D.R. HORTON-TEXAS, LTD.	
D	LANDSCAPE / OPEN SPACE	0.0480	D.R. HORTON-TEXAS, LTD.	
E	LANDSCAPE / OPEN SPACE	1.16	D.R. HORTON-TEXAS, LTD.	
F	LANDSCAPE / OPEN SPACE	0.1277	D.R. HORTON-TEXAS, LTD.	

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	24°46'40"	1590.00'	687.61'	349.26'	S69°29'08"W	682.26'
C2	13°44'22"	50.00'	11.99'	6.02'	N71°5'06"E	11.96'
C3	45°57'21"	50.00'	40.10'	21.20'	N36°06'54"E	39.04'
C4	2°17'19"	790.00'	31.56'	15.78'	N57°56'54"E	31.55'
C5	0°37'55"	710.00'	7.83'	3.92'	N56°29'17"E	7.83'
C6	23°01'58"	700.00'	281.40'	142.62'	N67°41'19"E	279.51'
C7	21°19'50"	470.00'	174.98'	88.51'	N68°32'22"E	173.97'
C8	12°03'18"	770.00'	162.01'	81.30'	N51°50'48"E	161.71'
C9	27°24'57"	50.00'	23.92'	12.20'	N13°42'55"E	23.70'
C10	89°34'20"	25.00'	39.08'	24.81'	N44°2'52"E	35.22'
C11	90°25'40"	25.00'	39.46'	25.19'	S85°17'08"E	35.49'
C12	89°34'20"	25.00'	39.08'	24.81'	N44°2'52"E	35.22'
C13	0°37'55"	750.00'	8.27'	4.14'	N56°29'17"E	8.27'
C14	23°01'58"	600.00'	241.20'	122.25'	N67°41'19"E	239.58'
C15	21°19'50"	500.00'	186.15'	94.16'	N68°32'22"E	185.07'

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C16	21°07'26"	800.00'	294.94'	149.17'	N47°18'44"E	293.28'
C17	57°37'34"	450.00'	452.59'	247.52'	S69°18'45"E	433.76'
C18	41°43'03"	350.00'	254.84'	133.36'	N61°00'57"E	249.25'
C19	87°29'16"	50.00'	76.35'	47.85'	N33°5'12"W	69.14'
C20	7°15'33"	2000.00'	253.39'	126.87'	S43°42'04"E	253.22'
C21	90°00'00"	50.00'	78.54'	50.00'	S4°30'02"W	70.71'
C22	83°10'07"	50.00'	72.58'	44.37'	N88°54'54"W	66.37'
C23	27°27'24"	600.00'	287.52'	146.58'	N33°36'09"W	284.78'
C24	83°13'06"	25.00'	36.31'	22.20'	S78°49'45"W	33.20'
C25	23°04'26"	25.00'	10.07'	5.10'	S51°41'39"W	10.00'
C26	133°38'08"	50.00'	116.62'	116.76'	N33°5'12"W	91.93'
C27	23°04'26"	25.00'	10.07'	5.10'	S58°52'03"E	10.00'
C28	23°04'26"	25.00'	10.07'	5.10'	N61°02'15"E	10.00'
C29	136°08'52"	50.00'	118.81'	124.22'	S4°30'02"W	92.77'
C30	23°04'26"	25.00'	10.07'	5.10'	N52°02'11"W	10.00'

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C31	84°13'10"	25.00'	36.75'	22.60'	N44°9'15"W	33.53'
C32	10°19'05"	25.00'	44.21'	30.50'	N66°47'09"E	38.67'
C33	181°01'23"	50.00'	157.97'	5600.79'	N73°21'42"W	100.00'
C34	10°19'05"	25.00'	44.21'	30.50'	S33°30'33"E	38.67'
C35	99°45'04"	25.00'	43.52'	29.66'	N24°48'26"E	38.23'
C36	90°00'00"	25.00'	39.27'	25.00'	S4°30'02"W	35.36'
C37	99°27'41"	25.00'	43.40'	29.51'	S74°46'29"E	38.15'
C38	90°25'40"	25.00'	39.46'	25.19'	N85°17'08"W	35.49'
C39	90°00'00"	25.00'	39.27'	25.00'	S85°29'58"E	35.36'
C40	20°52'00"	25.00'	9.10'	4.60'	N39°04'02"E	9.05'
C41	124°54'08"	50.00'	109.00'	95.85'	N88°54'54"W	88.66'
C42	20°52'00"	25.00'	9.10'	4.60'	S36°53'50"E	9.05'

# PARKS EDGE SECTION 16

## A SUBDIVISION OF 26.42 ACRES OF LAND OUT OF THE H. SHROPSHIRE SURVEY, A-313 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

**94 LOTS      6 RESERVES      5 BLOCKS**  
**JULY 17, 2020**

DEVELOPER/OWNER:  
**272 Parks Edge Investments, LLC**  
a Texas limited liability company  
6744 Horton Vista Drive, Suite 100  
Richmond, Texas 77407  
Phone: (281) 269-6832

SURVEYOR:  
**JONES CARTER**  
DIXON SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 30048300  
4330 West Loop South, Suite 300, Houston, TX 77027-2113, 77037-3371  
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:  
**JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-419  
4330 West Loop South, Suite 300, Houston, TX 77027-2113, 77037-3371  
Jared S. Williams P.E. SHEET 1 OF 2

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, 272 Parks Edge Investments, LLC, a Texas liability company, acting by and through \_\_\_\_\_ its \_\_\_\_\_ and, Authorized Agent, attested by \_\_\_\_\_ it's \_\_\_\_\_ herein referred to as Owner of the 26.42 acre tract described in the above and foregoing plat of Parks Edge Section 16, 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 16 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 272 Parks Edge Investments, LLC, a Texas limited liability company, 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.

272 Parks Edge Investments, LLC,  
a Texas limited liability company

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

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

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

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

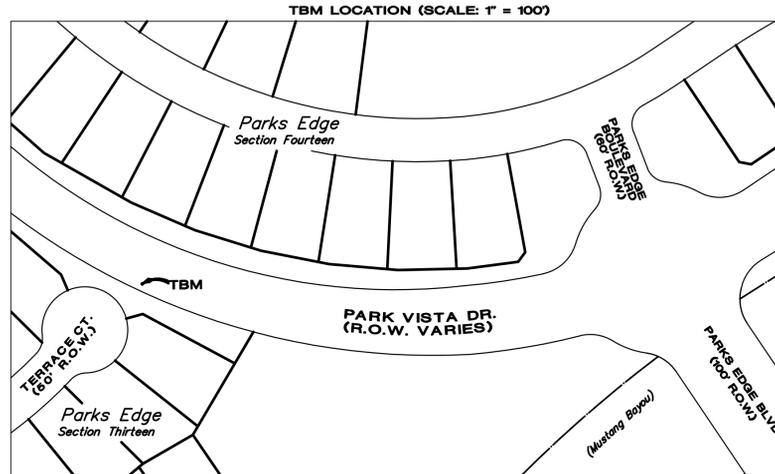
(Signature of Notary Public)  
Notary Public in and for the State of Texas

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 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 16 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

# PARKS EDGE SECTION 16

A SUBDIVISION OF 26.42 ACRES OF LAND OUT OF THE H. SHROPSHIRE SURVEY, A-313 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

94 LOTS      6 RESERVES      5 BLOCKS

JULY 17, 2020

DEVELOPER/OWNER:  
272 Parks Edge Investments, LLC  
a Texas limited liability company  
6744 Horton Vista Drive, Suite 100  
Richmond, Texas 77407  
Phone: (281) 269-6832

SURVEYOR:  
JONES | CARTER  
COTTON SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 5506320  
4339 West Loop South, Suite 510, Houston, TX 77040 | 281.271.2332  
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:  
JONES | CARTER  
Texas Board of Professional Engineers Registration No. 1-438  
8120 West Loop South, Suite 100, Houston, TX 77040 | 281.271.2332  
Jared S. Williams P.E.



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** August 12, 2020  
**AGENDA ITEM SUBJECT:** Final Plat of Sienna Section 29A  
**AGENDA ITEM NUMBER:** 7.A.(6)  
**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:** PLAT2000278  
**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:

- APPROVE:** 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.

**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**-----



**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>	<b>SIENNA SECTION 29A</b>		
<b>2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):</b>	<b>SIENNA PLANTATION 2E</b>		
<b>3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):</b>	<b>Toll GTIS Property Owner, LLC (Jimmie Jenkins)</b>		
<b>MAILING ADDRESS:</b>	<b>10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064</b>		
<b>PHONE NO.:</b>	<b>281 894-8655</b>	<b>EMAIL:</b>	
<b>4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):</b>	<b>LJA ENGINEERING INC./ LAURIE CHAPA- PLATTING COORDINATOR</b>		
	<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input checked="" type="checkbox"/> OTHER:		
<b>MAILING ADDRESS:</b>	<b>1904 W. GRAND PARKWAY N., SUITE 100, KATY , TEXAS 77449</b>		
<b>PHONE NO.:</b>	<b>713.953.5173</b>	<b>EMAIL:</b>	
<b>5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):</b>	CITY LIMITS	<b>ETJ</b>	(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: _____	
	OTHER (EXPLAIN): <u>Reserves</u>	(ACRES): <u>3.982</u>	
<b>TOTAL ACREAGE:</b>	<b>10.832</b>		
<b>8. ESTIMATED # OF SECTIONS:</b>	<u>1</u>	<b>BLOCKS:</b>	<u>2</u> <b>RESERVES:</b> <u>2</u>
<b>9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:</b>	<u>37</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>	<b>SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 6</b>		

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 10.832 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 29A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA SECTION 29A WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

IN TESTIMONY WHEREOF, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS AUTHORIZED REPRESENTATIVE, HEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

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

STATE OF TEXAS  
COUNTY OF HARRIS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

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

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA SECTION 29A 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.

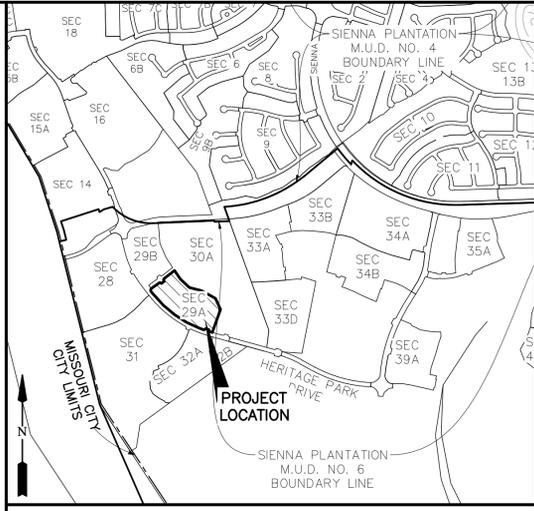
SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.  
SURVEY MARKER NO. PCM-011  
ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK  
SET 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS".  
ELEV. = 54.21 (NAVD88 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. \_\_\_\_\_ 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 SHADDED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS 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 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF 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 SECTION 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. 2015009299, 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 UNOBTSTRUCTED 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.

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

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

### FINAL PLAT 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  
JULY 29, 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



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

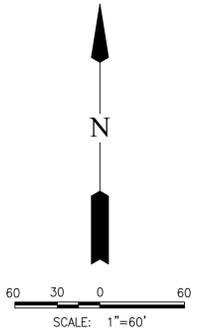
PLATTING MGR. SURVEY

LAST SAVE: 7/29/2020 11:45 AM BY: LAURIE CHAPA - PLAT DATE: 7/29/2020 11:44 AM BY: LAURIE CHAPA  
DATA SOURCE: (PROCESSED) PLATTING 14161529A.SIENNA\_29A.DWG

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'



**FINAL 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  
JULY 29, 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

**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
4724 VISTA ROAD • PASADENA, TX 77665  
PHONE: 281-489-4533 • CBI@gsurvey.com  
TBP&S FORM #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: 7/29/2020 11:45 AM BY: LAURIE CHAPA - PLOT DATE: 7/29/2020 11:45 AM BY: LAURIE CHAPA  
PLATTING MGR. PLATTING MGR. SURVEY CHECK: MTAR

SIENNA SECTION 29A  
LJA JOB NO. 1416-1529A



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** August 12, 2020

**AGENDA ITEM SUBJECT:** Final Plat of Sienna Oaks Drive Street Dedication Phase 2

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

**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:** PLAT2000279

**TYPE OF APPLICATION:**

Initial application

Written Response application

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

**LOCATION:** North of Heritage Park Drive, south of Sienna Parkway and west of Waters Lake Boulevard

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

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject site is located within Tract B which is governed by the provisions of the 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:

- |                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>■ <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 documents shall be submitted to the city in accordance with the schedule of required copies.</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**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**-----



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

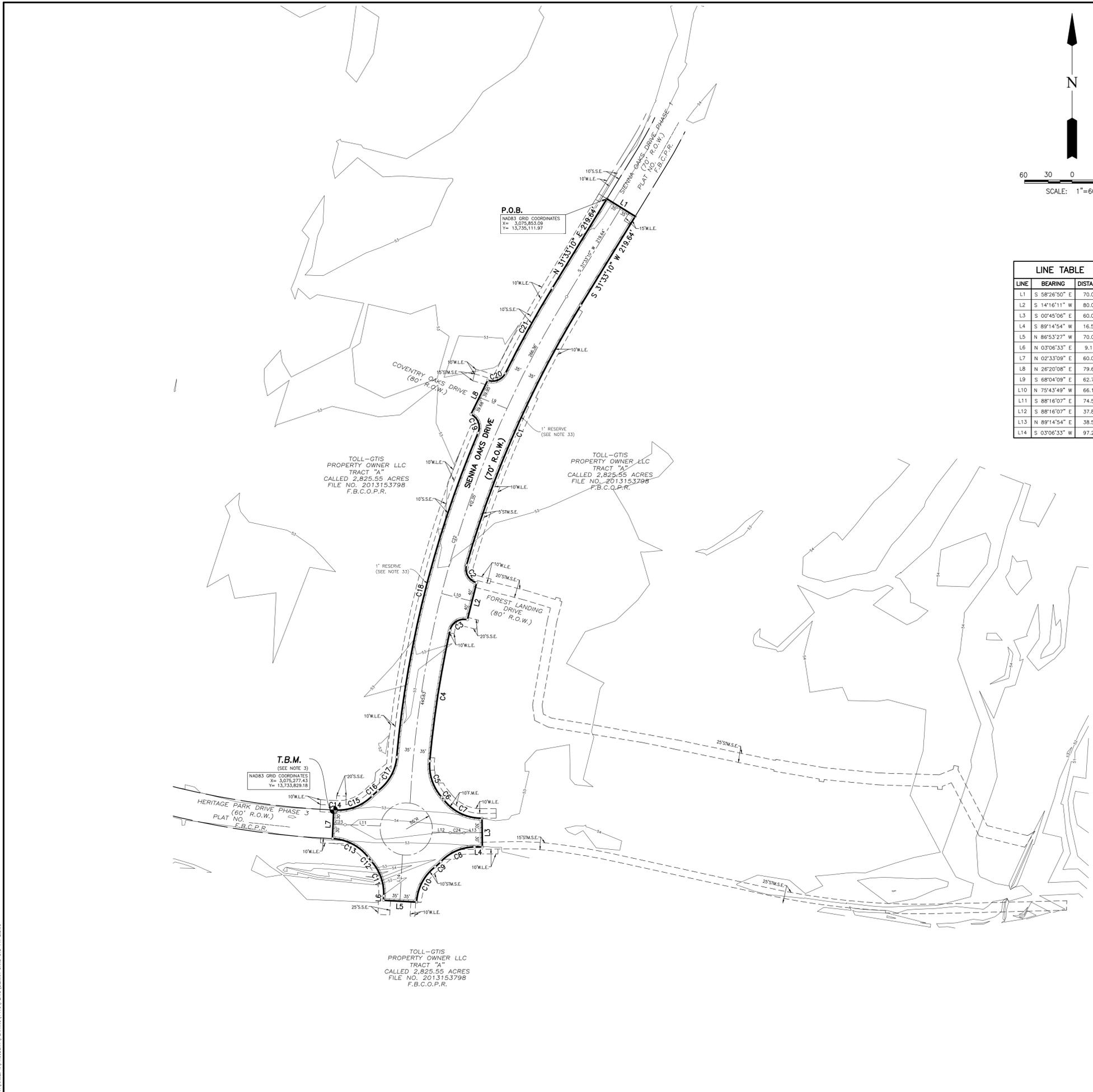
A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

