



CITY OF MISSOURI CITY PLANNING AND ZONING COMMISSION AGENDA

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **September 9, 2020 at 7:00 p.m. at City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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 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)

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>.

-
1. **CALL TO ORDER**
 2. **ROLL CALL**
 3. **READING OF MINUTES**
 - A. Consider approving the minutes of the August 12, 2020 Planning and Zoning Commission Meeting.
 4. **REPORTS**
 - A. **COMMISSION REPORTS**
 - (1) Chairman of the Planning and Zoning Commission
 - (2) Planning and Zoning Commissioners
 - B. **STAFF REPORTS**
 - (1) Development Services

- a. Director
- (2) Engineering
- a. City Engineer

5. PUBLIC COMMENT

This is an opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda. Public comments shall be limited to three (3) minutes per individual and to ten (10) minutes per subject. Public comments may address items that are not on the agenda.

6. PLATS

A. CONSENT AGENDA

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 concept plan for Sienna 3D
- (2) Consider an application for a final plat for SRSC Missouri City
- (3) Consider an application for a final plat for Hagerson Road Tract Section 2
- (4) Consider an application for Three Corner Crossing Business Park Replat No. 1

B. SIENNA 3A

- (1) Consider an application for a revised concept plan for Sienna 3A Sections 34A/B, 37, Heritage Parkway C/D, and FBISD School Site
- (2) Consider an application for a preliminary plat for Fort Bend ISD Elementary School No. 54

C. FORT BEND PARKWAY BUSINESS PARK

- (1) Consider an application for an updated concept plan for Fort Bend Parkway Business Park
- (2) Consider an application for a preliminary plat for Fort Bend Parkway Business Park Phase 2

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

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

CERTIFICATION

I certify that a copy of the September 9, 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 September 4, 2020.



Egima Edwards
Planning Technician



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
August 12, 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 7:07 PM.

2. ROLL CALL

Commissioners Present:

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

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:

James G. Norcom III
Courtney Johnson Rose
Shoab Hussain; OneStop Realty & Constructions Services
Steve Aloway; Huckabee, Inc
Jerry Betts; Pacheco Koch
Mary Villareal; The Interfield Group

3. ELECTION OF OFFICERS

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

Election of Chairperson: To elect Chairperson Sonya Brown-Marshall to remain.

Made By: Commissioner Haney
Second: Commissioner O'Malley

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

NAYES: None
ABSTENTIONS: None

The election passes.

Election of Chairperson: To elect Vice Chairperson Timothy R. Haney to remain.

Made By: Commissioner O'Malley

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

NAYES: None
ABSTENTIONS: None

The election passes

Election of Chairperson: To elect Assistant Secretary John O'Malley to remain.

Made By: Commissioner Haney

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

NAYES: None
ABSTENTIONS: None

The election passes

4. READING OF THE MINUTES

- A.** Consider approval of the minutes of the July 8, 2020 Planning and Zoning Commission Meeting.

Motion: Approval of the July 8, 2020 minutes.

Made By: Commissioner Brightwell

Second: Commissioner Lucas

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

NAYES: None.

ABSTENTIONS: None.

The motion passed

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

Motion: Approval of the July 10, 2020 minutes.

Made By: Commissioner Lucas

Second: Commissioner Rasmus

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

NAYES: None.

ABSTENTIONS: Commissioner O'Malley, Commissioner Brightwell

The motion passed

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

Chair Brown-Marshall thanked former Commissioners Courtney Johnson Rose and James G. Norcom III for their service. Staff will later present the former Commissioners with the commemorative plaques.

Courtney Johnson Rose stated that it had been a pleasure to serve on the Planning and Zoning Commission for six years as they have moved the city

forward. She wished the Commission much success. Mrs. Johnson Rose thanked Chair Brown-Marshall for standing as Chair for many years. Staff was commended by Mrs. Johnson Rose stating that staff was phenomenal, dedicated and skilled.

James G. Norcom III stated he second the statement of Courtney Johnson Rose. Mr. Norcom thanked Madame Chair for her leadership and the Commission for their help over the last two years. The utmost gratitude to staff, they had been phenomenal. Training sessions, information sharing and reporting had been beyond reproach. Mr. Norcom III thanked everyone and stated that it had been an honor. Everyone was wished success.

(2) Planning and Zoning Commissioners

Commissioner Lucas stated that it had been a pleasure working and serving with Courtney Johnson Rose and James G. Norcom III. Commissioner Lucas thanked both former Commissioners for the tips and things they provided when she joined the board.

Commissioner Brightwell stated that the former Commissioners would be missed and thanked them for their service and help.

B. STAFF REPORTS

- (1) Development Services
a. Director –

Otis Spriggs read the inscription of the plaques that were to be presented to Courtney Johnson Rose and James G. Norcom III.

Mr. Spriggs reported on the Comprehensive Housing Study, which is funded by HUD (Housing and Urban Development) CDBG (Community Development Block Grant) program. The City of Missouri City is asking for input from Missouri City residents and those who have interest in the housing market for Missouri City. The study is being conducted by George E. Johnson Development, Inc. located in Missouri City. The study will focus on the housing market, housing conditions and key issues that affect our day to day decision making.

Mr. Spriggs reported that with the study, the City is hoping to prioritize strategies for decisions to be made. Those wishing to participate can visit the website; georgejohnson@dev.com/survey to provide input to the short survey. The survey looks out five to fifteen years into the city's future.

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

6. PUBLIC COMMENT
None.

7. PLATS

A. CONSENT AGENDA

- (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

Motion: To approve with conditions item 7.A.3 as listed in the staff report and remaining items on the Consent Agenda subject to the requirements of signatures and release of plat indicated in the staff report.

Made By: Commissioner Haney
Second: Commissioner Brightwell

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

NAYES: None.

ABSTENTIONS: None.

The motion passed

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.

Jennifer Gomez, Planning Manager, presented the agenda item. Ms. Gomez described the subject site being on Knight Court off of Thompson Ferry Road and west of Elkins High

School. The site is considered as FBISD school number 53, part of the district's approved 2018 bond program. The school site is located near the Creekstone Village at Riverstone and Stonebrook at Riverstone subdivisions. The school is being located within this area in response to the continued growth in Riverstone.

Ms. Gomez stated that FBISD has purchased the 20-acre site. The site access is proposed to be off of Thompson Ferry Road. The school building would be 2-stories and just over 125,000 square feet with programming in and outside of the building. The design would accommodate a student capacity of 1,000. FBISD anticipates that the school site would be completed before the start of the 2023 school year.

Ms. Gomez stated the staff recommendation is to approve the Specific Use Permit for the school site. A revision to the Future Land Use Map would be required to account for the school site as opposed to residential development.

Ms. Gomez stated that the staff recommendations include applying the standard development regulations, generally without deviations. These are the same development regulations that are applied to other school sites. These regulations would include exterior lighting limitations, architectural standards that are still enforceable, as well as trash disposal, sign, and landscaping regulations.

Ms. Gomez stated one deviation to consider is the allowance for the future placement of portable buildings (temporary buildings). Staff has been working with the applicant on the provision of clear ownership authorization.

Ms. Gomez outlined changes staff had requested to the site plan to provide some additional details, as well as a proposed landscaping plan. There are no proposed deviation from the landscaping regulations; however, the plan would ensure that the City and the applicant are on the same page in terms of the City's requirements for landscaping.

Vice Chair Haney inquired about parking requirements.

Ms. Gomez stated that the parking shown on the site plan should be sufficient based on the design. However, there is a discrepancy on the site plan between what is shown and the description of the parking requirements.

Commissioner Bailey inquired about egress and ingress and if congestion was addressed in the traffic study.

Jeremy Davis, Assistant City Engineer, stated in regards to the traffic analysis, the analysis would have to be reviewed. The City does not have plans to widen or expand either roadway.

Steve Aloway, Huckabee Architects, stated that the traffic analysis study required curved lanes off of Thompson Ferry Road. Turn lanes were currently being designed for the project, however, improvements would be continued to the intersection.

Jerry Betts, Pacheco Koch (PKCE), stated that improvements would only be made adjacent to the property.

Commissioner Brightwell inquired about FBISD being allowed to move forward with the development of the site and the City not having authority over the school district.

Ms. Gomez stated that the school district owns the property; however, the City still controlled land use within the city limits.

Jamilah Way, First Assistant City Attorney, stated that the traffic is something the City can consider. Although there were limits to the regulations.

Mr. Davis stated that the traffic analysis would be taken into consideration.

Chair Brown-Marshall asked staff to really take the traffic analysis into consideration. Currently the discussion was on the land use however traffic plays into it.

Commissioner Brightwell inquired about the timeline.

Vice Chair Haney stated that the school district delayed the project from the year 2022 to 2023 per the staff report.

Mr. Aloway stated the project would be planned out towards the end of 2020. It depended on the zoning and platting process.

Commissioner Haney inquired about the duration on the construction of the project.

Mr. Aloway stated that the duration would be about sixteen months.

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

The motion passed

Ms. Gomez requested the Commission to clarify that the light requirements would be applied in the motion.

- (2) Consider approving a final report on item 8.A.(1)

Motion:	To approve item 8.A.(1) as recommended by staff in the preliminary report and adopt the report as a final report to Council, including the outstanding
----------------	--

items that have been identified in this discussion specifically mentioned recently the lighting.

Made By: Commissioner Haney
Second: Commissioner Rasmus

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

NAYES: None
ABSTENTIONS: None

The motion passed

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 Lucas
Second: Commissioner Rasmus

AYES: Commissioners 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

Egima Brown
Planning Technician



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: September 9, 2020

AGENDA ITEM SUBJECT: Concept Plan of Sienna 3D
(Sections 42, 43, Waters Lake roundabout)

AGENDA ITEM NUMBER: 6.A.(1)

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

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

PERMIT NUMBER: PLAT2000290

TYPE OF APPLICATION:

- Initial application
- Written Response application

PROPERTY ID: 0031-00-000-3048-907
0031-00-000-3038-907

LOCATION: South of Sienna Parkway, west of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

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

A. REASON FOR DISAPPROVAL:

1. None

B. CONDITIONS FOR APPROVAL:

A conceptual plan application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the conditions 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 Preliminary plat application:**
None

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



TBG

CONCEPT PLAN SIENNA 3D

SIENNA SECTIONS 42, 43, WATERS LAKE BOULEVARD ROUNDBOUT

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

110 LOTS
(6.56 UNITS/ACRE)

28'X125' = 88 UNITS
35'X125' = 22 UNITS

5 BLOCKS
2 TOTAL SECTIONS

OWNER:
TOLL GTIS PROPERTY
OWNER, LLC

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

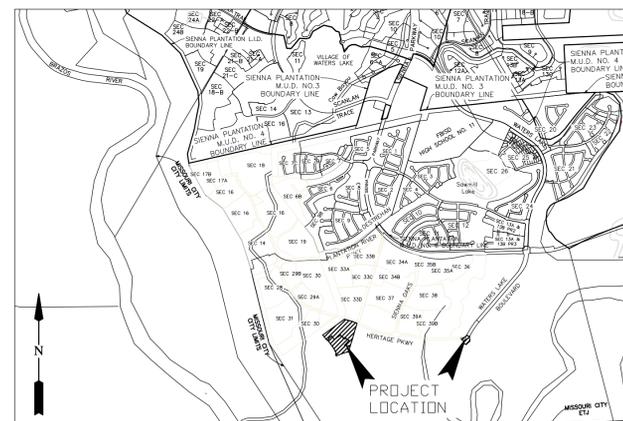
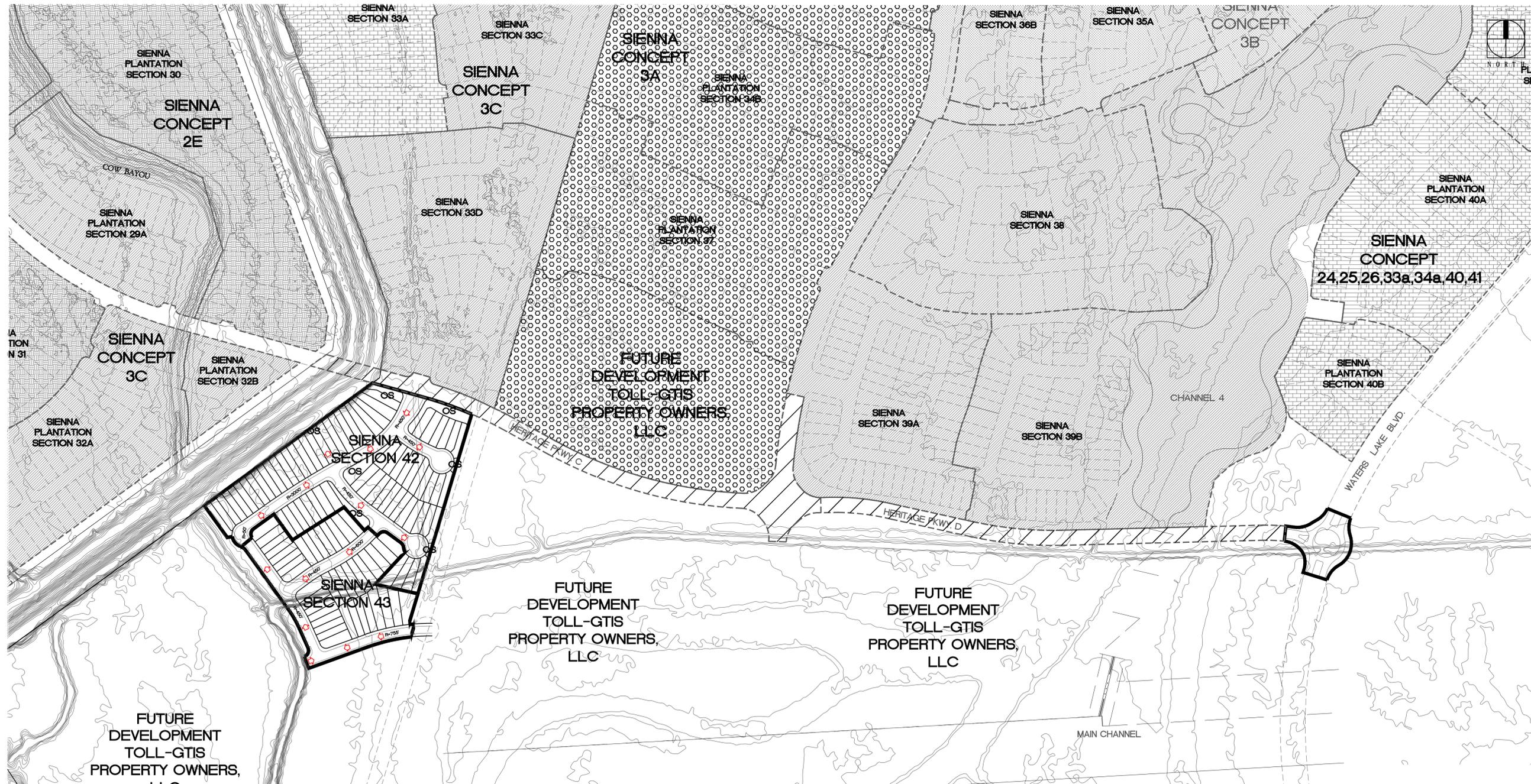
Job Number:
H19000

Drawn:
JB

Rev. Date:
2020-08-26

File Number:
TBG 14010

TBG Partners
1333 West Loop S.
Houston, Texas 77027



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

Table of Adjacent Concept Plans:

- Sienna Concept 2E**
-Sections: 19, 28, 29B, 30, 31, Heritage Parkway B
- Sienna Concept 24, 25, 26, 33A, 34A, 40, 41**
-Sections: 24, 25, 26, 33A, 34A, 40, 41
- Sienna Concept 3A**
-Sections: 34A, 34B, 37, Heritage Parkway C/D, FBISD School Site
- Sienna Concept 3B**
-Sections: 35A, 35B, 38, Sienna Oaks Drive A
- Sienna Concept 3C**
-Sections: 29A, 32A, 32B, 33B, 33C, 33D, 38, 39A, 39B, Sienna Oaks Drive C

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 in conformance with Section 2.D., Platting Manual of the City of Missouri City this _____ day of _____ 2020. This plat is not in recordable form.

By: _____
(Chair)

By: _____
(Vice Chair)

(Affix Commission seal)

RESIDENTIAL LAND USE: TYPICAL LOT SIZE:

LOT DIMENSIONS	SQ. FT.
28'X125'	3,500
35'X125'	4,375
40'X120'	4,800
45'X130'	5,850
50'X120'	6,000
50'X130'	6,500
55'X130'	7,150
60'X130'	7,800
65'X130'	8,450
75'X130'	9,100
75'X135'	9,750
80'X140'	11,200
85'X140'	11,900
90'X150'	13,500
100'X140'	14,000

TOTAL LOTS = 110

(Chair)

LEGEND

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



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: September 9, 2020
AGENDA ITEM SUBJECT: Final Plat of SRSC Missouri City
AGENDA ITEM NUMBER: 6.A.(2)
PROJECT PLANNER:  Thomas K. White Jr., Planner II
APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000288
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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

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

A. REASON FOR DISAPPROVAL:

1. None

B. CONDITIONS FOR APPROVAL:

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Building lines shall be labeled in accordance with Section 2.D(17). **There is a “B.L.” abbreviation provided for the building setback line however the 30 foot designation shown on the plat with the markup “label building line” does not contain this abbreviation. Please remove the markup and label the building line with the “B.L.” abbreviation.**

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

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

C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

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

None

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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, JSC FEDERAL CREDIT UNION, A FEDERAL CREDIT UNION, ACTING BY AND THROUGH BRANDON MICHAELS, ITS PRESIDENT & CEO AND CHRISTIE JORDAN, ITS CHIEF FINANCIAL OFFICER, BEING OFFICERS OF JSC FEDERAL CREDIT UNION, A FEDERAL CREDIT UNION, OWNER (OR OWNERS) HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 1,500 ACRE TRACT DESCRIBED IN THE ABOVE FORGOING PLAT OF SRSC MISSOURI CITY, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES) MY (OR OUR) HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN 11 FEET, SIX INCHES FOR TEN FEET PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES FOR 14 FEET PERIMETER GROUND EASEMENT OR FIVE FEET, SIX INCHES FOR 16 FEET PERIMETER GROUND EASEMENTS, FROM A PLANE 16 FEET ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 21 FEET, SIX INCHES IN WIDTH.

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

IN TESTIMONY WHEREOF, JSC FEDERAL CREDIT UNION, A FEDERAL CREDIT UNION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANDON MICHAELS, ITS PRESIDENT & CEO, THEREUNTO AUTHORIZED, ATTESTED BY ITS CHIEF FINANCIAL OFFICER, CHRISTIE JORDAN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2020.

BY: BRANDON MICHAELS, PRESIDENT & CEO

BY: CHRISTIE JORDAN, CHIEF FINANCIAL OFFICER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANDON MICHAELS, PRESIDENT & CEO AND CHRISTIE JORDAN, CHIEF FINANCIAL OFFICER OF JSC FEDERAL CREDIT UNION, A FEDERAL CREDIT UNION, 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.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, MICHAEL HALL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION.

MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5765

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SRSC MISSOURI CITY, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2020.

BY: SONYA BROWN-MARSHALL
CHAIRMAN

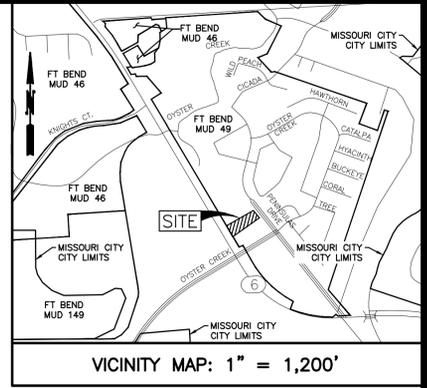
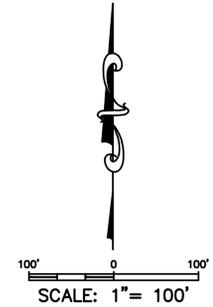
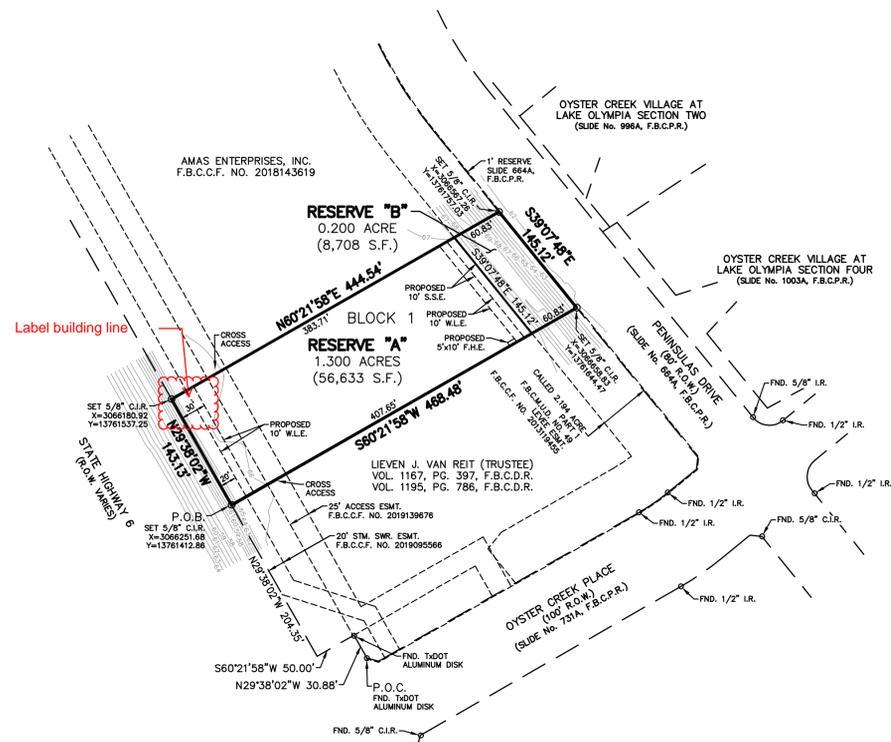
BY: TIMOTHY R. HANEY,
VICE CHAIRMAN

I, LAURA RICHARD, CLERK OF THE COMMISSIONERS' COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2020, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2020, AT _____ O'CLOCK _____ M., AND IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.

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

LAURA RICHARD
COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: DEPUTY



ABBREVIATIONS

- B.L. BUILDING SETBACK LINE
C.I.R. CAPPED IRON ROD
E.S.M.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
F.N.D. 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 (NAD2011). DISTANCES ARE SURFACE DISTANCES BASED ON THE U.S. SURVEY FOOT AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998710204.
3. DRAINAGE FACILITIES ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE OWNERS AND NOT THE CITY OF MISSOURI CITY.
4. ANY DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY. ANY ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
5. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
6. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
7. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2; ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
8. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
9. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
10. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(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

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 LIEUVEN J. VAN RIET, 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);

- 1. NORTH 29° 29' 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 SOUTHEAST 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.

Table with 4 columns: Reserve, Acreage, Sq. Ft., Type. Rows for Reserve A (1.300 acres, 56,663 sq. ft., Restricted to Commercial) and Reserve B (0.200 acre, 8,708 sq. ft., 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 FINAL 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**

AGENDA DATE: September 9, 2020

AGENDA ITEM SUBJECT: Final Plat of Hagerson Road Tract Section Two

AGENDA ITEM NUMBER: 6.A.(3)

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

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

PERMIT NUMBER: PLAT2000294

TYPE OF APPLICATION:

Initial application

Written Response application

PROPERTY ID: 0054-00-000-4200-907

LOCATION: North of Hagerson Road and west of LJ Parkway

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site has been annexed into the boundaries of Fort Bend County Municipal Utility District #149. The City has a Strategic Partnership Agreement with MUD #149.

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.