**Application Type:**

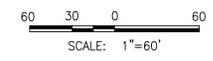
- AMENDING PLAT**
                         
  **FINAL PLAT**
                         
  **PRELIMINARY PLAT**  
 **CONCEPTUAL PLAN**
                         
 (INCLUDING REPLAT)  
 **LARGE ACREAGE PLAT**

<b>1. NAME OF PLAT:</b>	SIENNA OAKS DRIVE STREET DEDICATION PHASE 2		
<b>2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):</b>	SIENNA 3B		
<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 PARKWAY 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		
	<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input checked="" type="checkbox"/> OTHER: PLAT COORDINATOR		
MAILING ADDRESS:			
PHONE NO.:		EMAIL:	
<b>5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):</b>	CITY LIMITS	<b>ETJ</b>	
(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>3.259</u>	RESIDENTIAL LOTS: _____	
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____	
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	(ACRES): _____	
OTHER (EXPLAIN): _____			
<b>TOTAL ACREAGE:</b>	<u>3.259</u>		
<b>8. ESTIMATED # OF SECTIONS:</b> _____	<b>BLOCKS:</b> _____	<b>RESERVES:</b>	
<b>9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:</b>			
<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>	Sienna Plantation Municipal Utility District No. 6		





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

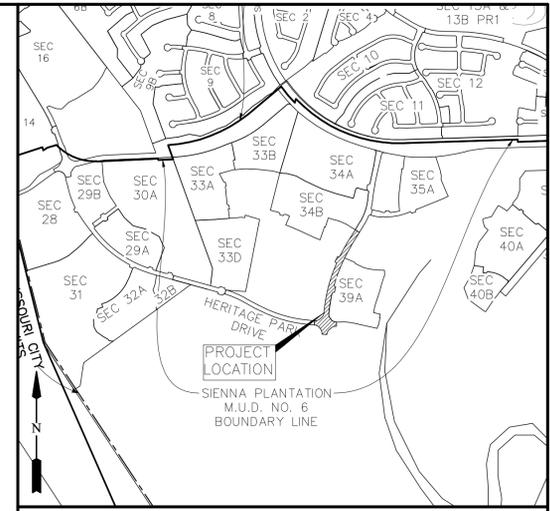


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 58°26'50" E	70.00'
L2	S 14°16'11" W	80.00'
L3	S 00°45'06" E	60.00'
L4	S 89°14'54" W	16.54'
L5	N 86°53'27" W	70.00'
L6	N 03°06'33" E	9.16'
L7	N 02°33'09" E	60.00'
L8	N 26°20'08" E	79.63'
L9	S 68°04'09" E	62.72'
L10	N 75°43'49" W	66.12'
L11	S 88°16'07" E	74.56'
L12	S 88°16'07" E	37.83'
L13	N 89°14'54" E	38.53'
L14	S 03°06'33" W	97.21'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2215.00'	15°26'51"	597.18'	S 23°49'45" W	595.37'
C2	30.00'	91°50'09"	48.09'	S 29°48'45" E	43.10'
C3	30.00'	91°50'09"	48.09'	S 58°21'06" W	43.10'
C4	2215.00'	7°10'40"	277.48'	S 08°50'42" W	277.30'
C5	100.00'	47°07'17"	82.24'	S 18°18'17" E	79.94'
C6	100.00'	4°06'44"	7.18'	S 39°48'33" E	7.18'
C7	100.00'	52°59'55"	92.50'	S 64°15'08" E	89.24'
C8	100.00'	45°43'12"	79.80'	S 66°23'18" W	77.70'
C9	100.00'	9°02'21"	15.78'	S 48°02'52" W	15.78'
C10	100.00'	49°27'30"	86.32'	S 27°50'18" W	83.67'
C11	100.00'	49°34'23"	79.54'	N 19°40'39" W	77.46'
C12	100.00'	5°35'02"	9.75'	N 39°40'19" W	9.74'
C13	100.00'	50°34'03"	88.26'	N 62°09'50" W	85.42'
C14	1720.00'	0°10'47"	5.40'	S 87°32'15" E	5.40'
C15	100.00'	48°08'52"	84.03'	N 68°17'56" E	81.58'
C16	100.00'	8°59'56"	15.71'	N 48°43'28" E	15.69'
C17	100.00'	47°55'12"	83.64'	N 29°15'50" E	81.22'
C18	2285.00'	17°39'52"	704.48'	N 14°08'10" E	701.69'
C19	30.00'	87°57'13"	46.05'	N 21°00'30" W	41.66'
C20	30.00'	83°35'40"	43.77'	N 68°13'08" E	39.99'
C21	2285.00'	5°07'53"	204.64'	N 28°59'14" E	204.57'
C22	2250.00'	28°37'52"	1124.34'	S 17°14'15" W	1112.68'
C23	1750.00'	0°49'16"	25.08'	S 87°51'29" E	25.08'
C24	667.00'	2°28'59"	28.90'	S 89°30'37" E	28.90'



**VICINITY MAP**  
SCALE: 1" = 1,200'  
KEY MAP NO. 650-R,V

**FINAL PLAT  
SIENNA OAKS DRIVE  
STREET DEDICATION PHASE 2**

A SUBDIVISION OF 3.259 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS  
JULY 29, 2020 JOB NO. 1416-1902B

**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

**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
4704 107TH ROAD • PASADENA, TX 77505  
PHONE: 281-499-4339 • GBSurvey@GBISurvey.com  
T89PL6 FIRM #10130300 • www.GBISurvey.com

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

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

AMANDA CARRIAGE, PE, CFM  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 105912

DATE: 07/29/2020 11:59 AM BY: LAURE CHAPA - DATE PLOTTED: 7/29/2020 11:30 AM BY: LAURE CHAPA  
 PLOTNAME: \N:\PROJ\2020\1416\1902B\SIENNA OAKS STD PH 2.DWG  
 PLOTTING MGR: MGAR CHECK SURVEY



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** August 12, 2020

**AGENDA ITEM SUBJECT:** Final Plat of Heritage Park Drive Street Dedication-Phase 3

**AGENDA ITEM NUMBER:** 7.A.(8)

**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:** PLAT2000280

**TYPE OF APPLICATION:**

- Initial application
- Written Response application

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

**LOCATION:** South of Sienna Parkway, west of Sienna Oaks Drive

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

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject site is located within Tract B which is governed by the provisions of the 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:

- |                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li><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</li></ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

**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**-----



**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>	HERITAGE PARK DRIVE STREET DEDICATION PHASE 3		
<b>2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):</b>	SIENNA PLANTATION 2E		
<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 PARKWAY N, SUITE 250, HOUSTON, TEXAS 77064		
PHONE NO.:	281-894-8655	EMAIL:	Please provide email address
<b>4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):</b>	LJA ENGINEERING INC./ LAURIE CHAPA		
	<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input checked="" type="checkbox"/> OTHER: PLAT COORDINATOR		
MAILING ADDRESS:			
PHONE NO.:	EMAIL:		
<b>5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):</b>	CITY LIMITS	<b>ETJ</b>	
(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>1.794</u>	RESIDENTIAL LOTS: _____	
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____	
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	(ACRES): _____	
OTHER (EXPLAIN): _____			
<b>TOTAL ACREAGE:</b>	<u>1.794</u>		
<b>8. ESTIMATED # OF SECTIONS:</b> _____	<b>BLOCKS:</b> _____	<b>RESERVES:</b> _____	
<b>9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:</b>			
<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>	Sienna Plantation Municipal Utility District No. 6		

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 1.794 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF HERITAGE PARK DRIVE STREET DEDICATION PHASE 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND THIRTY (30) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF HERITAGE PARK DRIVE STREET DEDICATION PHASE 3 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

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

TOLL-GTIS PROPERTY OWNER LLC  
A TEXAS LIMITED LIABILITY COMPANY

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

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE #9).

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

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF HERITAGE PARK DRIVE STREET DEDICATION PHASE 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT.

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

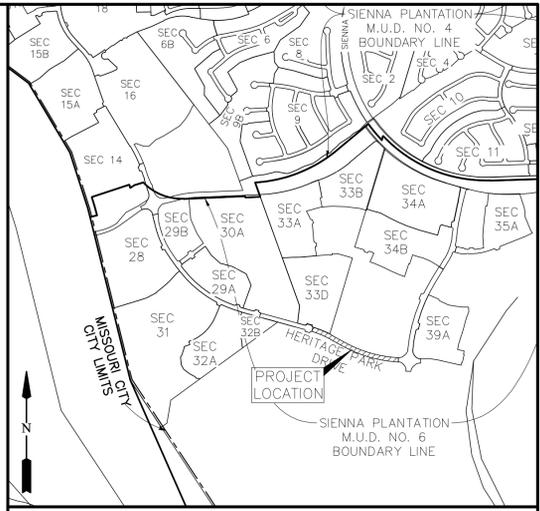
SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK. SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK SET 5/8 IRON ROD SET AT THE NE CORNER OF HERITAGE PARK DRIVE INTERSECTION WITH SIENNA OAKS. ELEV. = 53.17 (NAVD 88, 2001 ADJ.)
- 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 0.999987651.
- 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. 504157 DATED JULY 9, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY, FORT BEND INDEPENDENT SCHOOL DISTRICT AND FORT BEND EMERGENCY SERVICE 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.
- THE EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
- 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.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS 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 SUBDMDED 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.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- 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.
- 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. 650-R/V/W/X

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.      GRADY PRESTAGE  
PRECINCT 1, COUNTY COMMISSIONER      PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

W.A. (ANDY) MEYERS      KEN R. DEMERCHANT  
PRECINCT 3, COUNTY COMMISSIONER      PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 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

### FINAL PLAT OF HERITAGE PARK DRIVE STREET DEDICATION PHASE 3

A SUBDIVISION OF 1.794 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL SURVEY, ABSTRACT 31,  
FORT BEND COUNTY, TEXAS.

0 LOTS    0 RESERVES    0 BLOCKS

JULY 17, 2020      JOB NO. 1416-1704BP

OWNER:

TOLL-GTIS PROPERTY OWNER, LLC

JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064  
PH. (281) 894-8655



SURVEYORS:  
**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
4724 VISTA ROAD • PASADENA, TX 77505  
PHONE: 281-498-4339 • [GBISurvey@GBIPartners.com](mailto:GBISurvey@GBIPartners.com)  
TELEX: 8284 #10108000 • [www.GBISurvey.com](http://www.GBISurvey.com)

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

ENGINEER:  
**LJA Engineering, Inc.**

1904 W. Grand Parkway North      Phone 713.953.5200  
Suite 100      Fax 713.953.5026  
Katy, Texas 77449      FRN-F-1386

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

MP&P CHECK SURVEY      PLATTING MAP

LAST DATE: 11/17/2020 1:51 PM BY: LAURIE CHAPA      DATE DATE: 8/17/2020 1:51 PM BY: LAURIE CHAPA  
DRAWING NAME: \P\PROJECTS\PLATTING\1416\PLAT\SIENNA\HERITAGE PARK DRIVE STD.PM.DWG

HERITAGE PARK DRIVE PHASE 3 STREET DEDICATION  
LJA JOB No. 1416-1704BP





**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** August 12, 2020

**AGENDA ITEM SUBJECT:** Final Plat of Parks Edge Section 10

**AGENDA ITEM NUMBER:** 7.A.(9)

**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:** PLAT2000284

**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:</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</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

copies.

**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 \$60,200 for cash in lieu of parkland for the subject section.

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



## WRITTEN RESPONSE APPLICATION

*An applicant may submit a **written response** to a plat that has been Approved with Conditions or Disapproved after the initial action on a plat application. A written response application must address each condition of approval or each reason for disapproval. Failure to adequately address each condition may result in the disapproval of the plat application.*

**APPLICATION TYPE:**

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

1. NAME OF PLAT: Parks Edge Section 10
2. DATE INITIAL PLAT APPLICATION FILED FOR APPROVAL: 06/11/2020
3. PLAT APPLICATION PLAN NUMBER: Initial application: PLAT2000257
4. APPLICANT NAME (ENGINEER, PLANNER, ARCHITECT, ETC.): Jones Carter
5. ATTACH A RESPONSE FOR EACH CONDITION OF APPROVAL OR REASON FOR DISAPPROVAL.

B.1.a. A copy of the final version of the notice of addition to land has been included.

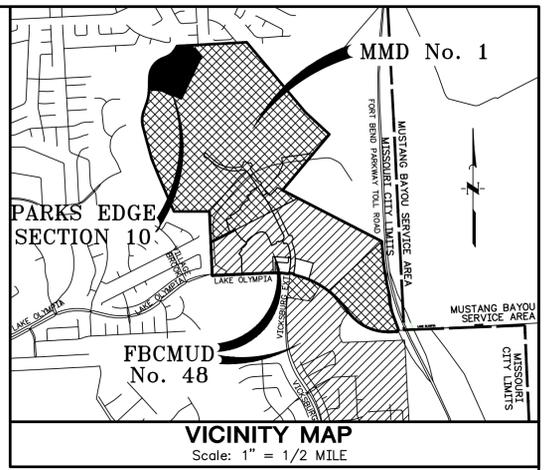
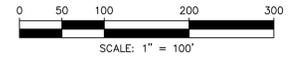
B.2.a The TBM has been added on sheet 2 of the proposed plat.

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

- A** RESTRICTED RESERVE  
"A"  
RESTRICTED TO  
DRAINAGE  
PURPOSES ONLY  
2.828 ACRES  
123,177 SQ FT
- B** RESTRICTED RESERVE  
"B"  
RESTRICTED TO  
LANDSCAPE/OPEN SPACE  
PURPOSES ONLY  
0.1119 ACRES  
4,879 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/  
& TRAIL PURPOSES ONLY  
0.4573 ACRES  
19,919 SQ FT
- E** RESTRICTED RESERVE  
"E"  
RESTRICTED TO  
LANDSCAPE/OPEN SPACE/  
& TRAIL PURPOSES ONLY  
0.2670 ACRES  
11,631 SQ FT

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE	2.82	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/ TRAIL	0.4573	D.R. Horton - Texas, Ltd.
E	LANDSCAPE/OPEN SPACE/ TRAIL	0.2670	D.R. Horton - Texas, Ltd.



272  
PARKS EDGE  
INVESTMENTS,  
LLC  
No. 2017047655  
FBCOPRRP

- 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"
  - FBCOP ..... "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"
  - FO ..... "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 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) 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. TBM: 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" storm inlet as shown on Drawing Number 13770 in the office of Jones|Carter in Bellaire, Texas. Elevation: 73.05 feet, NAVD 2001 Adjustment - Based on City of Missouri City Survey Marker No. PCMO03 having a published elevation of 66.07 feet, NAVD 2001 Adjustment.
  - 30) The West boundary is in the center of Mustang Bayou therefore property corners cannot be set.

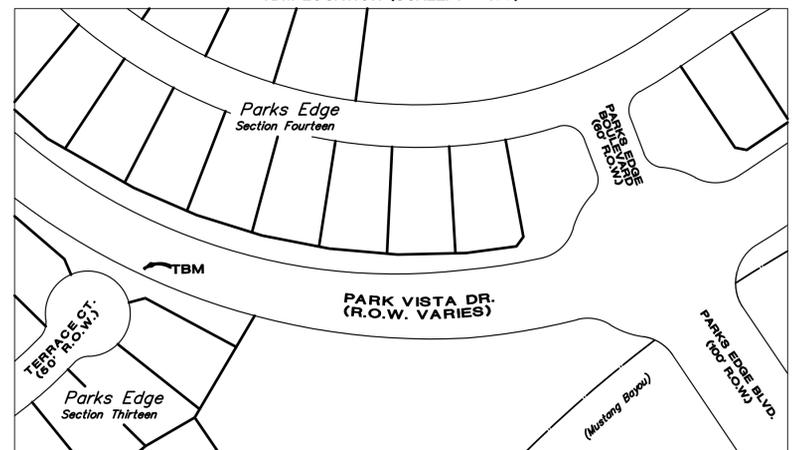
Line Table		
Line	Bearing	Distance
L1	N21°07'E	6.78
L2	N87°43'53"W	282.00
L3	N21°07'E	296.33
L4	N67°55'59"E	138.16
L5	N31°53'41"E	134.19
L6	N86°45'39"E	281.06
L7	S46°13'35"E	72.70
L8	S59°09'16"E	55.23
L9	S77°58'25"E	45.71
L10	S40°29'58"E	219.63
L11	S25°34'42"W	1095.00
L12	N64°25'18"W	205.00
L13	S25°34'42"W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

Line Table		
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°41'11"E	20.56
L29	N9°50'28"E	61.38
L30	N17°15'01"E	38.89

Line Table		
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 Table		
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 Table						
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'



# 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:  
**J|C JONES | CARTER**  
DOTTEN SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 3006200  
14000 Spring Street, Suite 100 - Houston, TX 77040 - 713-777-3377  
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:  
**J|C JONES | CARTER**  
Texas Board of Professional Land Surveying Registration No. 10045-01  
6326 West Loop South, Suite 100 - Bellaire, TX 77401 - 713-777-3377  
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 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:** August 12, 2020  
**AGENDA ITEM SUBJECT:** Final Plat of Parks Edge Section 11  
**AGENDA ITEM NUMBER:** 7.A.(10)  
**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:** PLAT2000287  
**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:</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
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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.

**NOTE:** The Commission should note that the trail required per the approved parkland dedication will be located adjacent to this section in the future section to be platted for the area shown as SF-7 on the concept plan.

**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 \$57,400 for cash in lieu of parkland for the subject section.

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



## WRITTEN RESPONSE APPLICATION

*An applicant may submit a **written response** to a plat that has been Approved with Conditions or Disapproved after the initial action on a plat application. A written response application must address each condition of approval or each reason for disapproval. Failure to adequately address each condition may result in the disapproval of the plat application.*

**APPLICATION TYPE:**

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

1. NAME OF PLAT: Parks Edge Section 11
2. DATE INITIAL PLAT APPLICATION FILED FOR APPROVAL: 06/11/2020
3. PLAT APPLICATION PLAN NUMBER: Initial application: PLAT2000257
4. APPLICANT NAME (ENGINEER, PLANNER, ARCHITECT, ETC.): Jones Carter
5. ATTACH A RESPONSE FOR EACH CONDITION OF APPROVAL OR REASON FOR DISAPPROVAL.

B.1.a. A copy of the final version of the notice of addition to land has been included.

B.1.b The proposed trail will be continuous. We intend to add that expansion of the reserve with a future section making the trail continuous.

B.2.a The TBM has been added on sheet 2 of the proposed plat.

B.3.a Park Lake Drive has been revised to Lake Landing Lane.

- 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

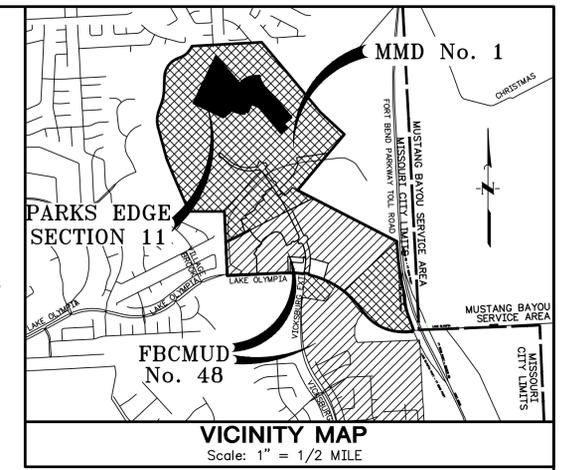
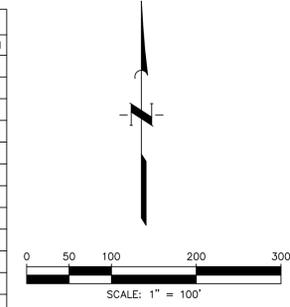
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	LANDSCAPE/ OPEN SPACE	0.0994	D.R. Horton - Texas, Ltd.
B	LANDSCAPE/ OPEN SPACE	0.1156	D.R. Horton - Texas, Ltd.
C	DRAINAGE/ TRAIL	17.09	D.R. Horton - Texas, Ltd.
D	LANDSCAPE/ OPEN SPACE	0.0780	D.R. Horton - Texas, Ltd.

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

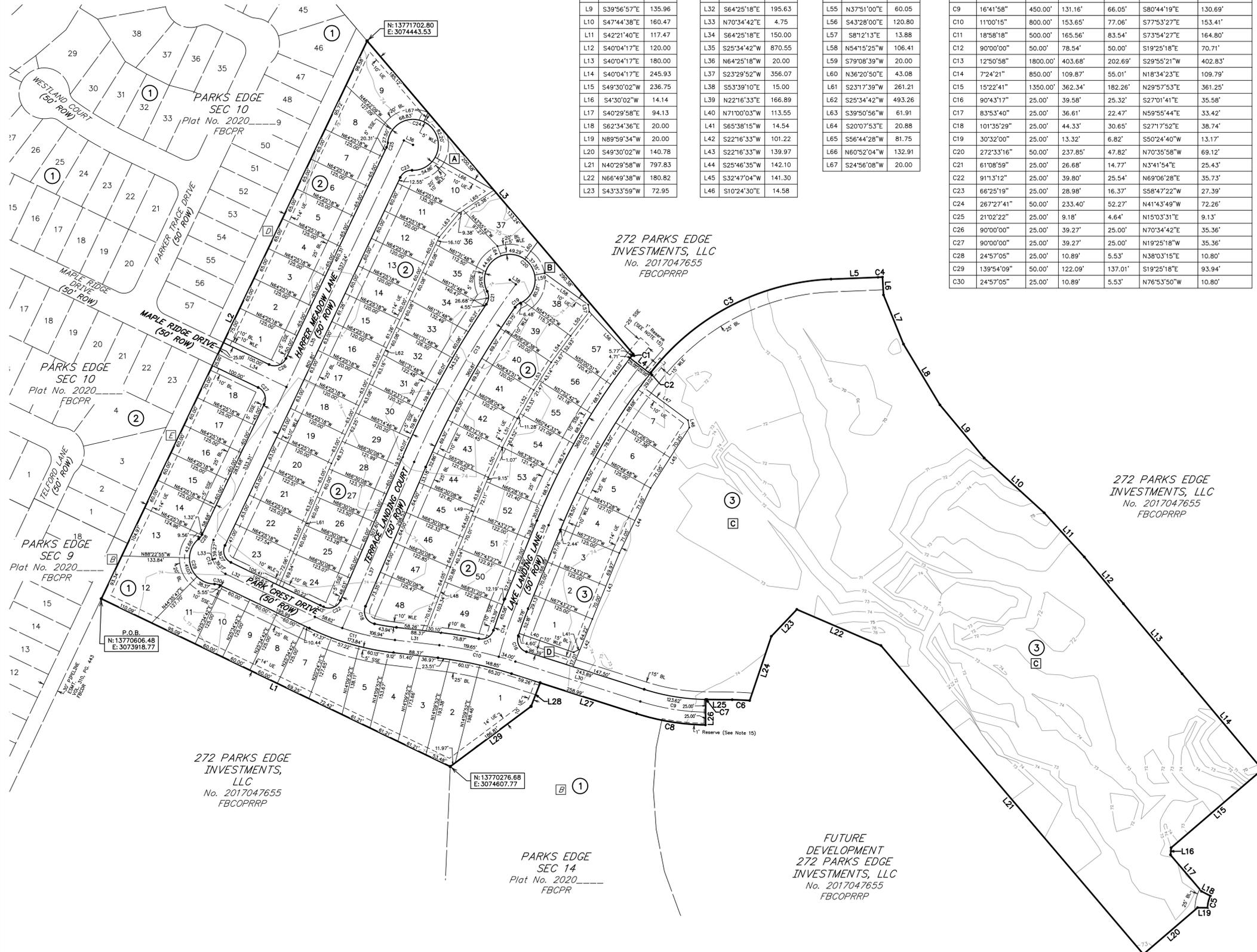
Line	Bearing	Distance
L24	S18°46'28"W	133.47
L25	N89°22'18"W	50.00
L26	S0°37'42"W	50.00
L27	N72°23'20"W	199.74
L28	S21°12'26"W	49.48
L29	S53°26'17"W	198.78
L30	S72°23'20"E	258.99
L31	S83°23'55"E	88.37
L32	S64°25'18"E	195.63
L33	N70°34'42"E	4.75
L34	S64°25'18"E	150.00
L35	S25°34'42"W	870.55
L36	N64°25'18"W	20.00
L37	S23°29'52"W	356.07
L38	S53°39'10"E	15.00
L39	N70°34'42"E	166.89
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"
  - Tim Code ..... "Tim Code"
  - FBCDR ..... "Fort Bend County Deed Records"
  - FBCMR ..... "Fort Bend County Map Records"
  - 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 Maje 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 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.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.
- 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 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:  
**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**  
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 \_\_\_\_\_ 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 §

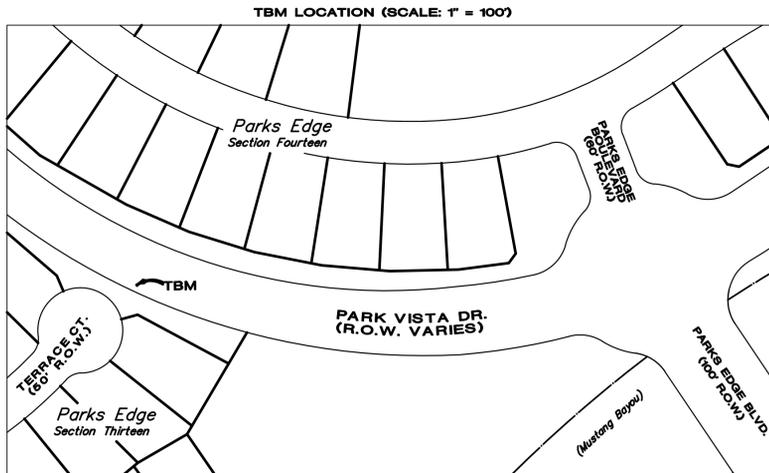
BEFORE ME, the undersigned authority, on this day personally appeared Israel Fogiel, its President known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity 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 company  
10003 NW Military Highway, Suite 2201  
San Antonio, Texas 78231

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:  
**J|C JONES | CARTER**  
G|T|O|N SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 30046300  
1608 Mustang Bayou, Suite 100 • Houston, TX 77055 • 713-777-3337  
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:  
**J|C JONES | CARTER**  
Texas Board of Professional Land Surveying Registration No. 10042100  
6744 Horton Vista Drive, Suite 100 • Richmond, TX 77407 • 713-777-3337  
JARED S. WILLIAMS, P.E.



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** August 12, 2020  
**AGENDA ITEM SUBJECT:** Final Plat of Fort Bend Community Church  
**AGENDA ITEM NUMBER:** 7.A.(11)  
**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:** PLAT2000281  
**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) / SD, suburban district

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should:

- APPROVE:** 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.

**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.

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: _____	(ACRES): _____	
OTHER (EXPLAIN): _____			
<b>TOTAL ACREAGE:</b>	All 15 acres located with 2 reserves		
<b>8. ESTIMATED # OF SECTIONS:</b>	—	<b>BLOCKS:</b>	<u>2</u>
			<b>RESERVES:</b> 2
<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>	F7 Bend MUD 49		



## WRITTEN RESPONSE APPLICATION

*An applicant may submit a **written response** to a plat that has been Approved with Conditions or Disapproved after the initial action on a plat application. A written response application must address each condition of approval or each reason for disapproval. Failure to adequately address each condition may result in the disapproval of the plat application.*

**APPLICATION TYPE:**

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

1. NAME OF PLAT:	Fort Bend Community Church
2. DATE INITIAL PLAT APPLICATION FILED FOR APPROVAL:	6-2-20
3. PLAT APPLICATION PLAN NUMBER:	PLAT2000261
4. APPLICANT NAME (ENGINEER, PLANNER, ARCHITECT, ETC.):	Ryan Moeckel (platting manager)
5. ATTACH A RESPONSE FOR EACH CONDITION OF APPROVAL OR REASON FOR DISAPPROVAL.	See below

COMMENT: Please provide the table listing the identifying letter, use, and acreage of all reserves.

- Response – Please see reserve table on sheet 2 of plat. It now shows letter, use, and acreages on the two reserves in the proposed plat.

COMMENT: Please provide the scale in feet, suggested scale of the vicinity map is one inch equals 1,200 feet.

- Response – Updated VMAP on plat to reflect city's suggested scale.

COMMENT: Please provide the building lines.

- Response – Updated plat to reflect building lines from SUP.

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: \_\_\_\_\_  
Attestee

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 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 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 \_\_\_\_\_

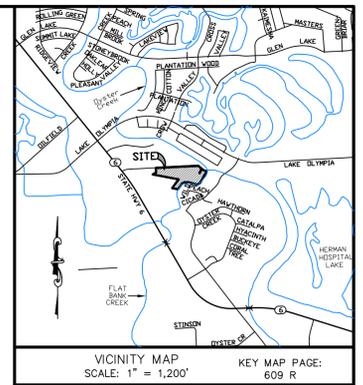
This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this final plat and subdivision of **FORT BEND COMMUNITY CHURCH**, in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized 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:
- 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.
  - BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
  - THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY SOUTHLAND TITLE COMPANY.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48197-C-0298L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES PARTIALLY IN 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".
  - 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.
  - 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.
  - 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.
  - 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).
  - 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.
  - 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).
  - 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.
  - 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.
  - THE CONTOURS SHOWN HEREON ARE BASED ON CITY OF MISSOURI CITY SURVEY MARKER NO. PCM-007, 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)
  - \* -INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
  - BUILDING LINES SHALL CONFORM TO THE CURRENT CITY OF MISSOURI CITY ZONING ORDINANCES.
  - SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
  - 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. TP2073092, EFFECTIVELY DATED MAY 21, 2020.
  - 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.
  - SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
  - ALL 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

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 ~

**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

PHONE: 281.491.2525 FAX: 281.481.2535  
SURVEYING FIRM NO. 10110090 / ENGINEERING FIRM NO. F-2906

www.team-civil.com

Job No. 1410-2

JULY 31, 2020



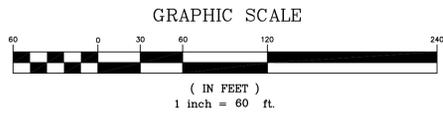
- LEGEND**
- B.L. - BUILDING LINE
  - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
  - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
  - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
  - FND - FOUND
  - IP - IRON PIPE
  - IR - IRON ROD
  - M.U.D. - MUNICIPAL UTILITY DISTRICT
  - P.O.B. - POINT OF BEGINNING
  - R.O.W. - RIGHT OF WAY
  - SQ. FT. - SQUARE FEET
  - W/ - WITH

**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'

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



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)

LAKE OLYMPIA CIVIC ASSOCIATION  
 3.974 ACRES  
 (F.B.C.C.F. NO. 2014106457)

FORT BEND COUNTY  
 TRACT 17  
 0.821 ACRE  
 (F.B.C.C.F. NO. 9880878)

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.)