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

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



APPLICATION FOR PLAT APPROVAL

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

1. Name of plat: <u>HAGERSON ROAD TRACT SECTION 2</u>		
2. Name of preliminary plat that encompasses this plat (if applicable):		
3. Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development <input checked="" type="radio"/> Single Family Residential Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <u>TAYLOR MORRISON OF TEXAS, INC.</u> Mailing Address: <u>2929 BRINDPARK DR. #400, HOV. TX. 77042</u> <u>ROBERT SKINNER, AUTHORIZED AGENT</u> Phone No.: <u>(281) 598-3035</u> Fax No.: () - Email: <u>BSKINNER@TAYLORMORRISON.COM</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>COSTELLO, INC. CHAD HABLINSKI, P.E.</u> Mailing Address: <u>2107 CITY WEST BLVD 3RD FLOOR, HOV. TX. 77042</u> Phone No.: <u>(713) 783-7788</u> Fax No.: <u>(713) 783-3580</u> Email: <u>CHABLINSKI@COSTELLOINC.COM</u>		
6. Is plat located inside the City limits or City's ETJ? (Circle One): CITY LIMITS <input checked="" type="radio"/> ETJ		
20. Land distribution (in acres) Private Streets: <u>2.73 AC.</u> Public Streets: _____ Residential Lots: <u>10.64 AC.</u> Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): <u>LIFT STATION SITE 0.06 AC. / LANDSCAPE / OPEN SPACE 0.22 AC. = 0.28 AC.</u> <u>TOTAL ACREAGE: 13.65 AC.</u>		
7. Number of sections: <u>1</u> Blocks: <u>3</u> Reserves: <u>2</u>		
8. Number of residential lots/dwelling units: <u>52</u>		
9. Average lot area: <u>7,800 SQ. FT.</u> Typical lot area: <u>8,100 SQ. FT.</u>		
10. Block Length: Average: <u>528'</u> Longest: <u>605'</u> Shortest: <u>345'</u>		
11. Type of Streets (Circle One): Public <input checked="" type="radio"/> Private Combination Public/Private		
12. Type of Water System (Circle One): <input checked="" type="radio"/> Public Individual Water Wells Other (attach explanation)		
13. Type of Sanitary System (Circle One): <input checked="" type="radio"/> Public Individual Septic Tanks Other (attach explanation)		
14. Municipal Utility District: <u>FORT BEND COUNTY M.U.D. #149</u>		

City of Missouri City, TX

Received

JAN 24 2020

Planning Division



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

1. NAME OF PLAT:	HAGERSON ROAD TRACT SECTION TVYO
2. DATE INITIAL PLAT APPLICATION FILED FOR APPROVAL:	JAN. 31, 2020
3. PLAT APPLICATION PLAN NUMBER:	PLAT 2000200
4. APPLICANT NAME (ENGINEER, PLANNER, ARCHITECT, ETC.):	COSTELLO, INC.
5. ATTACH A RESPONSE FOR EACH CONDITION OF APPROVAL OR REASON FOR DISAPPROVAL.	

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT-LAND, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 149, ACTING BY AND THROUGH

ITS BOARD OF DIRECTORS, HERINAFTER REFERRED TO AS THE OWNER OF THE 13.65 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF HAGERSON ROAD TRACT SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC 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 THE 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 ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF HAGERSON ROAD TRACT SECTION 2, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

IN TESTIMONY, WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT.

THIS ____ DAY OF _____, 2020.

TAYLOR MORRISON OF TEXAS, INC. A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT-LAND, OF TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE FOREGOING AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID OF CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

IN TESTIMONY, WHEREOF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 149, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____
ITS BOARD OF DIRECTORS

THIS ____ DAY OF _____, 2020.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 149
BOARD OF DIRECTORS

BY: _____
NAME: _____
TITLE: _____

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF THE BOARD OF DIRECTORS FOR FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 149, 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 OF DISTRICT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS THE HAGERSON ROAD TRACT SECTION 2, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER(S) 2018041934, 2018041935 AND 2018041936, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF _____

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 NATIONAL ASSOCIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/ANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

MARK D. ARMSTRONG, R.P.L.S.
TEXAS REGISTRATION NO. 5363

I, CHAD E. HABLINSKI, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF MISSOURI CITY EXCEPT FOR APPROVED VARIANCES.

CHAD E. HABLINSKI
TEXAS LICENSE NO. 85466

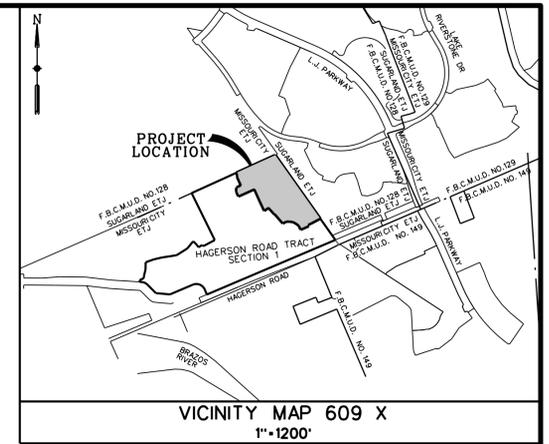
CITY PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HAGERSON ROAD TRACT SECTION 2, 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, J. STACY SLAWINSKI, THE 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 COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS
THIS ____ DAY OF _____, 2020.

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

KP GEORGE
COUNTY JUDGE

W.A. "ANDY" MEYERS, COMMISSIONER, PRECINCT 3
KEN R. DeMERCHANT, COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND

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 _____ 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
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

HAGERSON ROAD TRACT SECTION 2

BEING A SUBDIVISION OF 13.65 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
MISSOURI CITY, E.T.J.
FORT BEND COUNTY, TEXAS

52 LOTS 3 BLOCKS 2 RESERVES

DATE: AUGUST, 2020

OWNERS:
TAYLOR MORRISON OF TEXAS INC.
ROBERT L. SKINNER, AUTHORIZED AGENT
2929 BRIARPARK DRIVE SUITE #400
HOUSTON, TEXAS 77042
PHONE: 281-598-3035
AND
FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 149
C/O
THE MULLER LAW GROUP, LLC
202 CENTURY SQUARE BLVD.
SUGAR LAND, TEXAS 77478
PHONE: 281-500-6050

PREPARED BY:



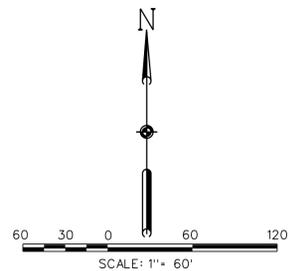
ENGINEER/SURVEYOR:

2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER - 5363

CHAD HABLINSKI
REGISTERED PROFESSIONAL ENGINEER
TEXAS LICENSE NUMBER - 85466



AUBURN MANOR
AT RIVERSTONE
SECTION 3
PLAT NO. 20130226
F.B.C.P.R.

LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- ① - INDICATES BLOCK NUMBER
- (A) - INDICATES RESERVE
- - INDICATES STREET NAME BREAK

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S65°27'43"W	150.00
L2	N22°55'44"W	57.55
L3	N52°01'33"W	51.89
L4	N61°59'19"W	49.13
L5	N81°17'57"W	49.00
L6	S89°45'44"W	51.34
L7	S58°44'18"W	52.14
L8	N04°53'33"E	55.56
L9	N24°18'17"W	130.80
L10	N04°30'14"	26.95
L11	N24°18'17"W	35.59
L12	N80°38'15"E	27.93
L13	N54°34'07"E	20.09
L14	N20°42'17"E	31.84

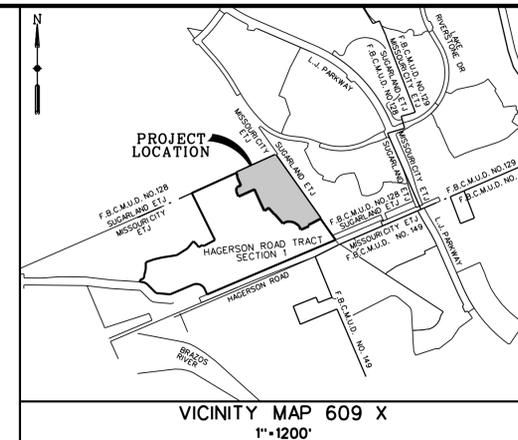
CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	20.74	825.00	1° 26' 25"	S23°49'05"E	20.74
C2	5.30	325.00	0° 56' 41"	S48°15'27"W	5.30
C3	104.18	450.00	13° 15' 51"	S30°56'13"E	103.94
C4	100.78	450.00	12° 49' 53"	N31°09'12"W	100.57
C5	547.14	300.00	104° 29' 46"	N79°01'18"W	474.40
C6	33.16	850.00	2° 14' 7"	N25°39'21"W	33.16
C7	258.15	1200.00	12° 19' 32"	S71°11'29"W	257.65
C8	34.41	25.00	78° 52' 7"	S69°45'33"E	31.76
C9	37.27	25.00	85° 24' 20"	S11°39'03"W	33.91
C10	39.27	25.00	90° 0' 0"	S69°18'17"E	35.36
C11	42.40	25.00	97° 10' 51"	N17°06'18"E	37.50
C12	39.27	25.00	90° 0' 0"	S69°18'17"E	35.36
C13	39.27	25.00	90° 0' 0"	S20°41'43"W	35.36
C14	241.19	50.00	276° 22' 46"	N24°18'17"W	66.67
C15	241.16	50.00	276° 21' 6"	N13°18'51"W	66.68
C16	21.03	25.00	48° 11' 23"	S41°36'02"W	20.41
C17	21.03	25.00	48° 11' 23"	S89°47'24"W	20.41
C18	20.46	25.00	48° 53' 43"	N51°57'28"E	19.90
C19	21.63	25.00	49° 34' 3"	S79°55'19"E	20.96
C20	106.76	50.00	122° 20' 33"	N69°17'43"W	87.61
C21	75.33	100.00	43° 9' 37"	N71°06'49"E	73.56
C22	75.33	100.00	43° 9' 37"	S29°42'15"E	73.56

RESERVE TABLE

RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LIFTSTATION	0.06 / 2,511
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.22 / 9,726
TOTAL:		0.28 / 12,237

- GENERAL NOTES:
- CONTROL BENCHMARK: U.S.C. & G.S. MONUMENT STAMPED "SUGARLAND 1942-1" ELEVATION 71.82, NGVD 1929, 1973 ADJUSTMENT.
 - CITY OF MISSOURI CITY SURVEY MARKER # PCM-608; BRASS DISK IN CONCRETE LOCATED APPROXIMATELY 215 FEET WEST OF THE CENTERLINE OF EAST CREEK CLUB, 18 FEET SOUTH OF THE CURB OF GLEN LAKES LANE, AND 21.5 FEET WEST OF THE WEST EDGE OF A DRIVE TO A LIFT STATION, ELEV. 66.09 NAVD 88, 2001 ADI.
 - THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADI. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADI, SUBTRACT 1.28 FEET FROM 1973 ELEVATIONS.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 660 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP 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 THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWNS GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
 - THIS PROPERTY LIES WITHIN THE LIMITS OF SHADED ZONE "X" AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAP NUMBER 4157C026L DATED APRIL 2, 2014.
 - ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY, FORT BEND I.S.D., THE CITY OF MISSOURI CITY ET, FORT BEND COUNTY L.L.D. NO. 15 AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 149.
 - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND SIDEWALKS. THE MAINTENANCE RESPONSIBILITY WILL BE BY RIVERSTONE HOMEOWNERS ASSOCIATION.
 - THERE ARE PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
 - SIDEWALKS AND TRAILS SHALL REFER TO SECTION 82-164 OF THE SUBDIVISION ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS.
 - IN GENERAL, PAVEMENT MARKINGS, SEPARATORS, SIGNAGE, FENCING AND LANDSCAPING MAY ALSO BE REQUIRED WHERE NECESSARY TO PROMOTE CIRCULATION, SCREENING, BUFFERING AND SAFETY.
 - SIDEWALKS, SIDEWALKS SHALL BE INSTALLED ALONG ALL STREETS IN EACH SUBDIVISION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.
 - TRAILS, TRAILS MAY BE INSTALLED IN A VARIETY OF AREAS INCLUDING FEE STRIPS AS WELL AS ON ADJACENT LEEVES, WITHIN DRAINAGE EASEMENTS AND PIPELINE EASEMENTS, ALONG ROAD RIGHT-OF-WAY AND IN ANY OTHER LOCATION AND MANNER CONSISTENT WITH THE CITY PARK AND RECREATION MASTER PLAN AND CITY TRAIL PLAN.
 - THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES AT THIS TIME:
VERIZON, CENTERPOINT ENERGY, FORT BEND COUNTY C.A.D., TIME WARNER CABLE CO., FBC DRAINAGE DISTRICT, CENTERPOINT GAS, SHERBERT L.P.
 - 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.
 - BL INDICATES BUILDING SETBACK LINE, STM.S.E. INDICATES STORM SEWER EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, U.L.E. INDICATES UTILITY EASEMENT, A.E. INDICATES AERIAL EASEMENT, L.I.D. INDICATES LEVEE IMPROVEMENT DISTRICT, M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT AND D.E. INDICATES DRAINAGE EASEMENT.
 - ALL BEARINGS ARE REFERENCED TO THE CITY OF MISSOURI CITY G.P.S. MONUMENTATION PROGRAM, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), USING CITY SURVEY MARKER NO. 7096 AND 7076.
 - 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.
 - SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN FLOODING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES.



EDGEWOOD
22 AT RIVERSTONE
SECTION TWO
PLAT NO. 20130205
F.B.C.P.R.