**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 ~  
**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

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

JULY 31, 2020

RESERVE TABLE		
A	UNRESTRICTED	10.292 ACRES
B	RESTRICTED TO OPEN SPACE AND DRAINAGE FACILITIES	4.708 ACRES

DRAWING INFO: Z:\jeb\1410-2\fig\1410-2\_P1\_E02.dwg JUL 31, 2020 8:08 AM



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** August 12, 2020  
**AGENDA ITEM SUBJECT:** Final Plat of Parkway Crossing Phase I  
**AGENDA ITEM NUMBER:** 7.A.(12)  
**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

---

**PERMIT NUMBER:** PLAT2000282  
**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

---

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

**X APPROVE:** 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.

**NOTE:** Note 17 added to the plat in lieu of paying money into an escrow or providing a letter of credit for the parkland dedication for residential uses within the subdivision. The applicant is working with the city to secure a security instrument.

**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.

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**-----



## WRITTEN RESPONSE APPLICATION

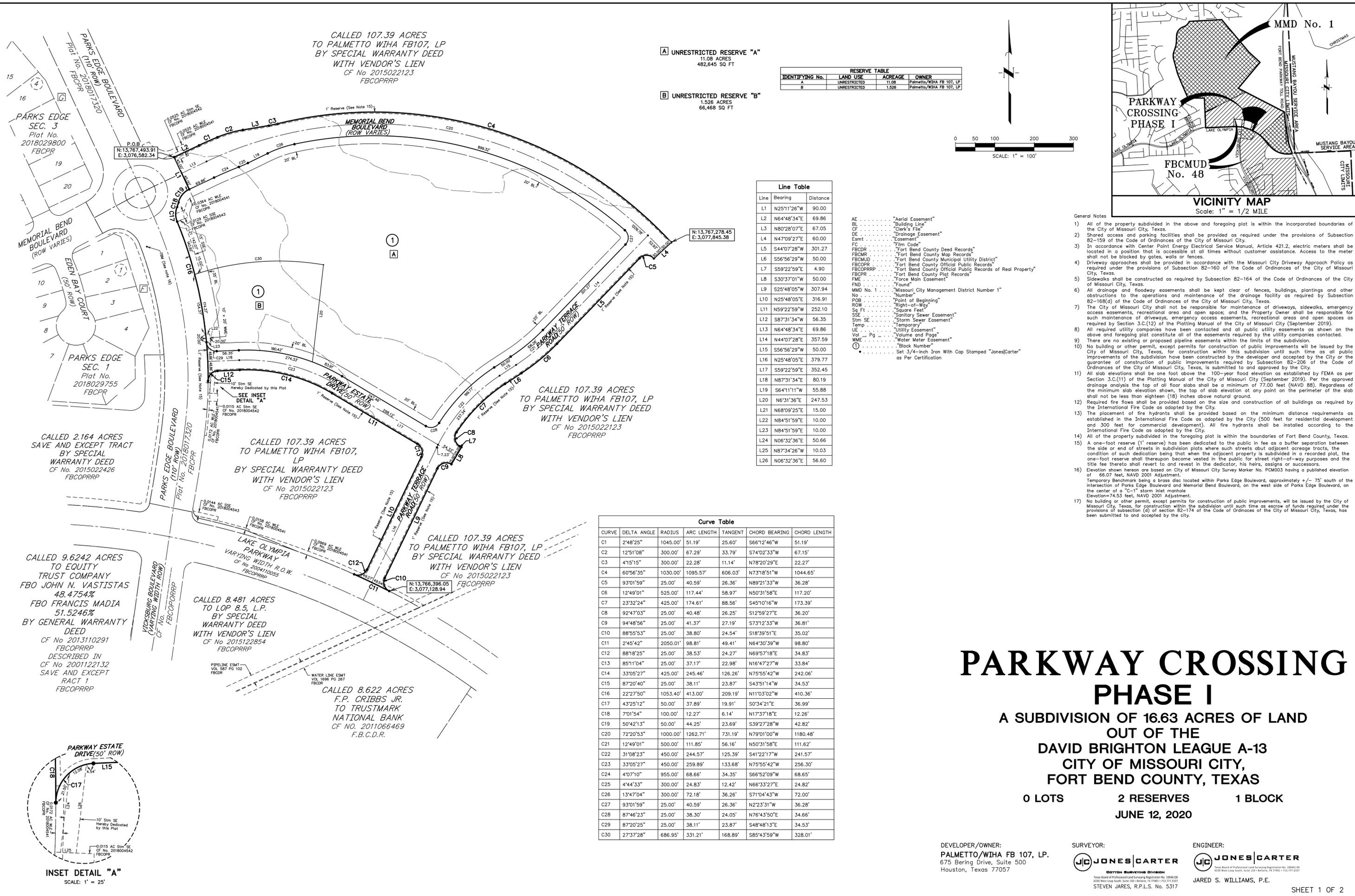
*An applicant may submit a **written response** to a plat that has been Approved with Conditions or Disapproved after the initial action on a plat application. A written response application must address each condition of approval or each reason for disapproval. Failure to adequately address each condition may result in the disapproval of the plat application.*

**APPLICATION TYPE:**

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

1. NAME OF PLAT: Parkway Crossing Phase I
2. DATE INITIAL PLAT APPLICATION FILED FOR APPROVAL: 06/11/2020
3. PLAT APPLICATION PLAN NUMBER: Initial application: PLAT2000257
4. APPLICANT NAME (ENGINEER, PLANNER, ARCHITECT, ETC.): Jones Carter
5. ATTACH A RESPONSE FOR EACH CONDITION OF APPROVAL OR REASON FOR DISAPPROVAL.  B.1.a. Plat note 17 has been added to the face of the plat.

Parkway Terrace Road was shifted slightly to the East to enlarge Reserve "A".



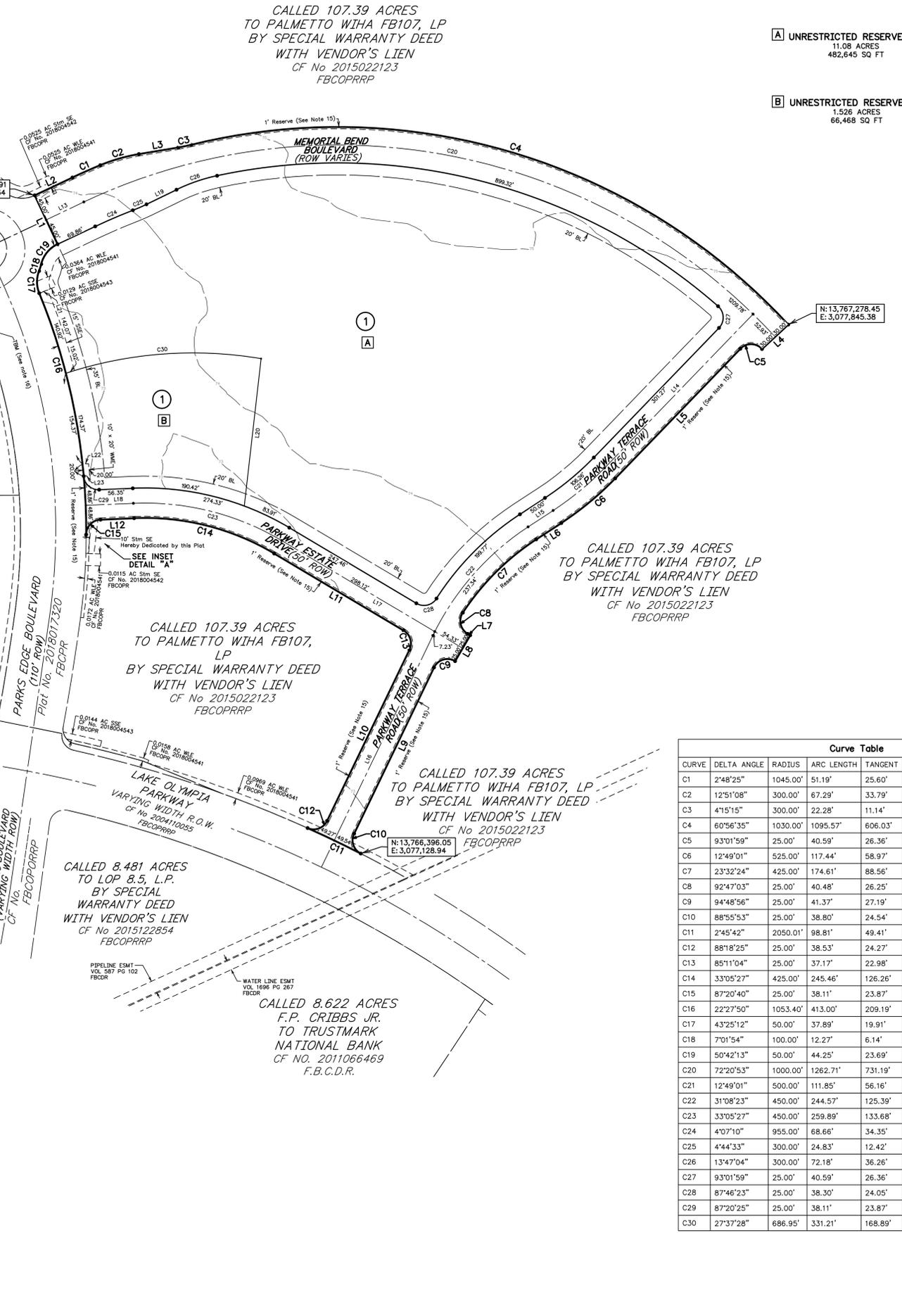
CALLLED 107.39 ACRES TO PALMETTO WIHA FB107, LP BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CF No 2015022123 FBCOPRRP

CALLLED 2.164 ACRES SAVE AND EXCEPT TRACT BY SPECIAL WARRANTY DEED CF No. 2015022426 FBCOPRRP

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

CALLLED 8.481 ACRES TO LOP B.S. L.P. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CF No 2015122854 FBCOPRRP

CALLLED 8.622 ACRES F.P. CRIBBS JR. TO TRUSTMARK NATIONAL BANK CF NO. 2011066469 F.B.C.D.R.



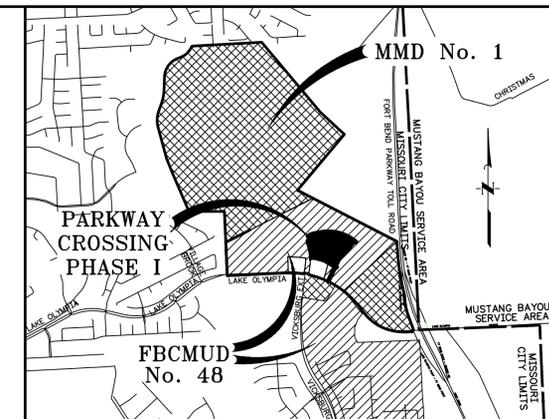
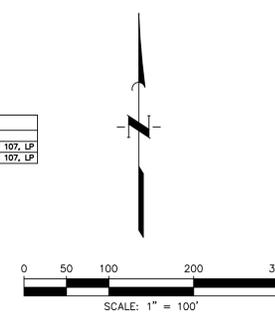
**A** UNRESTRICTED RESERVE "A"  
11.08 ACRES  
482,645 SQ FT

**B** UNRESTRICTED RESERVE "B"  
1.528 ACRES  
66,468 SQ FT

IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	UNRESTRICTED	11.08	Palmetto/WIHA FB 107, LP
B	UNRESTRICTED	1.528	Palmetto/WIHA FB 107, LP

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	N47°09'27"E	60.00
L5	S44°07'28"W	301.27
L6	S56°56'29"W	50.00
L7	S59°22'59"E	4.90
L8	S30°37'01"W	50.00
L9	S25°48'05"W	307.94
L10	N25°48'05"E	316.91
L11	N59°22'59"W	252.10
L12	S87°31'34"W	56.35
L13	N64°48'34"E	69.86
L14	N44°07'28"E	357.59
L15	S56°56'29"W	50.00
L16	N25°48'05"E	379.77
L17	S59°22'59"E	352.45
L18	N87°31'34"E	80.19
L19	S64°11'11"W	55.88
L20	N6°31'36"E	247.53
L21	N68°09'25"E	15.00
L22	N84°51'59"E	10.00
L23	N84°51'59"E	10.00
L24	N06°32'36"E	50.66
L25	N87°34'26"W	10.03
L26	N06°32'36"E	56.60

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	41°15'15"	300.00'	22.28'	11.14'	N78°20'29"E	22.27'
C4	60°56'35"	1030.00'	1095.57'	606.03'	N73°18'51"W	1044.65'
C5	93°01'59"	25.00'	40.59'	26.36'	N89°21'33"W	36.28'
C6	12°49'01"	525.00'	117.44'	58.97'	N50°31'58"E	117.20'
C7	23°32'24"	425.00'	174.61'	88.56'	S45°10'16"W	173.39'
C8	92°47'03"	25.00'	40.48'	26.25'	S12°59'27"E	36.20'
C9	94°48'56"	25.00'	41.37'	27.19'	S73°12'33"W	36.81'
C10	88°55'53"	25.00'	38.80'	24.54'	S18°39'51"E	35.02'
C11	2°45'42"	2050.01'	98.81'	49.41'	N64°30'39"W	98.80'
C12	88°18'25"	25.00'	38.53'	24.27'	N69°57'18"E	34.83'
C13	85°11'04"	25.00'	37.17'	22.98'	N16°47'27"W	33.84'
C14	33°05'27"	425.00'	245.46'	126.26'	N75°55'42"W	242.06'
C15	87°20'40"	25.00'	38.11'	23.87'	S43°51'14"W	34.53'
C16	22°27'50"	1053.40'	413.00'	209.19'	N11°03'02"W	410.36'
C17	43°25'12"	50.00'	37.89'	19.91'	S0°34'21"E	36.99'
C18	7°01'54"	100.00'	12.27'	6.14'	N17°37'18"E	12.26'
C19	50°42'13"	50.00'	44.25'	23.69'	S39°27'28"W	42.82'
C20	72°20'53"	1000.00'	1262.71'	731.19'	N79°01'00"W	1180.48'
C21	12°49'01"	500.00'	111.85'	56.16'	N50°31'58"E	111.62'
C22	31°08'23"	450.00'	244.57'	125.39'	S41°22'17"W	241.57'
C23	33°05'27"	450.00'	259.89'	133.68'	N75°55'42"W	256.30'
C24	4°07'10"	955.00'	68.66'	34.35'	S66°52'09"W	68.65'
C25	4°44'33"	300.00'	24.83'	12.42'	N66°33'27"E	24.82'
C26	13°47'04"	300.00'	72.18'	36.26'	S71°04'43"W	72.00'
C27	93°01'59"	25.00'	40.59'	26.36'	N2°23'31"W	36.28'
C28	87°46'23"	25.00'	38.30'	24.05'	N76°43'50"E	34.66'
C29	87°20'25"	25.00'	38.11'	23.87'	S48°48'13"E	34.53'
C30	27°37'28"	686.95'	331.21'	168.89'	S85°43'59"W	328.01'



- VICINITY MAP**  
Scale: 1" = 1/2 MILE
- 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(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 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 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 fee thereto shall revert to and remain in the dedicator, his heirs, assigns or successors.
  - Elevation shown herein are based on City of Missouri City Survey Marker No. PCM003 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.
  - 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 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.