HAGERSTON ROAD TRACT
SECTION 1
PLAT NO. 20190180
F.B.C.P.R.

HAGERSTON ROAD TRACT SECTION 2

BEING A SUBDIVISION OF 13.65 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
MISSOURI CITY, E.T.J.
FORT BEND COUNTY, TEXAS

52 LOTS 3 BLOCKS 2 RESERVES

SCALE: 1"=60' DATE: AUGUST, 2020

OWNERS:
TAYLOR MORRISON OF TEXAS INC.
ROBERT L. SKINNER, AUTHORIZED AGENT
2929 BRIARLARK DRIVE SUITE #400
HOUSTON, TEXAS 77042
PHONE: 281-598-3035

AND
FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 149
C/O
THE MULLER LAW GROUP, LLC
202 CENTURY SQUARE BLVD.
SUGAR LAND, TEXAS 77478
PHONE: 281-500-6050

PREPARED BY:
Costello
ENGINEER/SURVEYOR:
2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3850
TBPB FIRM REGISTRATION NO. 280
TPLS FIRM REGISTRATION NO. 100486



MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER - 5363

CHAD HABLINSKI
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NUMBER - 85466



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: September 9, 2020

AGENDA ITEM SUBJECT: Three Corner Crossing Business Park Replat No. 1

AGENDA ITEM NUMBER: 6.A.(4)

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

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

PERMIT NUMBER: PLAT2000295

TYPE OF APPLICATION:

Initial application

Written Response application

PROPERTY ID: 043-061-000-0090

LOCATION: North of Main Street/Hwy 90A; south of Fondren Park residential subdivision; east of the Gateway Southwest Industrial Park; and west of the intersection of Fondren Road and Main Street/Hwy 90A

ZONING DISTRICT DESIGNATION: I, Industrial district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

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:**
 - a. An electronic plat shall be submitted in accordance with Section 3.C(4).

-----**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

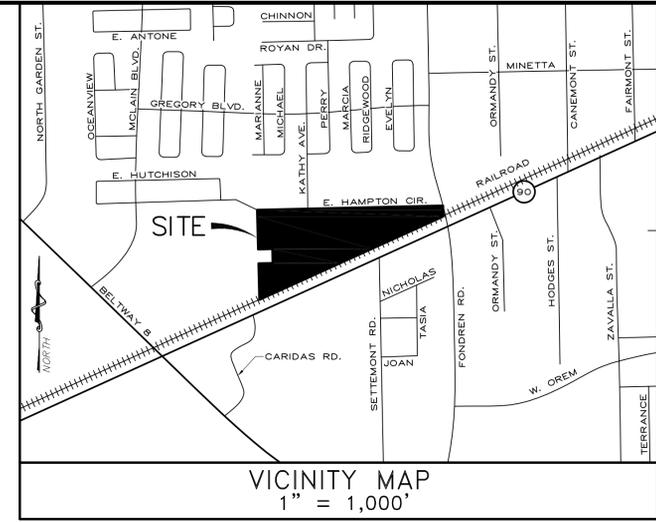
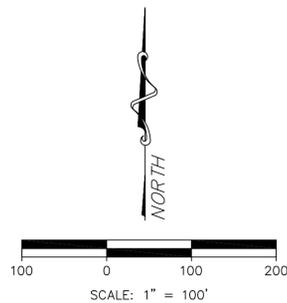
(Initial Applications Only)

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

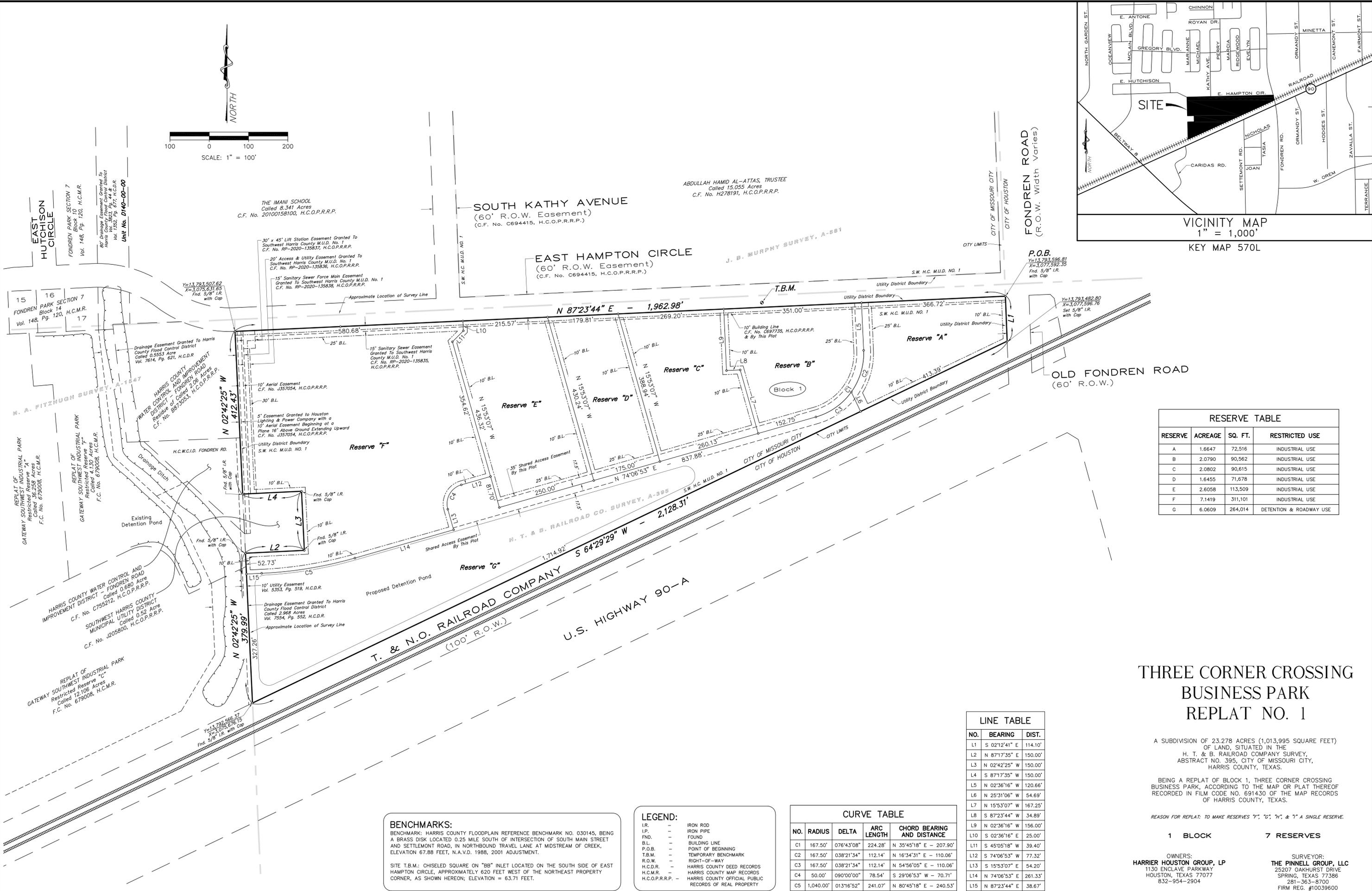
Application Type:

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

1. NAME OF PLAT:		
Three Corner Crossing Business Park Replat No. 1		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):		
N/A		
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):		
Harrier Houston Group, LP Steve Adkisson		
MAILING ADDRESS:		
1130 Enclave Parkway Houston, Tx 77077		
PHONE NO.:	EMAIL:	
832-954-2904	steve@adkissondevelopment.com	
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):		
The Pinnell Group, LLC		
<input type="checkbox"/> ARCHITECT	<input type="checkbox"/> ENGINEER	<input type="checkbox"/> PLANNER
<input checked="" type="checkbox"/> SURVEYOR	<input type="checkbox"/> OTHER:	
MAILING ADDRESS:		
25207 Oakhurst Drive Spring, Tx 77386		
PHONE NO.:	EMAIL:	
281-363-8700	mike@thepinnellgroup.com	
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE): <u>CITY LIMITS</u> ETJ (IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)		
6. ZONING DISTRICT (CIRCLE ONE OR MORE):		
GENERAL:	SD SUP PD	
RESIDENTIAL:	R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH	
NONRESIDENTIAL:	LC LC-O LC-1 LC-2 LC-3 LC-4 BP <u>1</u> CF	
7. LAND DISTRIBUTION (IN ACRES)		
PRIVATE STREETS: <u>0</u>	PUBLIC STREETS: <u>0</u>	RESIDENTIAL LOTS: <u>0</u>
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: <u>0</u>	RECREATIONAL USES: <u>0</u>
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: <u>0</u>	(ACRES): <u>23.278</u>
OTHER (EXPLAIN): <u>Reserves</u>		
TOTAL ACREAGE: <u>23.278</u>		
8. ESTIMATED # OF SECTIONS: <u>7</u>	BLOCKS: <u>1</u>	RESERVES:
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS: <u>0</u>		
10. TYPE OF STREETS (CIRCLE ONE): PUBLIC <u>PRIVATE</u> COMBINATION		
11. TYPE OF WATER SYSTEM (CIRCLE ONE): <u>PUBLIC</u> INDIVIDUAL WATER WELLS OTHER		
(ATTACH EXPLANATION, IF OTHER)		
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE): <u>PUBLIC</u> INDIVIDUAL SEPTIC TANKS OTHER		
(ATTACH EXPLANATION, IF OTHER)		
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:		
SW Harris Co. MUD No 1		



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



RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	RESTRICTED USE
A	1.6647	72,516	INDUSTRIAL USE
B	2.0790	90,562	INDUSTRIAL USE
C	2.0802	90,615	INDUSTRIAL USE
D	1.6455	71,678	INDUSTRIAL USE
E	2.6058	113,509	INDUSTRIAL USE
F	7.1419	311,101	INDUSTRIAL USE
G	6.0609	264,014	DETENTION & ROADWAY USE

THREE CORNER CROSSING BUSINESS PARK REPLAT NO. 1

A SUBDIVISION OF 23.278 ACRES (1,013,995 SQUARE FEET) OF LAND, SITUATED IN THE H. T. & B. RAILROAD COMPANY SURVEY, ABSTRACT NO. 395, CITY OF MISSOURI CITY, HARRIS COUNTY, TEXAS.

BEING A REPLAT OF BLOCK 1, THREE CORNER CROSSING BUSINESS PARK, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN FILM CODE NO. 691430 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO MAKE RESERVES "F", "G", "H", & "I" A SINGLE RESERVE.

1 BLOCK 7 RESERVES

OWNERS:
HARRIER HOUSTON GROUP, LP
1130 ENCLAVE PARKWAY
HOUSTON, TEXAS 77077
832-954-2904

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

DATE: AUGUST, 2020 SCALE: 1" = 100' PROJECT NO. 18-197

BENCHMARKS:
BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE BENCHMARK NO. 030145, BEING A BRASS DISK LOCATED 0.25 MILE SOUTH OF INTERSECTION OF SOUTH MAIN STREET AND SETTLEMENT ROAD, IN NORTHBOUND TRAVEL LANE AT MIDSTREAM OF CREEK, ELEVATION 67.88 FEET, N.A.V.D. 1988, 2001 ADJUSTMENT.
SITE T.B.M.: CHISELED SQUARE ON "BB" INLET LOCATED ON THE SOUTH SIDE OF EAST HAMPTON CIRCLE, APPROXIMATELY 620 FEET WEST OF THE NORTHEAST PROPERTY CORNER, AS SHOWN HEREON; ELEVATION = 63.71 FEET.

LEGEND:

I.R.	IRON ROD
I.P.	IRON PIPE
FND.	FOUND
B.L.	BUILDING LINE
P.O.B.	POINT OF BEGINNING
T.B.M.	TEMPORARY BENCHMARK
R.O.W.	RIGHT-OF-WAY
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	167.50'	076°43'08"	224.28'	N 35°45'18" E - 207.90'
C2	167.50'	038°21'34"	112.14'	N 16°34'31" E - 110.06'
C3	167.50'	038°21'34"	112.14'	N 54°56'05" E - 110.06'
C4	50.00'	090°00'00"	78.54'	S 29°06'53" W - 70.71'
C5	1,040.00'	013°16'52"	241.07'	N 80°45'18" E - 240.53'

LINE TABLE

NO.	BEARING	DIST.
L1	S 02°12'41" E	114.10'
L2	N 87°17'35" E	150.00'
L3	N 02°42'25" W	150.00'
L4	S 87°17'35" W	150.00'
L5	N 02°36'16" W	120.66'
L6	N 25°31'06" W	54.69'
L7	N 15°53'07" W	167.25'
L8	S 87°23'44" W	34.89'
L9	N 02°36'16" W	156.00'
L10	S 02°36'16" E	25.00'
L11	S 45°05'18" W	39.40'
L12	S 74°06'53" W	77.32'
L13	S 15°53'07" E	54.20'
L14	N 74°06'53" E	261.33'
L15	N 87°23'44" E	38.67'

STATE OF TEXAS
COUNTY OF HARRIS

We, HARRIER HOUSTON GROUP, LP, acting by and through Steve Adkisson, Partner, being an officer of HARRIER HOUSTON GROUP, LP, owners hereinafter referred to as Owners (whether one or more) of the 23.278 acre tract described in the above and foregoing map of THREE CORNER CROSSING BUSINESS PARK REPLAT NO. 1, do hereby make and establish said subdivision and development plan of said property according to all lines dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

IN TESTIMONY WHEREOF, the HARRIER HOUSTON GROUP, LP have caused these presents to be signed by Steve Adkisson, its Partner, thereunto authorized

this _____ day of _____ 2020.

HARRIER HOUSTON GROUP, LP

By _____
Steve Adkisson, Partner

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

I, Daniel N. Pinnell, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



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

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of THREE CORNER CROSSING BUSINESS PARK REPLAT NO. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized

the recording of this plat this _____ day of _____, 2020.

By: _____ Chairman
By: _____ Vice Chairman

I, Chris Hollins, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office

on _____ 2020, at _____ o'clock ____M., and duly recorded on

_____ 2020, at _____ o'clock ____M., and at Film Code

Number _____ of the Map Records of Harris County for said county.

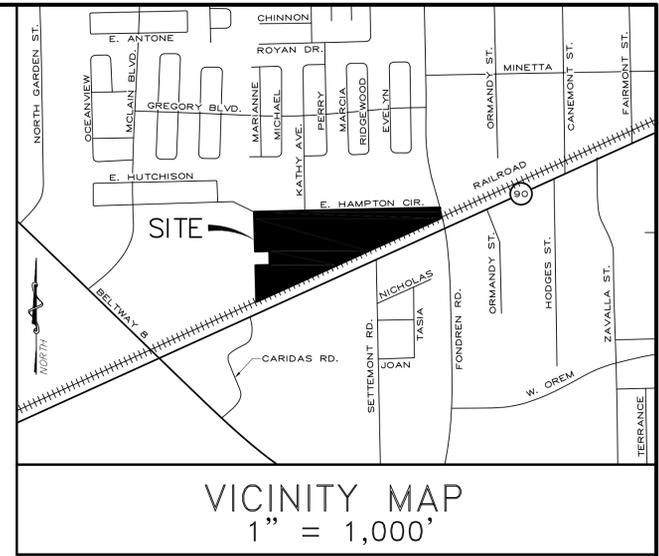
Witness my hand and seal of office, at Houston, the day and date last above written.

Chris Hollins
County Clerk
of Harris County, Texas

By: _____
Deputy

GENERAL NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. COORDINATES ARE GRID AND DISTANCES ARE SURFACE. DISTANCES MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999876497.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(d) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 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(S) 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).
- 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).
- THESE RESERVES ARE SUBJECT TO THE FOLLOWING BUILDING SETBACK LINES ESTABLISHED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED UNDER CLERK'S FILE NO. RP-2020-377282 OF THE H.C.O.P.R.R.P.
 - ROAD SETBACK: 25'
 - SIDE PROPERTY LINES SETBACK: 10'
 - REAR PROPERTY LINES SETBACK: 10'



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

THREE CORNER CROSSING BUSINESS PARK REPLAT NO. 1

A SUBDIVISION OF 23.278 ACRES (1,013,995 SQUARE FEET)
OF LAND, SITUATED IN THE
H. T. & B. RAILROAD COMPANY SURVEY,
ABSTRACT NO. 395, CITY OF MISSOURI CITY,
HARRIS COUNTY, TEXAS.

BEING A REPLAT OF BLOCK 1, THREE CORNER CROSSING
BUSINESS PARK, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN FILM CODE NO. 691430 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO MAKE RESERVES "F", "G", "H", & "I" A SINGLE RESERVE.

1 BLOCK

10 RESERVES

OWNERS:
HARRIER HOUSTON GROUP, LP
1130 ENCLAVE PARKWAY
HOUSTON, TEXAS 77077
832-954-2904

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

DATE: AUGUST, 2020

SCALE: 1" = 100'

PROJECT NO. 18-197



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: September 9, 2020

AGENDA ITEM SUBJECT: Concept Plan of Sienna 3A
(Sections 34A/B, 37, Heritage Parkway C/D and
FBISD School Site)

AGENDA ITEM NUMBER: 6.B.(1)

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

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

PERMIT NUMBER: PLAT2000289

TYPE OF APPLICATION:

- Initial application
- Written Response application

PROPERTY ID: 0031-00-000-3081-907
0031-00-000-3048-907

LOCATION: South of Sienna River Parkway/Sienna Parkway,
east of the Brazos River and west of Waters Lake
Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

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

A. REASON FOR DISAPPROVAL:

None

B. CONDITIONS FOR APPROVAL:

A conceptual plan application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the conditions 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 Preliminary plat application:**
None

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



APPLICATION FOR PLAT APPROVAL

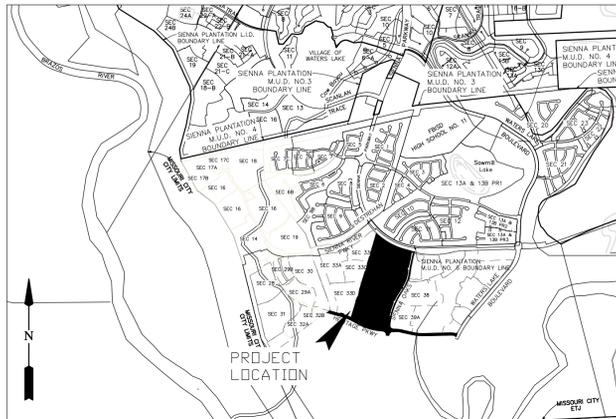
(Initial Applications Only)

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

Application Type:

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

1. NAME OF PLAT:	Revised Sienna 3A : Sections 34A/B, 3, Heritage Parkway C/D, FBISD School Site
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):	Sienna 3A
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):	Toll-GTIS Property Owners LLC. c/o Jimmie Jenkins
MAILING ADDRESS:	10110 W. Sam Houston Pkwy. Suite 210 Houston, TX 77064
PHONE NO.:	(281)-985-5076
EMAIL:	jjenkins@tollbrothers.com
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):	TBG Partners c/o Jake Burgus
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:	
MAILING ADDRESS:	1333 West Loop S. Houston, TX 77027
PHONE NO.:	(713)-439-0027
EMAIL:	jacob.burgus@tbgpartners.com
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):	CITY LIMITS <input type="radio"/> ETJ <input checked="" type="radio"/>
(IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)	
6. ZONING DISTRICT (CIRCLE ONE OR MORE):	
GENERAL:	SD SUP <input checked="" type="radio"/> PD
RESIDENTIAL:	R <input checked="" type="radio"/> R-1 <input type="radio"/> R-1-A <input type="radio"/> R-2 <input type="radio"/> R-3 <input type="radio"/> R-4 <input type="radio"/> R-5 <input type="radio"/> R-6 <input type="radio"/> MF-1 <input type="radio"/> MF-2 <input type="radio"/> MH
NONRESIDENTIAL:	LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF
7. LAND DISTRIBUTION (IN ACRES)	
PRIVATE STREETS: _____	PUBLIC STREETS: <u>17.21</u>
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____
OTHER (EXPLAIN): <u>Open Space: 4.38</u> <u>School Site: 16.34</u> (ACRES): _____	RESIDENTIAL LOTS: <u>39.91</u>
TOTAL ACREAGE: <u>77.84</u>	RECREATIONAL USES: _____
8. ESTIMATED # OF SECTIONS: <u>4</u>	BLOCKS: <u>10</u>
	RESERVES: <u>8</u>
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS: <u>163</u>	
10. TYPE OF STREETS (CIRCLE ONE):	<input checked="" type="radio"/> PUBLIC <input type="radio"/> PRIVATE <input type="radio"/> COMBINATION
11. TYPE OF WATER SYSTEM (CIRCLE ONE):	<input checked="" type="radio"/> PUBLIC <input type="radio"/> INDIVIDUAL WATER WELLS <input type="radio"/> OTHER
(ATTACH EXPLANATION, IF OTHER)	
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):	<input checked="" type="radio"/> PUBLIC <input type="radio"/> INDIVIDUAL SEPTIC TANKS <input type="radio"/> OTHER
(ATTACH EXPLANATION, IF OTHER)	
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:	S.P.M.U.D. #6



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



Table of Adjacent Concept Plans:

Sienna Concept 2E
-Sections: 19, 28, 29B, 30, 31, Heritage Parkway B

Sienna Concept 24, 25, 26, 33A, 34A, 40, 41
-Sections: 24, 25, 26, 33A, 34A, 40, 41

Sienna Concept 3B
-Sections: 35A, 35B, 38, Sienna Oaks Drive A

Sienna Concept 3C
-Sections: 29A, 32A, 32B, 33B, 33C, 33D, 38, 39A, 39B, Sienna Oaks Drive C

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 in conformance with Section 2.D., Platting Manual of the City of Missouri City this _____ day of _____ 2020. This plat is not in recordable form.

By: _____
(Chair)

By: _____
(Vice Chair)

(Affix Commission seal)

**RESIDENTIAL LAND USE:
TYPICAL LOT SIZE:**

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

TOTAL LOTS = 163
LEGEND

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



TBG

**CONCEPT PLAN
REVISION
SIENNA
3A
SECTIONS
34A/B,37, Heritage
Parkway C/D,FBISD
School Site**

A REVISED CONCEPT PLAN OF 77.84 ACRES OUT OF THE DAVID FITZGERALD SURVEY, ABSTRACT 25, FORT BEND COUNTY, TEXAS

163 UNITS
(2.09 UNITS/ACRE)

65'X130' = 93 UNITS
70'X140' = 70 UNITS

10 BLOCKS
4 TOTAL SECTIONS

OWNER:
TOLL GTIS PROPERTY OWNER, LLC

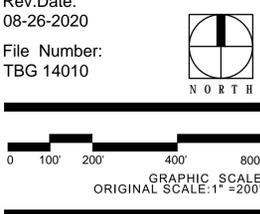
ENGINEER:
AMANDA CARRIAGE, P.E.
LJA ENGINEERING, INC.

Job Number:
H19000

Drawn:
JB

Rev.Date:
08-26-2020

File Number:
TBG 14010



TBG Partners
1333 West Loop S., Suite 1450
Houston, Texas 77027



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: September 9, 2020

AGENDA ITEM SUBJECT: Preliminary Plat for Fort Bend ISD Elementary School No. 54

AGENDA ITEM NUMBER: 6.B.(2)

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

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

PERMIT NUMBER: PLAT2000291

TYPE OF APPLICATION:

- Initial application
- Written Response application

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

LOCATION: North of Heritage Park Drive 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 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

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

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 with final plat application:**
None

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



APPLICATION FOR PLAT APPROVAL

(Initial Applications Only)

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

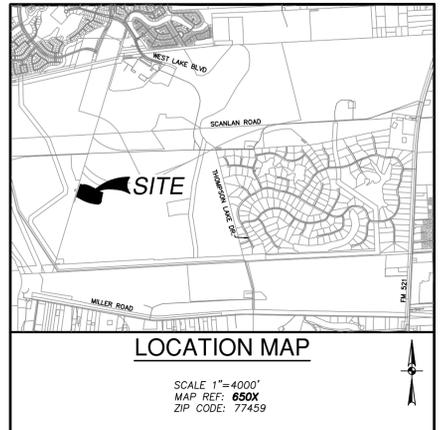
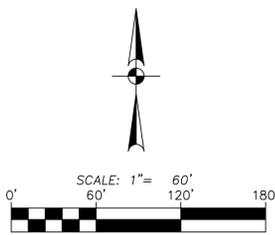
Application Type:

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

1. NAME OF PLAT:
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):
MAILING ADDRESS:
PHONE NO.: _____ EMAIL: _____
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:
MAILING ADDRESS:
PHONE NO.: _____ EMAIL: _____
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE): CITY LIMITS ETJ (IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)
6. ZONING DISTRICT (CIRCLE ONE OR MORE):
GENERAL: SD SUP PD
RESIDENTIAL: R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH
NONRESIDENTIAL: LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF
7. LAND DISTRIBUTION (IN ACRES)
PRIVATE STREETS: _____ PUBLIC STREETS: _____ RESIDENTIAL LOTS: _____
LAKES/PONDS (NON-RECREATIONAL): _____ IRRIGATION/DRAINAGE CANALS: _____ RECREATIONAL USES: _____
UTILITY EASEMENTS: _____ PUBLIC PARKLAND: _____
OTHER (EXPLAIN): _____ (ACRES): _____
TOTAL ACREAGE: _____
8. ESTIMATED # OF SECTIONS: _____ BLOCKS: _____ RESERVES: _____
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:
10. TYPE OF STREETS (CIRCLE ONE): PUBLIC PRIVATE COMBINATION
11. TYPE OF WATER SYSTEM (CIRCLE ONE): PUBLIC INDIVIDUAL WATER WELLS OTHER (ATTACH EXPLANATION, IF OTHER)
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE): PUBLIC INDIVIDUAL SEPTIC TANKS OTHER (ATTACH EXPLANATION, IF OTHER)
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:

CALLED 2808.323 ACRES
TRACT "A"
TOLL-GTIS PROPERTY OWNERS, LLC
FBCCF NO. 2013153798

BENCHMARK:
MISSOURI CITY SURVEY MARKER NO.
PCM-011, PUBLISHED ELEVATION: 59.97' NAVD88, 2001 ADJ.
TBM 500:
8" IR W/ALUMINUM CAP STAMPED "TBM500", AS SHOWN HEREON.
ELEVATION: 52.31' NAVD88, 2001 ADJ.
TBM 501:
8" IR W/ALUMINUM CAP STAMPED "TBM501", AS SHOWN HEREON.
ELEVATION: 52.22' NAVD88, 2001 ADJ.