# PARKWAY CROSSING PHASE I

A SUBDIVISION OF 16.63 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.

6339 West Loop South, Suite 100 • Houston, TX 77057 • 713.977.1337

FROM BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 22842-03  
STEVEN JARES, R.P.L.S. No. 5317

FROM BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 22842-03  
JARED S. WILLIAMS, P.E.

SHEET 1 OF 2

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 16.63 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.

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 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 16.63 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**  
Geospatial Surveying Division  
Texas Board of Professional Land Surveying Registration No. 10046300  
6100 West Loop South, Suite 200 - 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  
6100 West Loop South, Suite 200 - 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:** August 12, 2020

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

**AGENDA ITEM NUMBER:** 7.A.(13)

**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:** PLAT2000286

**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:

- APPROVE:** 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.

**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.

1. **Provide with final recorded documents:**  
None

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





## WRITTEN RESPONSE APPLICATION

An applicant may submit a **written response** to a plat that has been Approved with Conditions or Disapproved after the initial action on a plat application. A written response application must address each condition of approval or each reason for disapproval. Failure to adequately address each condition may result in the disapproval of the plat application.

**APPLICATION TYPE:**

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

1. NAME OF PLAT:	ZAINEB SHOPPING CENTER
2. DATE INITIAL PLAT APPLICATION FILED FOR APPROVAL:	07-31-2020
3. PLAT APPLICATION PLAN NUMBER:	00238
4. APPLICANT NAME (ENGINEER, PLANNER, ARCHITECT, ETC.):	BLESSED CONSTRUCTIONS LLC
5. ATTACH A RESPONSE FOR EACH CONDITION OF APPROVAL OR REASON FOR DISAPPROVAL.	

WE REQUEST PLANNING COMMISSION TO REVIEW PLAT FOR NEXT PLANNING AGENDA MEETING  
 WE HAVE MADE ALL CORRECTIONS, IF FOR ANY REASON STILL NEED, LET US KNOW BEFORE MEETING.



SHOAB HUSSAIN

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, BLESSED CONSTRUCTION, LLC, acting by and through Hussian Shoab, President, and \_\_\_\_\_ Secretary, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 1.231 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 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.

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

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 July, 2020.

Hussian Shoab, **PRESIDENT** \_\_\_\_\_, **SECRETARY** \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared Hussian Shoab AND \_\_\_\_\_ 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 July, 2020.

Notary Public in and for the State of Texas

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

I, J. Stacy Slawinski, 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.

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

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 registration 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  
Clerk of the County of Fort Bend County

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

RESERVE TABLE		
RESERVE	USE	SIZE
"A"	COMMERCIAL	22,641 SQ FT / 0.5198 ACRE
"B"	COMMERCIAL	30,998 SQ FT / 0.7116 ACRE

LEGEND	
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
F.B.C.C.F.#	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
R.O.W.	RIGHT OF WAY
BLDG LINE	BUILDING LINE

NOTES:

- 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).
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.M. S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATED SANITARY SEWER EASEMENT; A.E. INDICATED AERIAL EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; L & S.E. INDICATES LANDSCAPE AND SIDEWALK EASEMENT; F.E.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.L.E. WATER MAIN EASEMENT.
- 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.
- ALL BEARINGS ARE BASED ON NOVA VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER PLAT NO. 20080056 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

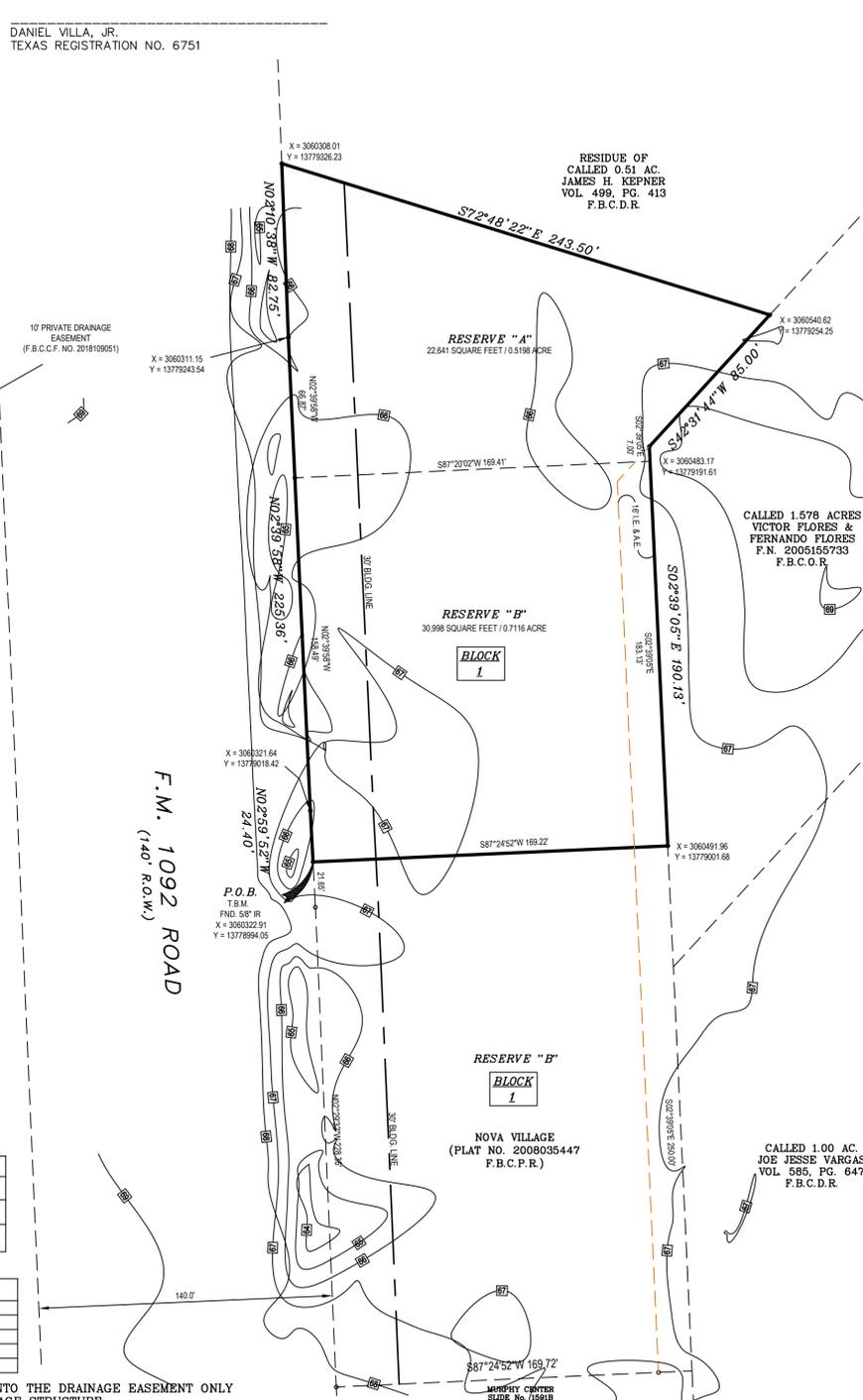
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE TOP OF ALL FLOOR SLABS CONSTRUCTED HEREFTER SHALL BE A MINIMUM OF 69.50 FEET ABOVE MEAN SEA LEVEL. IN ADDITION, THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- THE DRAINAGE SYSTEM FOR THE SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT AND THE CITY OF MISSOURI CITY.
- THERE ARE NO EXISTING AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- CROSS ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF MISSOURI CITY, REQUIREMENTS.
- THE PLATTED AREA IS LOCATED WITHIN ZONE "X", OUTSIDE THE 500-YEAR FLOOD PLAIN, BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 48157C0185L, EFFECTIVE APRIL 2, 2014.

- 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.
- THIS PROPERTY LIES ENTIRELY WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE CODE NO. 2.
- 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.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) AS PER SECTION 3.C.(13) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).

DANIEL VILLA, JR.  
TEXAS REGISTRATION NO. 6751

10' PRIVATE DRAINAGE  
EASEMENT  
(F.B.C.C.F. NO. 2018109051)

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

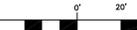


I, \_\_\_\_\_ a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County, Texas.

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



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

17.) ALL EXISTING AND PROPOSED PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN. BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.

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

19.) BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER NO. PCM-01, BEING A 4" BRASS DISK SET IN CONCRETE, LOCATED AT THE NORTH WESTERN CORNER OF THE INTERSECTION OF TEXAS PARKWAY (FM 2234) AND MISSOURI CITY DRIVE. ELEVATION= 72.96' (NAVD 1988, 2001 ADJUSTMENT)

20.) 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.

21.) PRIOR TO THE BEGINNING OF THE ONE YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHTS-OF-WAYS WILL BE MONUMENTED.

22.) IN ACCORDANCE WITH CENTERPOINT ENERGY 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 AND NOT BE BLOCKED BY GATES, WALLS OR FENCES.

23.) SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF MISSOURI CITY, TEXAS.

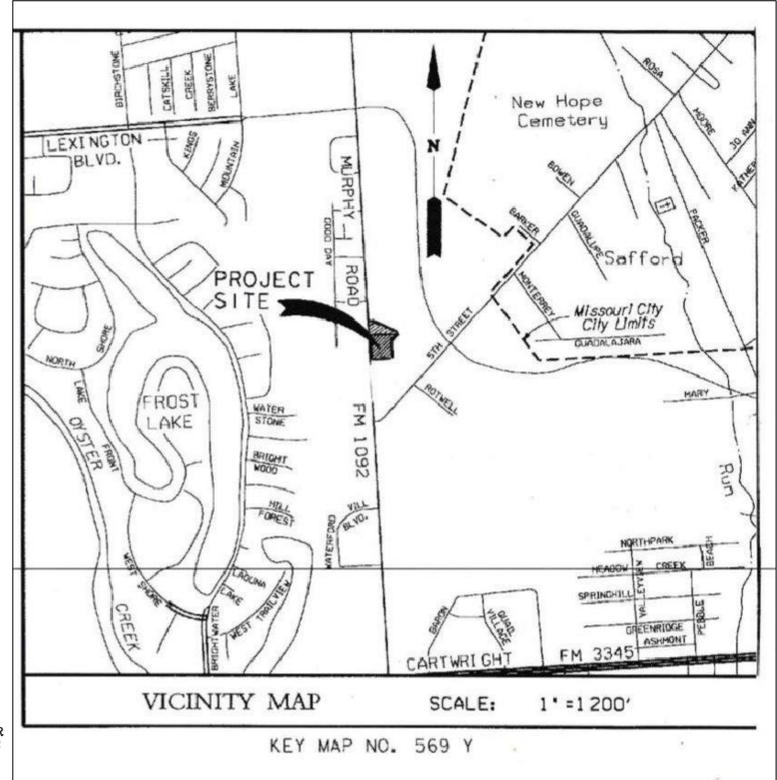
24.) DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

25.) ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF ANY PROPOSED WATER LINE.

26.) ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

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

28.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (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.



VICINITY MAP

SCALE: 1" = 1200'

KEY MAP NO. 569 Y

I, Daniel Villa, Jr., do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the (owner or subdivider) owns or has a legal interest in. (In those instances where the owner or subdivider owns or has a legal interest in any adjacent property, this paragraph must be modified to reflect the extent of such ownership and a boundary description of the land involved must be provided.)

DANIEL VILLA, JR.  
TEXAS REGISTRATION NO. 6751

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of ZAINEB SHOPPING CENTER 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

OR

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

TWO (2) UNRESTRICTED RESERVES AND (1) ONE BLOCK

REASON FOR REPLAT:

TO CREATE TWO RESERVES AND ONE BLOCK

SCALE: 1" = 40' DATE 05/14/2020

OWNER:

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

PREPARED BY:  
**REPLAT SPECIALISTS**  
10422 BLACK SANDS DRIVE  
HOUSTON, TEXAS 77055  
PHONE: (281) 855-8495 FAX: (832) 262-4563

SURVEYED BY:  
**DANIEL VILLA, JR., P.E., R.P.L.S.**  
CIVIL ENGINEERING & LAND SURVEYING  
19315 HAYS SPRING DRIVE  
CYPRESS, TEXAS 77433



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** August 12, 2020

**AGENDA ITEM SUBJECT:** Fort Bend Independent School District (FBISD)  
Elementary School #53 (20-acre tract)

**AGENDA ITEM NUMBER:** 8.A.

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

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

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**PERMIT NUMBER:** SUP2000010

**PROPERTY ID:** 0077-00-000-1411-907

**LOCATION:** The subject site is located at the northeast corner of Knights Court and Thompson Ferry Road, north of Stonebrook at Riverstone, north and west of FBISD Elkins High School and east of Creekstone Village at Riverstone.

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**RECOMMENDED ACTION:**

The proposal complies with the provisions of the 2017 Comprehensive Plan and the policies contained in the Future Land Use Plan. The Future Land Use Plan designation should be revised to reflect community facilities if the proposed SUP is approved.

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

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

7:00 p.m., Tuesday, September 8, 2020

**Revised submittals due prior to August 26, 2020.** Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, must be submitted no later than 10:00 a.m. on August 26, 2020, which is prior to the deadline for submittals to the City Council for their September 8, 2020, meeting.

**Revised documents required:**

1. Clear statement of ownership from authorized FBISD school board or designated administrative official.
  2. Revise the site plan and provide supportive documents as follows:
    - a. Depict adjacent property, ownership and all existing or proposed land uses within 200 feet or within the subject property;
    - b. Correct the parking requirements to reference the correct Missouri City regulations and provide associated documentation for the number of classrooms and capacity for the school site;
    - c. Remove the address reference within the property information as the school site will require the issuance of a new address prior to construction.
  3. Provide a proposed landscape plan identifying areas for screening and buffering consistent with Section 11, City of Missouri City Zoning Ordinance.
  4. Provide an updated development schedule to reflect required city processes.
- 

**SUMMARY:**

As part of its 2018 approved bond referendum, Fort Bend Independent School District (FBISD) identified elementary school site #53 to serve a growing population in the Riverstone area. This elementary school site is one of several new schools planned to be constructed throughout the district.

The applicant has described this proposed Riverstone area school site to be similar in design to another proposed site, Elementary #52, which would be located near the Fort Bend Parkway; as well as the design of the existing Neill Elementary School located in Richmond within the Harvest Green subdivision. The model school sites are designed as two-story buildings of approximately 127,544 square feet to accommodate 1,000 students.

A site plan of the proposed elementary school site #53 has been provided and shows the overall building layout; associated recreational and educational uses; parking facilities; driveway access off of Thompson Ferry Road; driveway design into the campus for the queuing of cars that are loading and unloading students; and potential locations for on-site detention. The site would be adjacent to Elkins High School but is not proposed to provide direct access between the two campuses.

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**GENERAL SITE INFORMATION:**

**A. Legal Description:**

The subject site can be described as being a 20 acre tract of land, being a portion of a called 41.052 acre tract of land conveyed to FPL Real Estate LTD, as

described in a deed recorded in Clerk's File No. 2000014020 in the Official Public Records of Fort Bend County, Texas, also being a portion of Restricted Reserve "A" of Frost Ranch Site Subdivision as recorded in Slide No. 1987A and 1988A in the Plat Records of Fort Bend County, situated in the Elijah Roark Survey, A-77, Fort Bend County, Texas.