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	135°34'24"	S80°00'52"E	92.58'	118.31'
C2	25.00'	64°15'47"	N64°20'14"E	26.59'	28.04'
C3	975.00'	19°41'23"	S73°41'11"E	333.41'	335.06'
C4	3025.00'	4°31'3"	S65°56'47"E	222.76'	222.81'
C5	25.00'	36°08'32"	S49°59'07"E	15.51'	15.77'
C6	50.00'	72°10'52"	S68°00'17"E	58.91'	62.99'
C7	2285.00'	10°06'44"	S10°21'36"W	402.76'	403.28'
C8	100.00'	47°55'20"	S29°15'54"W	81.22'	83.64'
C9	100.00'	9°00'04"	S48°43'32"W	15.69'	15.71'
C10	100.00'	48°08'44"	S68°17'52"W	81.58'	84.03'
C11	1720.00'	26°12'41"	N74°31'25"W	780.02'	786.86'
C12	1530.00'	2°26'20"	N62°38'07"W	65.13'	65.13'

LINE TABLE

LINE	BEARING	LENGTH
L1	S73°16'35"E	26.60'
L2	S68°03'23"E	23.69'
L3	S14°06'26"E	38.00'
L4	S74°35'02"E	55.78'
L5	S01°28'26"W	50.00'
L6	N88°31'34"W	50.00'
L7	N01°28'26"E	50.00'
L8	S88°31'34"E	50.00'

- LEGEND
- = SET 5/8" IRON ROD (PAPE DAWSON CAP)
 - = FOUND MONUMENTATION (AS NOTED)
 - BL = BUILDING LINE
 - CPE = CENTER POINT ENERGY
 - DE = DRAINAGE EASEMENT
 - FBCCF = FT. BEND COUNTY CLERK'S NO.
 - FBCCR = FT. BEND COUNTY PLAT RECORDS
 - FBCCR = FT. BEND COUNTY DEED RECORDS
 - FBCCM = FT. BEND COUNTY COURT MINUTES
 - FD = FOUND
 - FL = FLOW LINE
 - HL&P = HOUSTON LIGHTING AND POWER COMPANY
 - IR = IRON ROD
 - NO = NUMBER
 - PG = PAGE
 - PVC = POLYVINYL CHLORIDE PIPE
 - ROW = RIGHT-OF-WAY
 - SSE = SANITARY SEWER EASEMENT
 - VOL = VOLUME
 - WLE = WATER LINE EASEMENT

CALLLED 16.279 ACRES
FORT BEND INDEPENDENT SCHOOL DISTRICT
FBCCF NO. 2020104788

RESTRICTED RESERVE "A"
(RESTRICTED TO SCHOOL AND RELATED USE)
16.279 ACRES
(709,123 SQ. FT. MORE OR LESS)

WILLIAM HALL SURVEY
ABSTRACT 31

PRELIMINARY PLAT OF FORT BEND ISD ELEMENTARY SCHOOL NO. 54

A SUBDIVISION OF 16.337 ACRES
LOCATED IN THE WILLIAM HALL SURVEY,
ABSTRACT NO. 31
MISSOURI CITY, FORT BEND COUNTY, TEXAS
0 LOTS 2 RESERVES 1 BLOCKS
SCALE: 1"= 100' JULY 2020

OWNERS: ENGINEERS
SONYA BROWN-MARSHAL CHAIRMAN
AUSTAN W. LUPHER REGISTRATION NO. 6711
SIENNA PLANTATION MUD NO. 5 FORT BEND INDEPENDENT SCHOOL DISTRICT
6420 READING ROAD ROSENBERG, TEXAS 77471 TEL. 832-490-1601
2323 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489 TEL. 281-634-5590
PACHECO KOCH ENGINEERS 20329 STATE HWY 249, SITE 350 HOUSTON, TX 77070 TEL. 281-883-0103



SURVEYOR:
Pape-Dawson Engineers
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10189374

- NOTES:
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.999870017.
 - THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 481570043SL DATED APRIL 2, 2014 FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.FEMA.GOV.
ZONE X (SHADED), DEFINED AS: "OTHER FLOOD AREAS, 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% CHANCE FLOOD."
4) ALL OF THIS PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ OF THE CITY OF MISSOURI CITY, TEXAS.
5) THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENT WITHIN THE LIMITS OF THE SUBDIVISION.
6) 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 LOCKED BY GATE, WALLS, OR FENCES.
7) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.1(4) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
8) ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATIONS ESTABLISHED BY FEMA AS PER SECTION 3.C(13) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
9) ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES AND BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-158(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
10) 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 REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- NO BUILDING OR OTHER PERMITS, EXCEPT 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.
- 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 ALL 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.
- 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.
- SUBJECT TO ALL RESTRICTIONS COVENANTS AS SET FORTH IN THAT INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NOS. 9514554,0812261,20010202633,20010204036,20010940376,2015141051,2015007138,2015009258,2015009419,2015009465,2015009533,2015009777,2015009778,2015013313,2015049935,2015051386,2015120556,2015120557,2016018086,201601809,201601810,201601811,2016122800,2016122802,2016129115,2017004716,2017045642,2017045643,2019035843,2019036033,2019036034,2019034316,2019043417,2019043418,2019043419,2019043420,20200007054,20200007055,20200060464,20200060465,2020067542,2020067543,2020067544,2020070988,2020070990, AND 2020096754.

CALLLED 2808.323 ACRES
TRACT "A"
TOLL-GTIS PROPERTY OWNERS, LLC
FBCCF NO. 2013153798

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FORT BEND ISD ELEMENTARY SCHOOL NO. 54 IN CONFORMANCE WITH SECTION 2.1.D, PLATTING MANUAL OF THE CITY OF MISSOURI CITY THIS 9TH DAY OF SEPTEMBER 2020. THIS PLAT IS NOT IN RECORDABLE FORM.

BY: SONYA BROWN-MARSHAL
CHAIRMAN

BY: TIMOTHY R. HANEY
VICE CHAIRMAN

I, AUSTAN W. LUPHER, DO HEREBY CERTIFY THAT ALL KNOWN 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 OWNS OR HAS A LEGAL INTRUST IN.

BY: AUSTAN W. LUPHER
REGISTRATION NO. 6711

Plot: A-14_2020_3_12.dwg User: ID: Alupher File: K:\Survey\PROJ\GCTS\DWG_HD\ST\A-14\0937-001.dwg 4/9/20 4:45:20 PLAT.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: September 9, 2020
AGENDA ITEM SUBJECT: Concept Plan of Fort Bend Parkway Business Park
AGENDA ITEM NUMBER: 6.C.(1)
PROJECT PLANNER:  **Thomas K. White, Jr.**, Planner II
APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000293

TYPE OF APPLICATION:

- Initial application
 Written Response application

PROPERTY ID: 0077-00-000-0345-907 / 0077-00-000-0360-907
0077-00-000-0432-907 / 0077-00-000-0395-907
0077-00-000-0390-907

LOCATION: North of Trammel Fresno Road, south of Lake Olympia Parkway, and east of Hurricane Lane and the Fort Bend Toll Road

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

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject plat is located within the boundaries of the Missouri City Management District No. 2 and is subject to the utility and road agreement between the City and the district, entered into on November 16, 2015.

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

APPROVE

A. REASON FOR DISAPPROVAL:

None

B. CONDITIONS FOR APPROVAL:

A conceptual plan application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the conditions 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 Preliminary plat application:**
None

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



APPLICATION FOR PLAT APPROVAL

(Initial Applications Only)

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

Application Type:

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

1. NAME OF PLAT:	FORT BEND COUNTY PARKWAY BUSINESS PARK	
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):	CONCEPTUAL PLAN OF FORT BEND PARKWAY BUSINESS PARK	
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):	FLC PARKWAY, LLP, ROCKY LAI	
MAILING ADDRESS:	3217 MONTROSE BOULEVARD, HOUSTON, TEXAS 77006	
PHONE NO.:	281-888-1919	EMAIL:
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):	LJA ENGINEERING, INC. /LAURIE CHAPA	
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:		
MAILING ADDRESS:	1904 W. GRAND PARKWAY N., SUITE 100, KATY, TEXAS 77449	
PHONE NO.:	(713) 953-5173	EMAIL: lchapa@lja.com
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):	CITY LIMITS ETJ	
<small>(IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)</small>		
6. ZONING DISTRICT (CIRCLE ONE OR MORE):		
GENERAL:	SD SUP PD	
RESIDENTIAL:	R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH	
NONRESIDENTIAL:	LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF	
7. LAND DISTRIBUTION (IN ACRES)		
PRIVATE STREETS: _____	PUBLIC STREETS: 16.78	RESIDENTIAL LOTS: _____
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	(ACRES): 290.388
OTHER (EXPLAIN): _____		
TOTAL ACREAGE:	307.168	
8. ESTIMATED # OF SECTIONS:	1	BLOCKS: 0 RESERVES: 4
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:		
10. TYPE OF STREETS (CIRCLE ONE):	PUBLIC PRIVATE COMBINATION	
11. TYPE OF WATER SYSTEM (CIRCLE ONE):	PUBLIC INDIVIDUAL WATER WELLS OTHER	
<small>(ATTACH EXPLANATION, IF OTHER)</small>		
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):	PUBLIC INDIVIDUAL SEPTIC TANKS OTHER	
<small>(ATTACH EXPLANATION, IF OTHER)</small>		
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:	Missouri City Management District No 2	

BLUE RIDGE TOWER CORPORATION
TO BPM2 FAIRWAY HOLDINGS, LP
RESIDUE OF CALLED 132.6 ACRES
FILE NO. 2018110885
F.B.C.O.P.R.

KB HOME LONE STAR, INC.
CALLED 73.67 ACRES
FILE NO. 201811275
F.B.C.O.P.R.

CALLER 0.157 ACRES
FORT BEND TOLL ROAD AUTHORITY
F.N. 2005032790
F.B.C.O.P.R.

THOMAS HOBERMAKER SURVEY, A-191
ELIJAH ROARK LEAGUE, A-77

LAKE OLYMPIA DRIVE
(100'-PUBLIC R.Q.W.)

FUTURE DEVELOPMENT
PHASE 3

FUTURE DEVELOPMENT
PHASE 3

FORT BEND PARKWAY
F.N. 2003114427
F.B.C.O.P.R.

CALLER 19.945 ACRES
EXHIBIT "A"
DRAINAGE EASEMENT
CITY OF MISSOURI CITY
F.N. 2015102992
F.B.C.O.P.R.