- B. Size:** 20 acres
- C. Existing Land Use and Zoning Designation:** Unimproved / SD, suburban district

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

North: Drainage, utility facilities / CF, community facilities

South: Drainage, utility facilities; Stonebrook at Riverstone subdivision / ETJ, extraterritorial jurisdiction

East: FBISD Elkins High School / SUP, Specific Use Permit No. 112 (Ordinance O-90-37)

West: Creekstone Village at Riverstone subdivision / ETJ, extraterritorial jurisdiction

**E. Zoning History:**

11-17-1980: Subject site annexed by the City of Missouri City (Ordinance O-80-28)

01-19-1981: Subject site zoned SD, suburban district (Ordinance O-81-01)

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**ANALYSIS OF SUBJECT SITE:**

**A. Development Potential**

As part of its 2018 approved bond referendum, Fort Bend Independent School District (FBISD) identified elementary school site #53 to serve a growing population in the Riverstone area. This elementary school site is one of several new schools planned to be constructed throughout the district.

The applicant has described this proposed Riverstone area school site to be similar in design to another proposed site, Elementary #52, which would be located near the Fort Bend Parkway; as well as the design of the existing Neill Elementary School located in Richmond within the Harvest Green subdivision. The model school sites are designed as two-story buildings of approximately 127,544 square feet to accommodate 1,000 students.

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

- Goal 1.3: A more cohesive city. Build upon public and private, intergovernmental and institutional, private sector and non-profit partnerships.

**Conformance with the Future Land Use Plan:** The Future Land Use Plan identifies the subject tract as suburban residential reflecting the suburban character.

Suburban character is summarized as follows:

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

**Staff recommendation:** Approve the SUP to allow for a places of assembly and the location of the proposed FBISD elementary school. However, the applicant should provide a revised site plan depicting adjacent property, ownership and all existing or proposed land uses within 200 feet or within the subject property. City staff is aware of a proposed lift station site that would be located on the school campus but is not shown on the site plan.

As the city and overall community have continued to experience sustained growth, FBISD has worked with developers and the city to anticipate possible school site locations in high growth areas. This proposed site is along a corridor that has developed with other civic and religious based uses and a school site would serve as a compatible transition from the more intense Highway 6 retail uses into the residential uses surrounding the subject site.

An update to the Future Land Use Plan should change the site's designation to CF, community facilities to reflect the educational use, if the SUP is approved.

**B. Height and area requirements.** The height and area regulations for SD, suburban district, contained in Section 7.1, City of Missouri City Zoning Ordinance should apply.

This proposed school site is modeled after 2 other school site designs and is proposed to be a two-story building of approximately 127,544 square feet to accommodate 1,000 students.

A site plan of the proposed elementary school site #53 has been provided and shows the overall building layout; associated recreational and educational uses.

Based on the proposed building design and layout, the height and area regulations of the SD district would be suitable. The SD district allows for a maximum height not to exceed 3½ stories; a front and rear yard of not less than 25 feet; and side yards of not less than 10 feet or 15 feet where abutting a street.

- C. Exterior lighting regulations.** Exterior lighting should be shielded to prohibit illumination at the boundary of an adjacent residential use in excess of 0.25 foot-candle of average general light overflow or 0.50 foot-candle at any point on such boundary.
- D. Architectural standards.** Except as provided herein, all buildings and structures should be constructed in accordance with Section 7A, Architectural design standards, City of Missouri City Zoning Ordinance, except as prohibited by Title 10, of Subtitle Z, of Chapter 3000, of the Texas Government Code.

The applicant has submitted proposed material and colors for the main school building. The design is similar to the proposed Elementary #52, which would be located near the Fort Bend Parkway as well as the existing Neill Elementary School. The design includes the incorporation of brick and stone veneers in muted, earth tone colors.

The submitted site plan shows the possible future location of portable buildings. Most of the FBISD school sites incorporate this design into a campus layout.

Section 7A.3.7. prohibits temporary buildings, other than construction trailers.

**Staff recommendation:** To approve the location of portable buildings, as shown on the site plan. The proposed location is to the rear of the main building and would generally not be visible from the public right-of-way. The location would be similar to the placement of portable buildings on the adjacent Elkins High School campus.

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

A Traffic Impact worksheet and a Level 3 Traffic Impact Analysis has been received by the city.

- F. Parking regulations.** The parking regulations contained in Section 12, City of Missouri City Zoning Ordinance should apply.

The submitted site plan states that parking requirements would be obtained from the applicable city ordinance. However, the specific section and the minimum number of spaces referenced do not match the requirements of Section 12.

The site plan provides that a minimum of 175 standards parking spaces and 8 handicap accessible spaces have been designed. However, the site plan nor supportive documents have provided any additional details to determine whether this meets the city's minimum requirements.

Section 12.2. requires 1.25 parking spaces per classroom plus 0.25 per student of driving age, as applicable for elementary and secondary schools.

***The applicant should correct the parking requirements shown on the site plan, reference the correct code requirement and provide supportive information on the number of classrooms and capacity for the proposed school site.***

- G. Trash disposal regulations.** The trash disposal regulations contained in Section 9.14 and pertaining to nonresidential zones, City of Missouri City Zoning Ordinance should apply.

The submitted site plan shows a dumpster enclosure location to the side of the building, northeast of the visitor parking area. The applicant has provided details for the enclosure. The enclosure is proposed to be at a height of 7'4" and consist of brick to match the main building. The gates are proposed to be opaque, consisting of lumber pickets.

Section 9.14 requires that an enclosure have opaque metal gates in a color either matching that of the enclosure or the trim color.

**Staff recommendation:** The requirements of Section 9.14 should apply. The applicant should revise this detail prior to the issuance of building permits.

- H. Utilities.** All utilities shall comply with the Infrastructure Design Manual.

The subject site is not located within a municipal utility district however is in proximity to infrastructure and services provided by Fort Bend County MUD #46. Annexation or a service agreement with a municipal utility district will be required prior to final plat approval.

The subject site is located within the Flat Bank Creek watershed. On-site drainage facilities are being proposed.

City staff has discussed with the applicant timing on the approval of a LOMR-F prior to the issuance of building permits.

- I. Sign regulations.** The sign regulations contained in Section 13 and pertaining to a nonresidential zoning district, City of Missouri City Zoning Ordinance should apply.

The applicant has not submitted proposed signage for the school site. However, other school sites have consisted of one or more monument signs with changeable messages, wall signs, and periodic temporary signs and conditionally exempt signs.

**Staff recommendation:** The sign allowance for nonresidential zoning districts should apply to the subject school site instead of the SD regulations to allow the school site flexibility to provide messaging as needed with appropriate standards that would lessen possible intrusive impacts on surrounding uses.

- J. Landscaping requirements.** The landscaping regulations contained in Section 11, City of Missouri City Zoning Ordinance should apply.

The applicant has not submitted a proposed landscape plan but has submitted a tree preservation plan showing the possible maintenance of a few existing, mature trees along the rear of the property.

**Staff recommendation:** The applicant should provide a proposed landscape plan to show the considerations for screening and buffering areas on the site including the off-street parking areas as well as the detention areas. Landscaping should at a minimum consist of what is required by Section 11.

- K. Sidewalks.** Sidewalks shall be constructed in compliance with the Infrastructure Design Manual.
- L. Platting.** The site is required to be platted in conformance with Chapter 82, City Subdivision Ordinance, Missouri City Code of Ordinances.
- M. Development Schedule.** The applicant has provided a development schedule indicating that the anticipated completion of the school site is March 2022. The applicant and District representatives have further provided to city staff that this date is expected to be pushed back a year, into 2023.

***City staff has requested that the applicant provide a revised development schedule to account for the associated city processes within this timeline, including the requirements for platting and permitting if the SUP is approved.***

-----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 ZONING AMENDMENT

A complete application for zoning amendment must be accompanied by an application checklist, associated documents and applicable fee. By submitting this application you are permitting the City to enter the site in order to post/remove public notice signs or for any other purpose as may be necessary to process the application.

**Application Type:**

- ZONING MAP AMENDMENT**
 **PD PLANNED DEVELOPMENT**  
 **SUP, SPECIFIC USE PERMIT**
 **EXISTING SUP OR PD AMENDMENT**

<b>1. PROJECT NAME:</b> 20-acre tract for Fort Bend ISD
<b>2. ADDRESS OR PROPERTY DESCRIPTION:</b> NE corner of Knights Court and Thomson Ferry Road
<b>3. APPLICANT'S NAME:</b> Austan Lupher, RPLS
MAILING ADDRESS: 24445 Tomball Parkway, Suite 200, Tomball, TX 77375
PHONE NO.: (281) 655-0634 EMAIL: ALupher@pape-dawson.com
<b>4. STATUS OF APPLICANT (CIRCLE ONE):</b> OWNER <u>AGENT</u> ATTORNEY TRUSTEE CORPORATION RELATIVE (IF OTHER THAN OWNER, SUBMIT WRITTEN AUTHORIZATION FROM OWNER WITH APPLICATION.)
<b>5. PROPERTY OWNER:</b> Fort Bend Independent School District
MAILING ADDRESS: 2323 Texas Parkway, Missouri City, TX 77489
PHONE NO.: (281) 634-5590 EMAIL: Carolina.Fuzetti@fortbendisd.com
<b>6. EXISTING ZONING DISTRICT (CIRCLE ONE OR MORE):</b> <b>GENERAL:</b> <u>SD</u> 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. PROPOSED ZONING DISTRICT AND REASONS FOR APPLICATION:</b> Owner (FBISD) would like to propose an elementary school
<b>8. TOTAL ACREAGE:</b> 20-acre
<b>9. CENTRAL APPRAISAL DISTRICT TAX IDENTIFICATION NUMBER(S) OF PROPERTY (ATTACH PAID TAX RECEIPTS):</b> Account No: 0077-00-000-1411-907
<b>10. DO DEED RESTRICTIONS OR RESTRICTIVE COVENANTS EXIST FOR THE PROPERTY?</b> <input checked="" type="checkbox"/> YES See attached Conveyance <input type="checkbox"/> NO

Austan Lupher  
Print Name of Applicant  
  
Signature of Applicant

Fort Bend Independent School District  
Print Name of Property Owner  
DocuSigned by:  
Carolina Fuzetti 8/7/2020 | 8:43:09 PDT  
Signature of Property Owner, Agent or Attorney





Operations  
Chief Operations Officer, Oscar Perez

August 4, 2020

Jennifer Thomas Gomez, AICP  
1522 Texas Parkway  
Missouri City, TX 77489

RE: FBISD Authorization letter

Missouri City Planning,

This is a letter of authorization by Fort Bend Independent School District per Oscar Perez, Chief Operations Officer. The letter authorizes Carolina Fuzetti, Executive Director of Design and Construction to act on the behalf of FBISD. She has the authority to act on the behalf of FBISD for the zoning, platting, permitting, and certificate of occupancy for the existing and new schools in the Missouri City jurisdiction.

Sincerely,

DocuSigned by:  
8/4/2020  
*Oscar A. Perez*  
7EC211A3CAF543B...

Oscar Perez  
Chief Operations Officer

CC: Carolina Fuzetti, Ashley Dixon, Bryan Ray



July 27, 2020

Ms. Jennifer Thomas Gomez  
City of Missouri City  
1522 Texas Parkway  
Missouri City, Texas 77489

Re: Authorization for Plat and SUP for Elementary School 53

Dear Ms. Gomez:

We, Fort Bend ISD, hereby authorize Pape Dawson Engineers to submit the necessary documentation for a specific use permit amendment and plat application to City of Missouri City regarding Fort Bend ISD new elementary 53.

Should you have any questions or require additional information, please call Bryan Ray 281-327-7679.

Sincerely,

DocuSigned by:  
*Carolina Fuzetti* 7/28/2020 | 12:51:34 PDT  
DEDC8F9420F44CC...  
Carolina Fuzetti MS, PMP  
Executive Director Design and Construction, FBISD

DS  
BR

**PROPERTY DESCRIPTION**

1) OWNER INFORMATION  
 A. NAME: FORT BEND I.S.D.  
 B. ADDRESS: 16431 LEXINGTON BLVD, SUGAR LAND, TX 77479

2) PROPERTY INFORMATION  
 A. NAME: FORT BEND ELEMENTARY SCHOOL #3  
 B. ADDRESS: 325 & 326 THOMPSON FERRY RD, MISSOURI CITY, TX 77459

**PARKING REQUIREMENTS**

AS OBTAINED FROM CITY ORDINANCE, LAND DEVELOPMENT CODE, SECTION 202, THE REQUIRED NUMBER OF OFF STREET PARKING SPACES IS DETERMINED AS FOLLOWS:

1.5 SPACES FOR EACH CLASSROOM OR TEACHING STATION PLUS 1 ADDITIONAL SPACE FOR EACH 4 SEATS IN ANY AUDITORIUM, GYMNASIUM, OR OTHER PLACE OF ASSEMBLY, WHICHEVER IS GREATER.

- 1. PROVIDED SPACES  
 175 STANDARD SPACES  
 6 ACCESSIBLE SPACES  
 183 TOTAL SPACES
- 2. REQUIRED SPACES  
 142 STANDARD SPACES  
 6 ACCESSIBLE SPACES  
 148 TOTAL SPACES

**GENERAL SITE NOTES**

- 1) ALL SITE INFORMATION INCLUDING, BUT NOT LIMITED TO, PROPERTY LINES, METES & BOUNDS, CONTOURS, EXISTING BUILDINGS, EASEMENTS, TREES, WALKS, DRIVES, FENCES, ETC., TAKEN FROM SURVEY BY:
- 2) HUCKABEE AND ASSOCIATES, INC. ALONG WITH THEIR CONSULTANTS HAVE LOCATED, SHOWN, AND NOTED EXISTING SITE FEATURES INCLUDING BUT NOT LIMITED TO PROPERTY LINES, METES AND BOUNDS, GRADE CONTOURS, EXISTING STRUCTURES, EASEMENTS, TREES, FENCES, ROADWAYS, OVERHEAD AND UNDERGROUND UTILITIES, AND OTHER EXISTING FEATURES TO THE BEST OF OUR ABILITY BASED UPON OWNER PROVIDED SURVEYS, EXISTING CONSTRUCTION DOCUMENTS AND OTHER EXISTING DATA COLLECTION IN REGARDS TO THE SPECIFIED SITE. HUCKABEE AND ASSOCIATES, INC. NOR THEIR CONSULTANTS SHALL ASSUME ANY RESPONSIBILITY OR LIABILITIES IN REGARD TO THE ACCURACY OF THE ABOVE MENTIONED OWNER PROVIDED DATA.
- 3) IF THE CONTRACTOR FINDS ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THOSE WHICH ARE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY CONTACT THE ARCHITECT.
- 4) THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH ALL UTILITY ENTITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 5) THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
- 6) REF. SHEET AS2.01 & AS2.02 FOR DETAILS AND OTHER SITE IMPROVEMENT DETAILS.
- 7) FINISH GRADE AT PERIMETER OF THE BUILDING SHALL BE AS SHOWN ON SITE GRADING PLAN. REF. CIVIL DRAWINGS. SITE GRADES SHALL SLOPE UNIFORMLY AWAY FROM THE BUILDING AND INTERSECT WITH ELEVATIONS SHOWN.
- 8) REF. CIVIL DRAWINGS FOR ALL SITE DIMENSIONS
- 9) MAKE ALL SLOPES OF WALKS AND DRIVES COMPLY WITH FINISH ELEVATION SHOWN ON CIVIL DRAWINGS. THE LINE OF SLOPE SHALL FORM STRAIGHT LINES BETWEEN FINISH ELEVATIONS WHEN POSSIBLE AND GRADING CONTOURS WHEN STRAIGHT LINES ARE NOT POSSIBLE. VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECT ON JOB. REF. CIVIL.
- 10) ALL WALKS AND PLAZAS SHALL BE REINFORCED CONCRETE - REF. CIVIL FOR DETAILS. PROVIDE 1/2" EXPANSION JOINT AS SHOWN BY CIVIL OR AT 25'-0" O.C. MAX. AND AT ALL INSIDE CORNERS. PROVIDE TOoled CONTROL JOINTS AT 5'-0" O.C. B.W. MAX OR AS SHOWN. SEE CIVIL FOR TYPICAL WALK AND JOINT DETAILS.
- 11) PROVIDE 1/2" EXPANSION JOINT ALONG BUILDING FOUNDATION OR BRICK WHERE CONCRETE WALK IS PRESENT. REF. CIVIL DRAWINGS FOR TYPICAL DETAIL.
- 12) PROVIDE 1/2" EXPANSION JOINT ALONG BACK OF CONCRETE CURB WHERE WALK IS PRESENT. REF. CIVIL DRAWINGS FOR CURB DETAILS
- 13) CONTRACTOR SHALL REMOVE ALL EXISTING OBSTRUCTIONS TO NEW CONSTRUCTION, PAVING, WALKS, AND ALL OTHER SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO EXISTING TREES, FENCES, CONCRETE, ROCKS, DEBRIS, POSTS, VEGETATION, UTILITIES (AS NOTED), AND OTHER ITEMS AS NOTED FOR CONSTRUCTION.
- 14) REF. ELECTRICAL DRAWINGS FOR OUTDOOR LIGHTING REQUIREMENTS.
- 15) REF. CIVIL DRAWINGS FOR SITE GRADING PLAN. SITE UTILITY PLAN INCLUDING FIRE HYDRANT LOCATIONS, EROSION CONTROL PLANS, AND CURB AND PAVING REQUIREMENTS AND DETAILS.
- 16) REF. CIVIL SHEETS FOR SITE GRADING CONTOURS. CONTRACTOR SHALL MAKE ALL CUTS AND FILLS REQUIRED TO ACCOMPLISH ALL WORK SHOWN. GRADE SITE TO TOLERANCES SPECIFIED.
- 17) REF. CIVIL DRAWINGS FOR THICKNESSES AND LOCATIONS OF ALL TYPES OF PAVING.
- 18) FIRE LANE STRIPING SHALL COMPLY WITH CITY OF SUGAR LAND REQUIREMENTS AND NFPA.
- 19) REFER TO SPECIFICATIONS / PROJECT MANUAL FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**GENERAL SITE NOTES**

**NOT FOR CONSTRUCTION FOR PRICING ONLY**

Date

Revision /

A NEW ELEMENTARY SCHOOL #33  
 FOR  
 FORT BEND I.S.D.  
 MISSOURI CITY, TEXAS

Project:

DRAFT COPY ONLY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Timothy Barnes  
TX 19.996

**Huckabee**

AUSTIN • DALLAS • FORT WORTH  
HOUSTON • SAN ANTONIO • WACO  
www.huckabee-inc.com  
800.687.0229

**ARCHITECTURAL SITE PLAN**

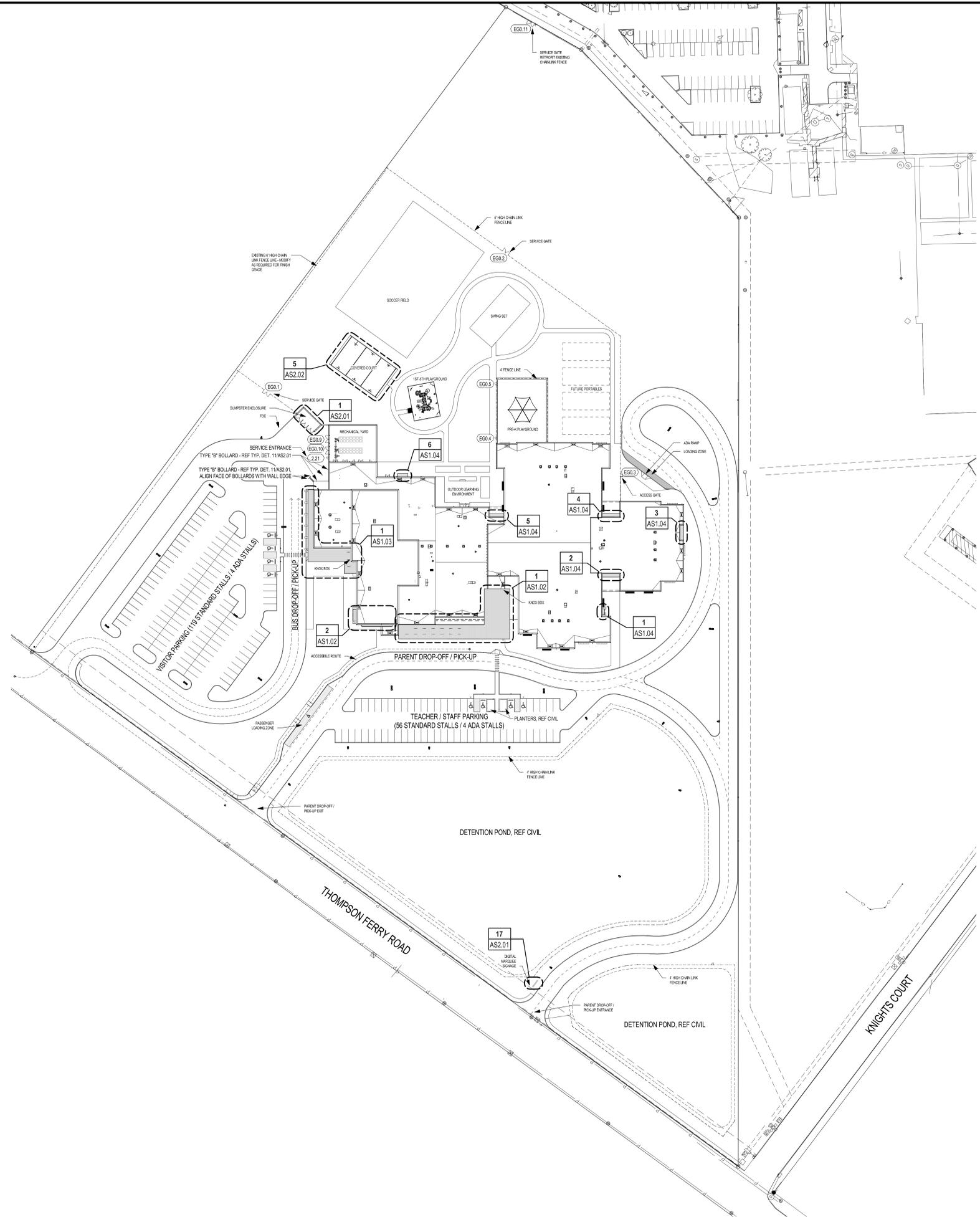
VOLUME 1

Job No. 01815-01-01 Sheet No.

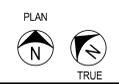
Drawn By: DC

Date: 07/09/2020

AS1.01



**1** ARCHITECTURAL SITE PLAN  
1" = 60'-0"



07/09/20 12:31:17 PM  
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COLONY LAKES

RPC  
Missouri City

FBISD  
Elkins  
High School

STONEBROOK  
AT RIVERSTONE

**Legend**

City Limits Line.lyr

0 250 500 1,000 Feet

1 inch = 500 feet



**CREEKSTONE VILLAGE AT RIVERSTONE**

**Subject site**

**COLONY LAKES**

**RPC Missouri City**

**FBISD Elkins High School**

**STONEBROOK AT RIVERSTONE**

**Legend**

-  City Limits Line.1yr
-  Proposed FBISD school site

0 400 800 1,600 Feet

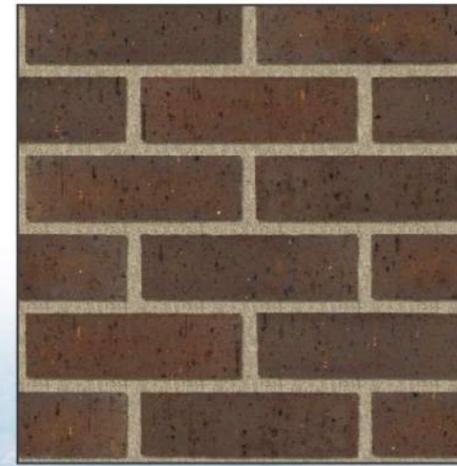
1 inch = 800 feet



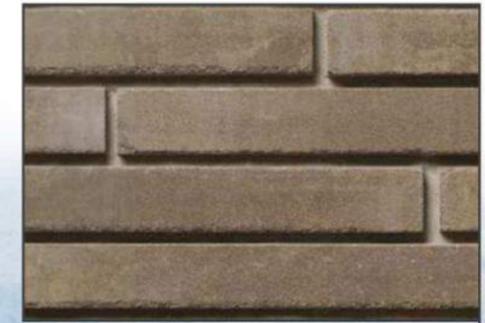
STONE  
Dakota Chopped Limestone



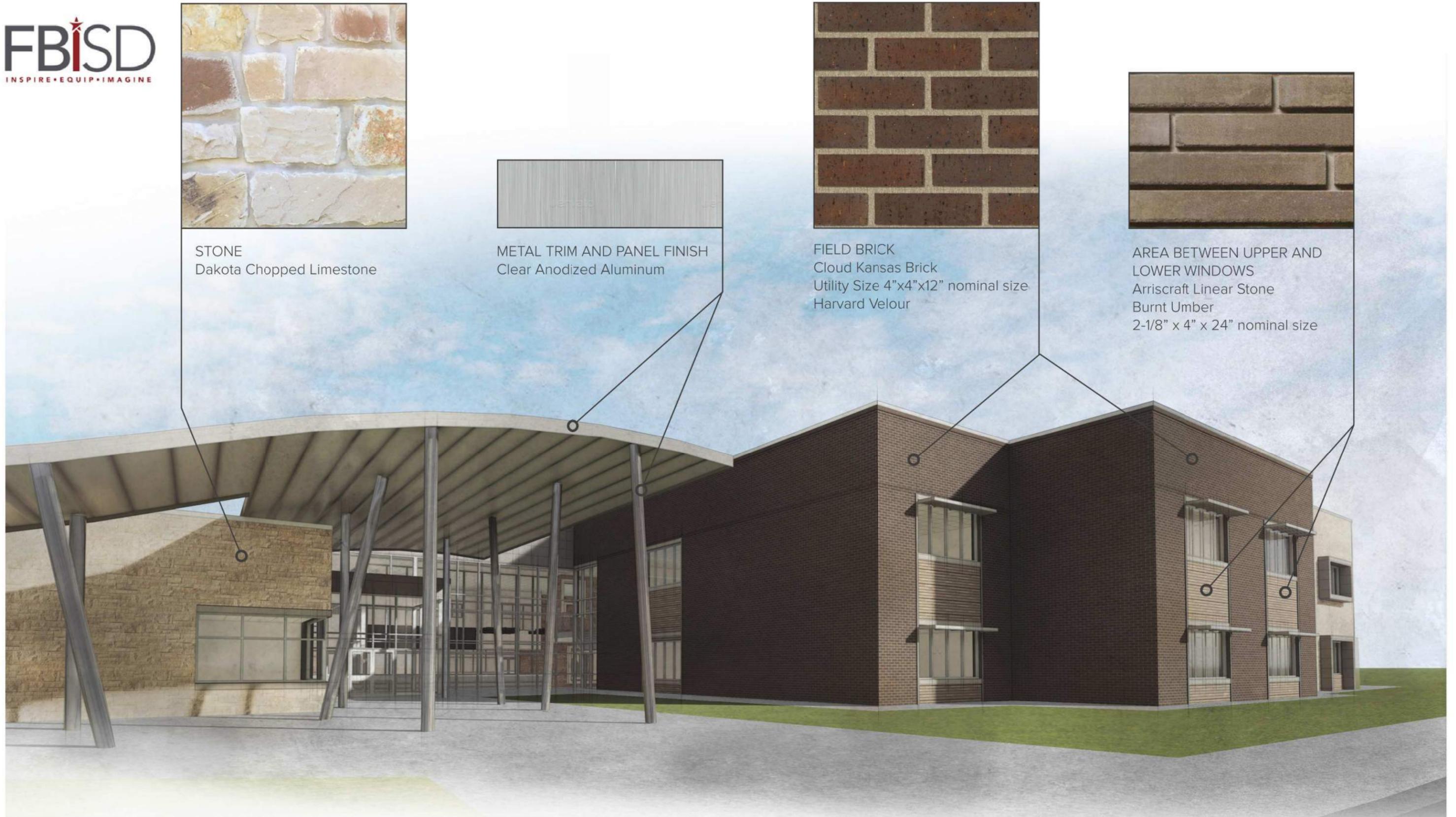
METAL TRIM AND PANEL FINISH  
Clear Anodized Aluminum

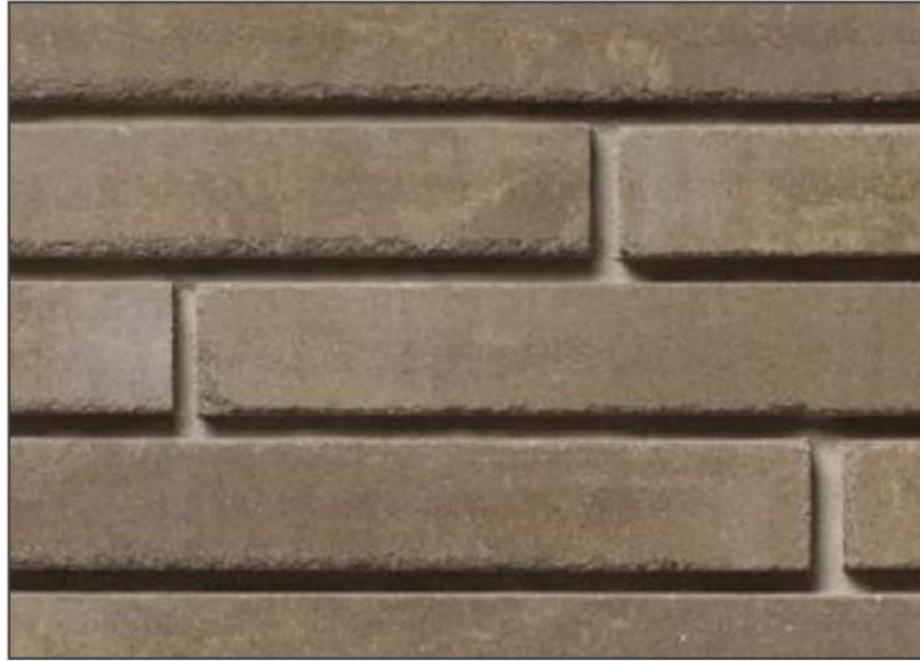


FIELD BRICK  
Cloud Kansas Brick  
Utility Size 4"x4"x12" nominal size  
Harvard Velour

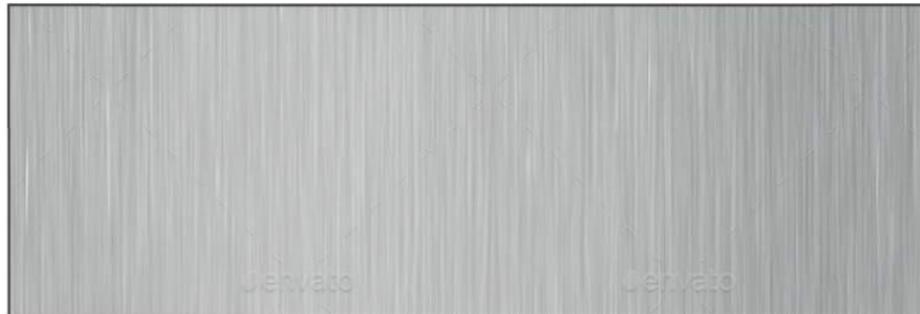


AREA BETWEEN UPPER AND  
LOWER WINDOWS  
Arriscraft Linear Stone  
Burnt Umber  
2-1/8" x 4" x 24" nominal size

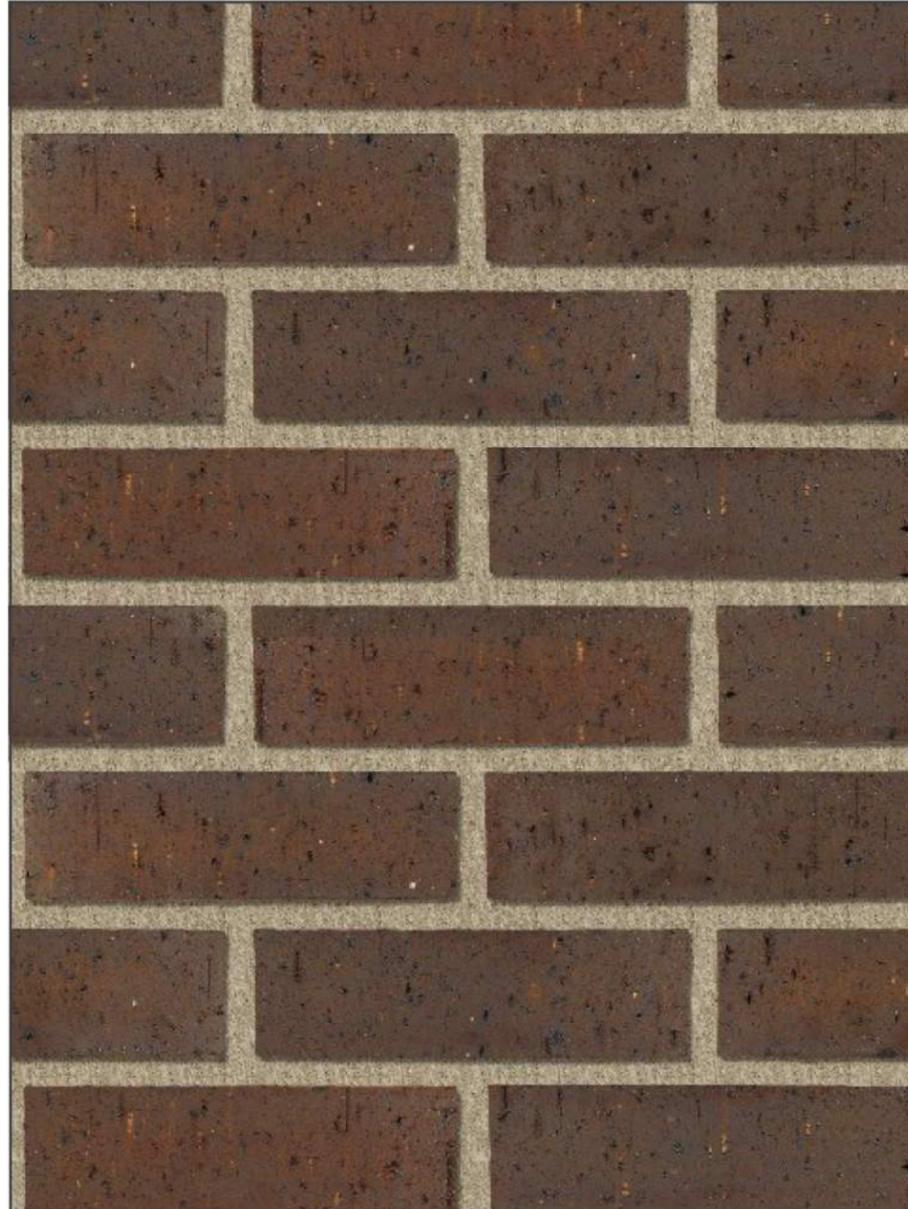




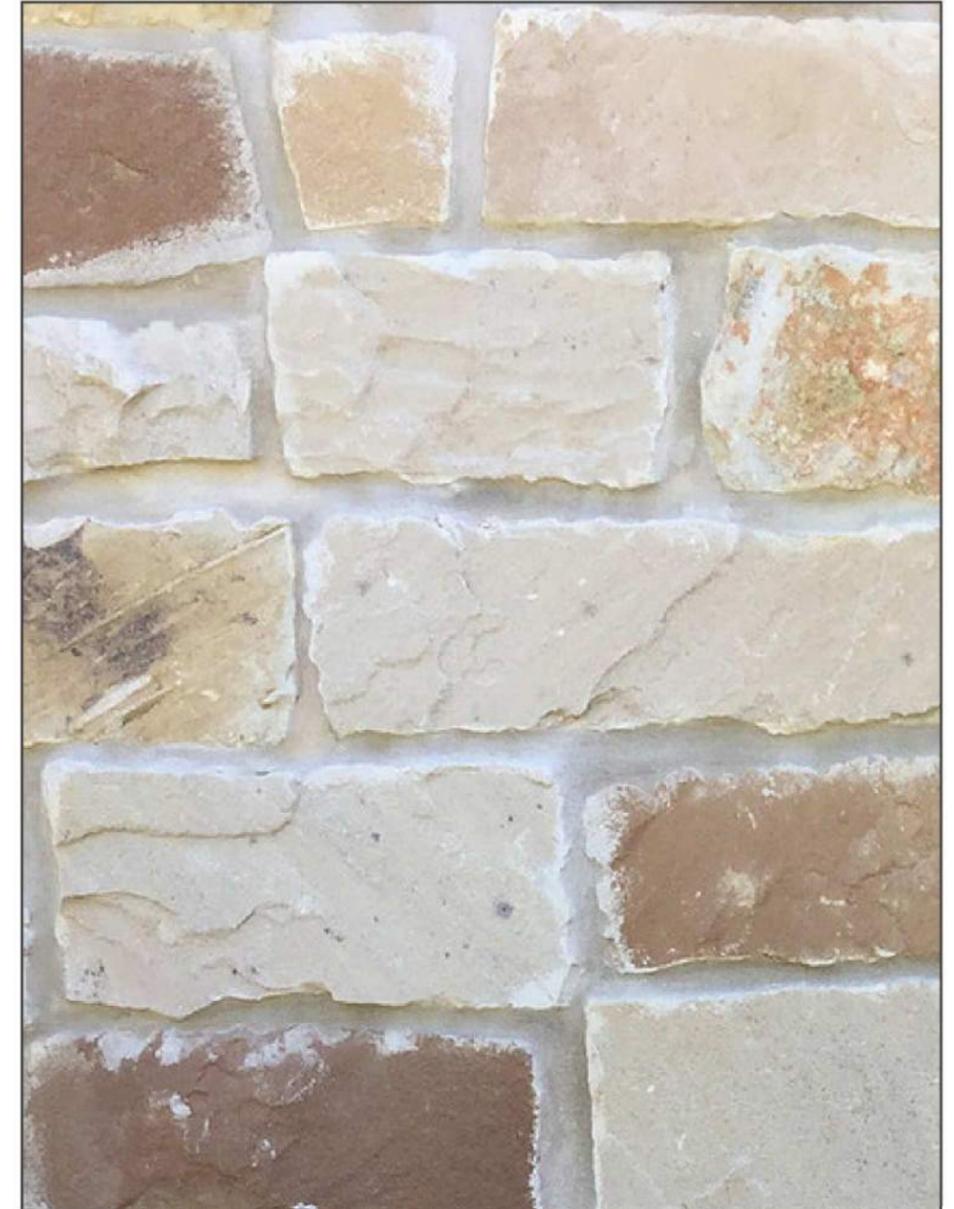
AREA BETWEEN UPPER AND LOWER WINDOWS  
Arriscraft Linear Stone  
Burnt Umber  
2-1/8" x 4" x 24" nominal size



METAL TRIM AND PANEL FINISH  
Clear Anodized Aluminum



FIELD BRICK  
Cloud Kansas Brick  
Utility Size 4"x4"x12" nominal size  
Harvard Velour



STONE  
Dakota Chopped Limestone

FPL Real Estate Ltd  
2930 Revere ST STE 300  
Houston, TX 77098-5607

Ft Bend MUD #46  
3 E GREENWAY PLZ STE 2000  
HOUSTON, TX 77046-0307

FT Bend ISD  
c/o Tax Office PO Box 1004  
Sugar Land, TX 77487-1004

Riverstone Homeowners Association  
Inc  
18353 University BLVD  
Sugar Land, TX 77479-3724

Fort Bend County Municipal Utility  
District # 46  
c/o Coats, Rose, Yale, Ryman & Lee PC  
3 Greenway PLZ

FBISD  
c/o Max Cleland  
16431 Lexington Blvd  
Sugar Land, TX 77479



**DEVELOPMENT SERVICES - PLANNING DIVISION**

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1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

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

**DATE OF NOTICE: July 31, 2020**

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, August 12, 2020, at the City Council Chambers – 2<sup>nd</sup> Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

Due to the COVID 19 Disaster and the Centers for Disease Control recommendation regarding social distancing measures, the City Council and the public may not be allowed to be physically present at this hearing.

The city may 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.

**PURPOSE:** To receive comments for or against a request by Bryan Sheppard, Pape-Dawson Engineers, seeking a SUP, Specific Use Permit to allow for the location of a place of assembly for a proposed Fort Bend Independent School District (FBISD) elementary school site; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

**SITE LOCATION:** The subject site is located at the northeast corner of Knights Court and Thompson Ferry Road, north of Stonebrook at Riverstone, north and west of FBISD Elkins High School and east of Creekstone Village at Riverstone.

**SITE LEGAL DESCRIPTION:** The subject site can be described as being a 20 acre tract of land, being a portion of a called 41.052 acre tract of land conveyed to FPL Real Estate LTD, as described in a deed recorded in Clerk's File No. 2000014020 in the Official Public Records of Fort Bend County, Texas, also being a portion of Restricted Reserve "A" of Frost Ranch Site Subdivision as recorded in Slide No. 1987A and 1988A in the Plat Records of Fort Bend County, situated in the Elijah Roark Survey, A-77, Fort Bend County, Texas.

**FOR MORE INFORMATION:** Additional information and a map of the subject site are available for review. You may call 281-403-8600 or email the Development Services Department-Planning Division at [planning@missouricitytx.gov](mailto:planning@missouricitytx.gov) for further information.



**DEVELOPMENT SERVICES – PLANNING DIVISION**

**1522 TEXAS PARKWAY**

**MISSOURI CITY, TEXAS 77489**

July 31, 2020

CITY OF MISSOURI CITY, TEXAS  
Planning and Zoning Commission

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To receive comments for or against a request by Bryan Sheppard, Pape-Dawson Engineers, seeking a SUP, Specific Use Permit to allow for the location of a place of assembly for a proposed Fort Bend Independent School District (FBISD) elementary school site; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

\*\*\*\*\*

Dear City Representatives:

\_\_\_\_ I/We protest this proposed rezoning because

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

Sincerely,

\_\_\_\_\_  
Signature

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

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

\_\_\_\_\_  
Subdivision

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

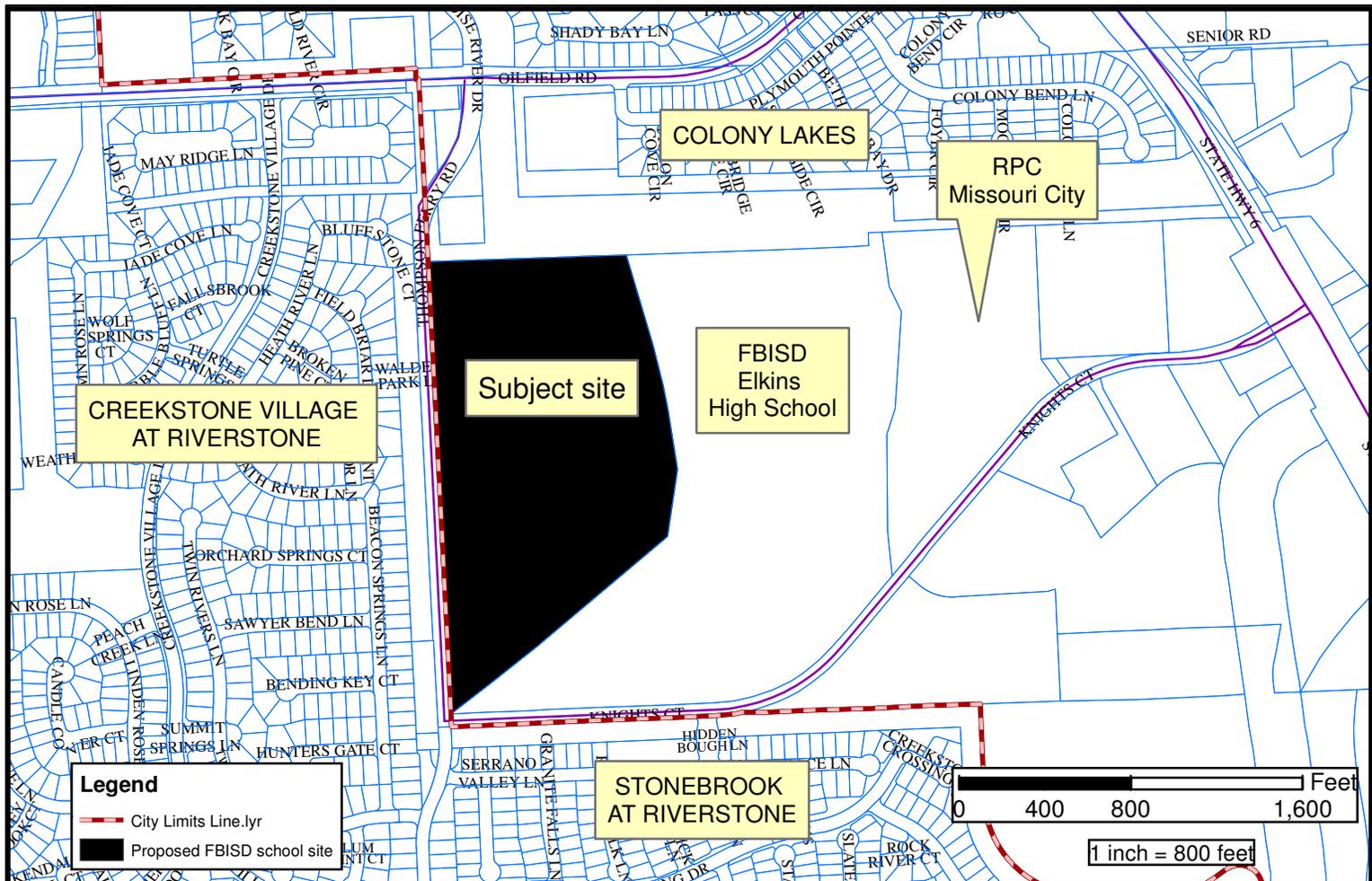
Return to:

Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489  
Email: [planning@missouricitytx.gov](mailto:planning@missouricitytx.gov)

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

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

\_\_\_\_\_  
Signature



COLONY LAKES

RPC  
Missouri City

Subject site

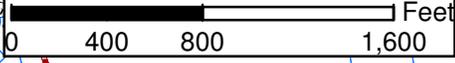
FBISD  
Elkins  
High School

CREEKSTONE VILLAGE  
AT RIVERSTONE

STONEBROOK  
AT RIVERSTONE

**Legend**

- City Limits Line
- Proposed FBISD school site



1 inch = 800 feet