FORT BEND PARKWAY
BUSINESS PARK
PHASE 2

FORT BEND PARKWAY
BUSINESS PARK
EXISTING PHASE 1
Lift Station Site

PROPOSED DRAINAGE CHANNEL

FUTURE DEVELOPMENT
PHASE 3

FORT BEND PARKWAY
BUSINESS PARK
EXISTING PHASE 1

Detention
Pond "B"

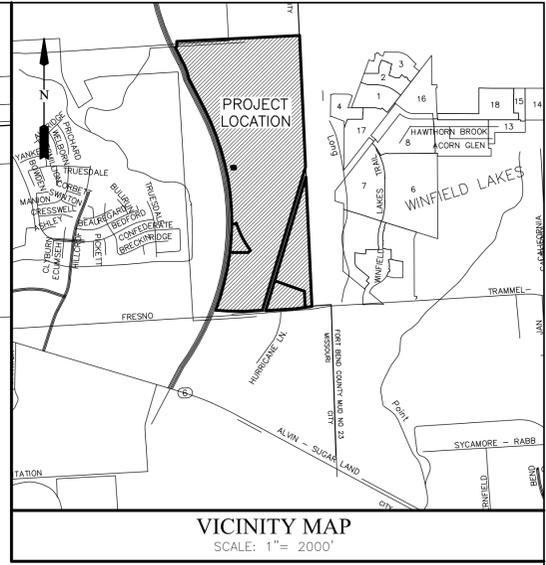
FORT BEND PARKWAY
BUSINESS PARK
EXISTING PHASE 1
Detention
Pond "A"

FUTURE DEVELOPMENT
PHASE 3

FUTURE DEVELOPMENT
PHASE 3

ELIJAH ROARK LEAGUE, A - 77
MOSES SHIPMAN SURVEY, A - 86

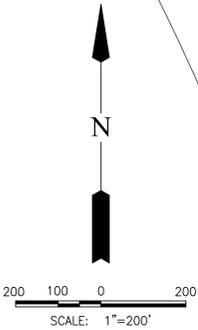
FORT BEND INDEPENDENT SCHOOL DISTRICT
HIGH SCHOOL NO. 7 AND
SUMMERBREEZE DRIVE STREET DEDICATION
SLIDE NO. 1578A & 1578B
F.B.C.P.R.



VICINITY MAP

SCALE: 1" = 2000'

KEY MAP NO. 610Z



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 CONCEPTUAL
PLAN OF FORT BEND PARKWAY BUSINESS PARK IN CONFORMANCE WITH
SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY, TX.
THIS PLAN IS NOT IN RECORDABLE FORM.

THIS _____ DAY OF _____, 2020.

SONYA BROWN-MARSHALL
CHAIR

TIMOTHY R. HANEY
VICE CHAIR



TO BE
ABANDONED



CONCEPTUAL
DRAINAGE FLOW

CONCEPTUAL PLAN OF FORT BEND PARKWAY BUSINESS PARK

A SUBDIVISION OF 307.168 ACRES OF LAND SITUATED IN
THE ELIJAH ROARK LEAGUE, ABSTRACT 77,
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS,

AUGUST 25, 2020 JOB NO. 2088-3002

OWNERS:

FLC PARKWAY, LLP.

A TEXAS LIMITED LIABILITY PARTNERSHIP
ROCKY LAI, PRESIDENT
3217 MONTROSE BOULEVARD, SUITE 222, HOUSTON, TEXAS 77006
PH: (281) 888-1919

THE CITY OF MISSOURI CITY

YOLANDA FORD, MAYOR
1522 TEXAS PARKWAY, MISSOURI CITY, TEXAS 77489
PH: (281) 403-8500

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



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: September 9, 2020

AGENDA ITEM SUBJECT: Preliminary Plat for Fort Bend Parkway Business Park Phase 2

AGENDA ITEM NUMBER: 6.C.(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: PLAT2000292

TYPE OF APPLICATION:

- Initial application
- Written Response application

PROPERTY ID: 0077-00-000-0360-907

LOCATION: North of Trammel Fresno Road, south of Lake Olympia Parkway, and east of Hurricane Lane and the Fort Bend Toll Road

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

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject plat is located within the boundaries of the Missouri City Management District No. 2 and is subject to the utility and road agreement between the City and the district, entered into on November 16, 2015.

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

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

A. REASON FOR DISAPPROVAL:

None

B. CONDITIONS FOR APPROVAL:

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The vicinity map must show sufficient detail to a distance of not less than one-half mile in accordance with Section 2.D(9). **Please add the street name label for Lake Olympia Drive.**
 - b. Building lines shall be labeled in accordance with Section 2.D(17). Building lines must comply with the BP, business park district per PD #88 Ordinance O-18-24. **Please revise and provide front, side, and rear yard building lines.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

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

1. **Provide with final plat application:**
None

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



APPLICATION FOR PLAT APPROVAL

(Initial Applications Only)

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

Application Type:

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

1. NAME OF PLAT:	FORT BEND COUNTY PARKWAY BUSINESS PARK PHASE 2
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):	CONCEPTUAL PLAN OF FORT BEND PARKWAY BUSINESS PARK
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):	FLC PARKWAY, LLP, ROCKY LAI
MAILING ADDRESS:	3217 MONTROSE BOULEVARD, HOUSTON, TEXAS 77006
PHONE NO.:	281-888-1919 EMAIL:
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):	LJA ENGINEERING, INC. /LAURIE CHAPA
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:	
MAILING ADDRESS:	1904 W. GRAND PARKWAY N., SUITE 100, KATY, TEXAS 77449
PHONE NO.:	(713) 953-5173 EMAIL: lchapa@lja.com
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):	(CITY LIMITS) ETJ (IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)
6. ZONING DISTRICT (CIRCLE ONE OR MORE):	GENERAL: SD SUP (PD)
	RESIDENTIAL: R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH
	NONRESIDENTIAL: LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF
7. LAND DISTRIBUTION (IN ACRES)	
PRIVATE STREETS: _____	PUBLIC STREETS: 6.823
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: 23.086
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____
OTHER (EXPLAIN): COMMERCIAL/OPEN SPACE	(ACRES): 84.495
TOTAL ACREAGE: 114.404	
8. ESTIMATED # OF SECTIONS: 1	BLOCKS: 0 RESERVES: 4
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:	
10. TYPE OF STREETS (CIRCLE ONE):	(PUBLIC) PRIVATE COMBINATION
11. TYPE OF WATER SYSTEM (CIRCLE ONE):	(PUBLIC) INDIVIDUAL WATER WELLS OTHER
(ATTACH EXPLANATION, IF OTHER)	
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):	(PUBLIC) INDIVIDUAL SEPTIC TANKS OTHER
(ATTACH EXPLANATION, IF OTHER)	
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:	Missouri City Management District No 2

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 FORT BEND PARKWAY BUSINESS PARK PHASE 2 IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY, TX. THIS PLAT IS NOT IN RECORDABLE FORM.

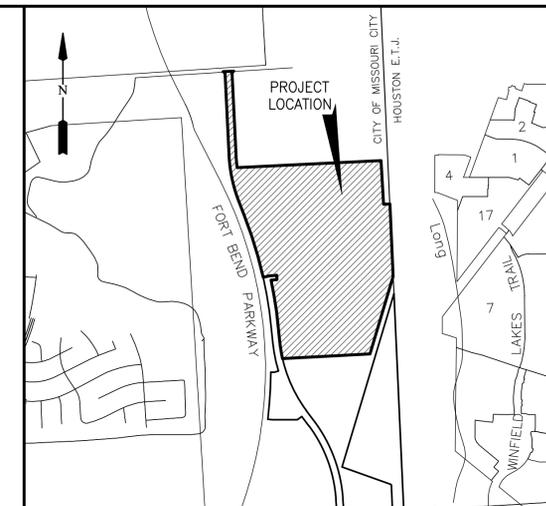
THIS _____ DAY OF _____, 2020.

SONYA BROWN-MARSHALL
CHAIR

TIMOTHY R. HANEY
VICE CHAIR

NOTES:

- BENCHMARK - PCM-003 4 INCH BRASS DISC SET IN CONCRETE LOCATED ON THE SOUTHWESTERN CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD.
ELEV.= 66.07 FEET (NAVD88, 2001 ADJUSTMENT)
- TBM: MISSOURI CITY SURVEY SECONDARY BENCHMARK NO. SCM-11021A BRASS DISK STAMPED "C.O.M.C. SCM-11021" LOCATED ON THE TOP OF A CURB INLET ON THE WESTERLY SIDE OF HURRICANE LANE, APPROXIMATELY 3,070 FEET (0.6 MILES) NORTH OF TRAMMEL FRESNO ROAD.
ELEV.= 68.18 FEET (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 0.99987.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2018-0329 DATED AUGUST 31, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN THE CITY OF MISSOURI CITY, FORT BEND COUNTY.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(11) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0295L AND 48157C 0315L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD PLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- ALL EXISTING AND PROPOSED PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 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.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE CITY OF MISSOURI CITY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES (INCLUDING SWALES, DRAINAGE PONDS, OUTFALL PIPES, ETC.), THE CITY OF MISSOURI CITY MANAGEMENT DISTRICT NO. 2 WILL ULTIMATELY BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES (INCLUDING SWALES, DRAINAGE PONDS, OUTFALL PIPES, ETC.) AS REQUIRED BY SECTION 3.C (12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY. (JUNE 2014)
- 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 CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- 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.
- NO BUILDINGS OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS {THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (C)} OR {THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISION OF SUBSECTION (E)} OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- 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.
- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 71.25 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.



VICINITY MAP

SCALE: 1"= 1,200'

KEY MAP NO. 610V&Z

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
FORT BEND PARKWAY
BUSINESS PARK PHASE 2

A SUBDIVISION OF 114.404 ACRES OF LAND SITUATED IN
THE ELIJAH ROARK LEAGUE, ABSTRACT 77,
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

0 LOTS 4 RESERVES (107.581 ACRES) 1 BLOCK
AUGUST 25, 2020 JOB NO. 2088-3002

OWNERS:

FLC PARKWAY, LLP.
A TEXAS LIMITED LIABILITY PARTNERSHIP
ROCKY LAI, PRESIDENT
3217 MONTROSE BOULEVARD, SUITE 222, HOUSTON, TEXAS 77006
PH: (281) 888-1919

THE CITY OF MISSOURI CITY

YOLANDA FORD, MAYOR
1522 TEXAS PARKWAY, MISSOURI CITY, TEXAS 77489
PH: (281) 403-8500

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

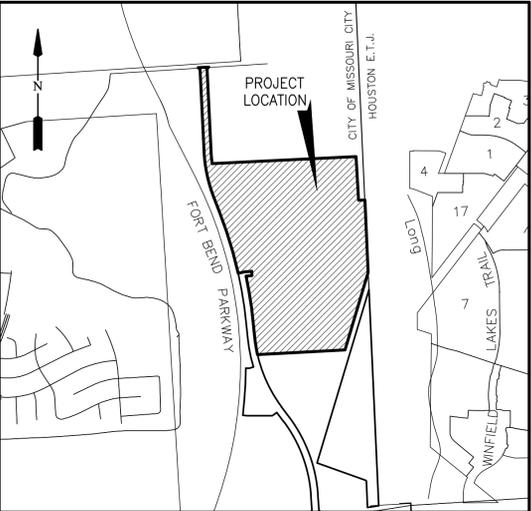
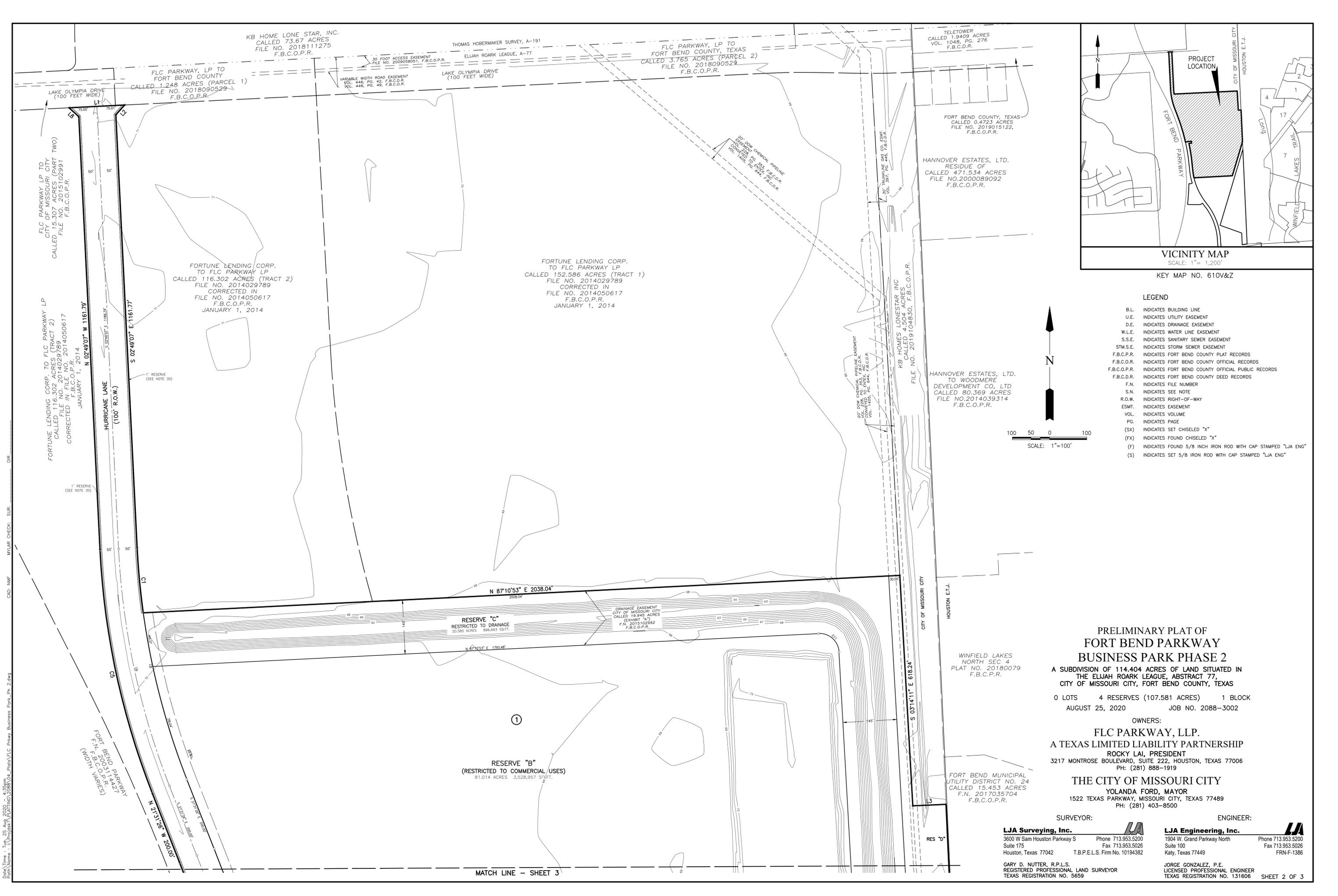
LJA Engineering, Inc.

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

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

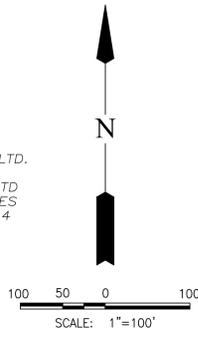
JORGE GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131606

SHEET 1 OF 3



VICINITY MAP
SCALE: 1" = 1,200'
KEY MAP NO. 610V&Z

- 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
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - ESMT. INDICATES EASEMENT
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - (SX) INDICATES SET CHISELED "X"
 - (FX) INDICATES FOUND CHISELED "X"
 - (F) INDICATES FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "LJA ENG"
 - (S) INDICATES SET 5/8 IRON ROD WITH CAP STAMPED "LJA ENG"



**PRELIMINARY PLAT OF
FORT BEND PARKWAY
BUSINESS PARK PHASE 2**

A SUBDIVISION OF 114.404 ACRES OF LAND SITUATED IN
THE ELIJAH ROARK LEAGUE, ABSTRACT 77,
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

0 LOTS 4 RESERVES (107.581 ACRES) 1 BLOCK
AUGUST 25, 2020 JOB NO. 2088-3002

OWNERS:
FLC PARKWAY, LLP.
A TEXAS LIMITED LIABILITY PARTNERSHIP
ROCKY LAI, PRESIDENT
3217 MONTROSE BOULEVARD, SUITE 222, HOUSTON, TEXAS 77006
PH: (281) 888-1919

THE CITY OF MISSOURI CITY
YOLANDA FORD, MAYOR
1522 TEXAS PARKWAY, MISSOURI CITY, TEXAS 77489
PH: (281) 403-8500

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

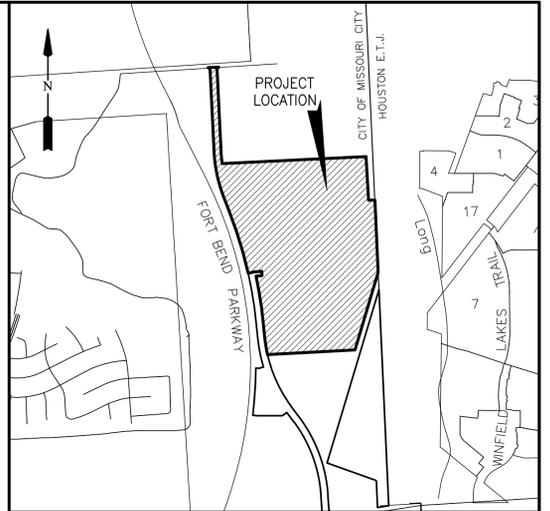
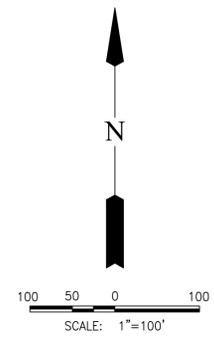
ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

JORGE GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131606

MATCH LINE - SHEET 3

Date: Tue, 25 Aug 2020 - 4:35pm
 Path Name: I:\Projects\PLATTING\2088\04_Plan\FLC Prkwy Business Park_Ph_2.dwg
 CAD: NMF
 MFCAR CHECK: SUR.
 DIR:



VICINITY MAP
SCALE: 1"= 1,200'
KEY MAP NO. 610V&Z

LINE	BEARING	DISTANCE
L1	N 87°10'51" E	150.01'
L2	S 42°10'42" W	35.37'
L3	N 87°22'44" E	89.37'
L4	N 87°10'53" E	85.00'
L5	N 02°49'07" W	60.00'
L6	S 87°10'53" W	95.06'
L7	S 77°22'20" W	100.00'
L8	N 47°49'07" W	35.36'
L9	N 37°08'22" E	43.05'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1950.00'	5°07'23"	174.36'	S 05°22'49" E	174.30'
C2	1950.00'	7°12'02"	245.06'	N 09°12'43" W	244.90'
C3	6014.59'	6°26'11"	675.67'	N 08°49'48" W	675.31'
C4	5914.59'	8°53'46"	918.35'	N 17°04'33" W	917.43'
C5	2050.00'	18°42'19"	669.28'	N 12°10'17" W	666.29'
C6	2000.00'	18°42'19"	652.93'	S 12°10'17" E	650.04'
C7	5964.59'	8°53'46"	926.11'	S 17°04'33" E	925.18'
C8	1950.00'	18°42'19"	636.61'	S 12°10'17" E	633.79'
C9	6014.59'	8°53'46"	933.87'	S 17°04'33" E	932.94'
C10	6149.59'	6°13'56"	668.90'	S 08°43'40" E	666.57'
C11	52.50'	89°34'36"	82.08'	S 48°01'39" E	73.98'
C12	362.50'	19°58'09"	126.34'	S 06°44'53" W	125.70'
C13	507.50'	19°58'09"	176.88'	S 06°44'53" W	175.98'

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	2.501	108,937	RESTRICTED TO DRAINAGE	MISSOURI CITY MANAGEMENT DISTRICT NO. 2
B	81.014	3,528,957	RESTRICTED TO COMMERCIAL	
C	20.585	896,693	RESTRICTED TO DRAINAGE	MISSOURI CITY MANAGEMENT DISTRICT NO. 2
D	3.481	151,624	RESTRICTED TO OPEN SPACE	
TOTAL	107.581	4,686,211		

PRELIMINARY PLAT OF
FORT BEND PARKWAY
BUSINESS PARK PHASE 2

A SUBDIVISION OF 114.404 ACRES OF LAND SITUATED IN
THE ELIJAH ROARK LEAGUE, ABSTRACT 77,
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

0 LOTS 4 RESERVES (107.581 ACRES) 1 BLOCK
AUGUST 25, 2020 JOB NO. 2088-3002

OWNERS:
FLC PARKWAY, LLP.
A TEXAS LIMITED LIABILITY PARTNERSHIP
ROCKY LAI, PRESIDENT
3217 MONTROSE BOULEVARD, SUITE 222, HOUSTON, TEXAS 77006
PH: (281) 888-1919

THE CITY OF MISSOURI CITY
YOLANDA FORD, MAYOR
1522 TEXAS PARKWAY, MISSOURI CITY, TEXAS 77489
PH: (281) 403-8500

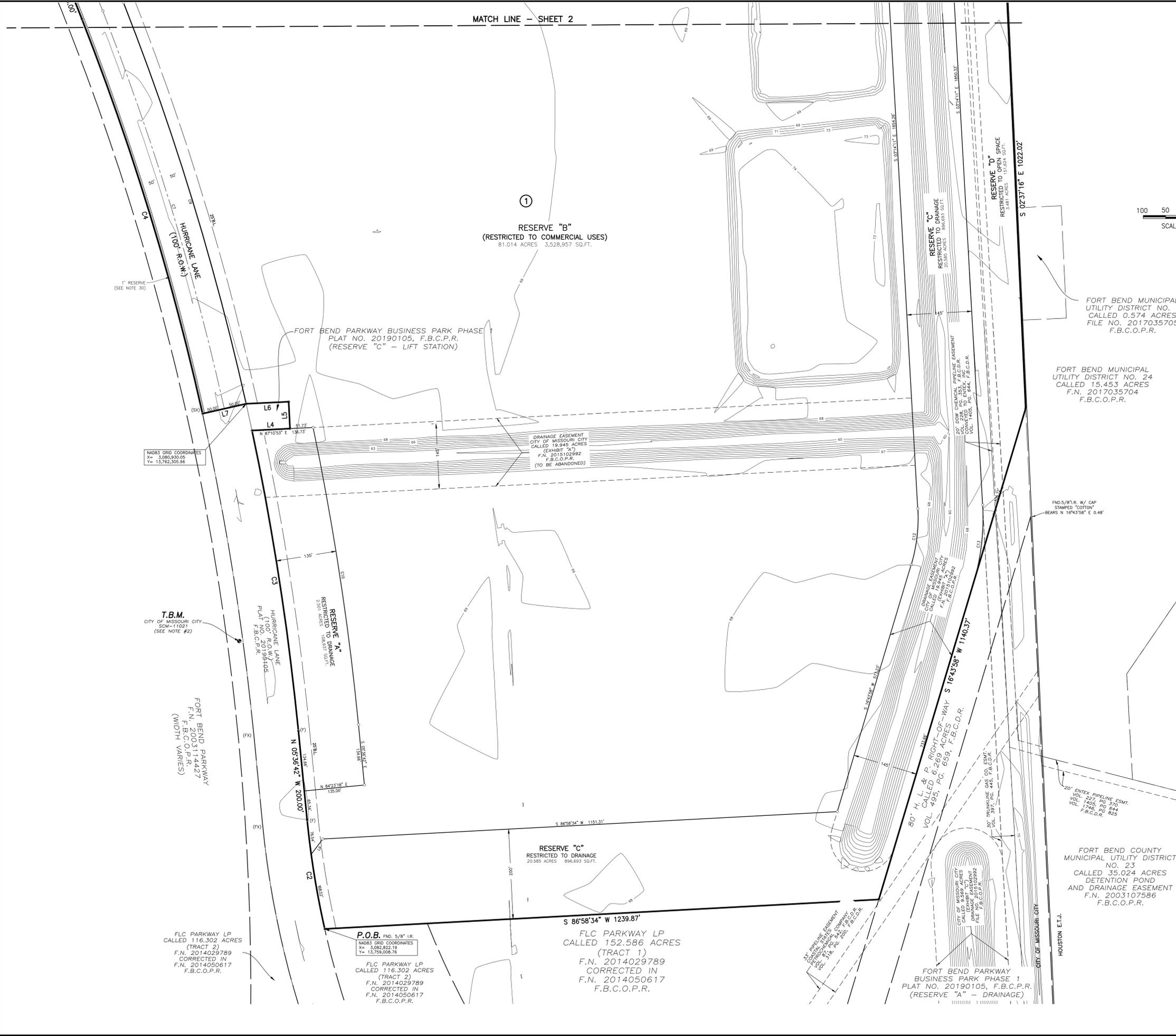
SURVEYOR: ENGINEER:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

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

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

JORGE GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131606



Date: Tue, 25 Aug 2020, 4:35pm
 Path Name: I:\Projects\PLATTING\2088\04_Plats\FLC Parkway Business Park_Ph_2.dwg
 CAD: NMF
 MGR: CHECK: SUR.
 DIR: