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 **May 9, 2018 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.

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1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

Consider approval of the minutes of the April 11, 2018 Planning & 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 Assistant City Engineer

5. PUBLIC COMMENT

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

6. PLATS

A. CONSENT AGENDA

(1) Consider approval of a preliminary plat for Park Vista Dr.
(2) Consider approval of a final plat for Zephyr House
(3) Consider approval of a final plat for Ravella At Sienna Plantation
(4) Consider approval of a final plat for Plantation Ridge Plaza

B. HAGERSON RD. TRACT

(1) Consider approval of a revised concept plan for Hagerson Rd. Tract
(2) Consider approval of a preliminary plat for Hagerson Rd. Tract Section One
(3) Consider approval of a preliminary plat for Hagerson Rd. Tract Section Two

C. AVALON AT SIENNA SECTIONS 3, 4, 5

(1) Consider approval of a concept plan for Avalon at Sienna Section 3, 4, 5
(2) Consider approval of a preliminary plat for Avalon at Sienna Plantation Section 3

D. SIENNA PLANTATION 2D (SECTIONS 15A, 15B, 17A, 17B, 17C, 18)

(1) Consider approval of a concept plan for Sienna Plantation 2D Sections 15A, 15B, 17A, 17B, 17C and 18
(2) Consider approval of a preliminary plat for Sienna Plantation Sec 15A
(3) Consider approval of a preliminary plat for Sienna Plantation Sec 17A

E. PUBLIC HEARING AND CONSIDERATION OF SIENNA PLANTATION SECTION 22 PARTIAL REPLAT NO. 1

(1) Consider approval of Sienna Plantation Section 22 Partial Replat No. 1

7. ZONING MAP AMENDMENTS

None.

8. ZONING TEXT AMENDMENTS

A. CONSIDERATION FOR AMENDMENTS REGARDING MURAL WALL ART

(1) Discuss possible amendments to the Zoning Ordinance regarding mural wall art.
(2) Consider authorizing staff to call a public hearing.

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 May 9, 2018, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on May 4, 2018.

Egima Brown
Planning Technician

MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
April 11, 2018

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 call to order by Vice-Chairman Haney, at 7:00 PM.

2. ROLL CALL

Commissioners Present:
Tim Haney
Douglas Parker
John O'Malley
Reginald Pearson
Ramesh Anand

Commissioners Absent: Sonya Brown-Marshall, Hugh Brightwell, Courtney Johnson Rose

Councilmembers Present:

Staff Present:

Otis T. Spriggs, Director of Development Services
Evelyn Kimeu, First Assistant City Attorney
Shashi Kumar, City Engineer / Public Works Director
Jennifer Gomez, Planning Manager
Mason Garcia, Planner I
Jonathan Scroggins, Communications
Egima Brown, Planning Technician

Others Present:

Carlos Fraga, BGE / KGA; Mallory Martin; Sunny Thomas

3. READING OF MINUTES:

DRAFT

Vice-Chairman Haney called for a motion to accept the March 14, 2018 Planning and Zoning Commission meeting minutes.

Motion: Approval of the March 14, 2018 meeting minutes

Made By: Commissioner O'Malley
Second: Commissioner Pearson

AYES: Commissioner Parker, Commissioner O'Malley, Commissioner Pearson,

NAYES: None
ABSTENTIONS: Commissioner Anand, Commissioner Haney

The motion passed.

4. REPORTS

A. COMMISSION REPORTS

(1) Chairman of the Planning and Zoning Commission
None

(2) Planning and Zoning Commissioners
None

B. STAFF REPORTS

(1) Development Services

a. Director- Otis T. Spriggs

For the purpose of the minutes and Commissioners, Mr. Spriggs reported minor revisions in the Staff reports for the plats and replats. The issues have been addressed. The revised reports have been distributed to the Commission for consideration.

Mr. Spriggs announced the presentation of 50 years of the Fair Housing Act. Staff is celebrating the adoption of Fair Housing Act by the Federal Government. The community provides fair housing opportunities through the zoning codes and evaluation of the City Ordinances within the City limits. Mr. Spriggs introduced LaToya Ricketts, Community Development Coordinator to speak on fair housing.

b. LaToya Ricketts announced the 50th year of the National Fair Housing Act. The purpose of the act is to eliminate discrimination and allow access of fair housing for everyone. All individuals have the opportunity to live free from discrimination based on race, color, religion, national origin, sex, familial status, and disability. Individuals have access to live, work and play in the neighborhoods of their choice. Ms. Ricketts announced the 50th anniversary of the assassination of Dr. Martin Luther King. Dr. Martin

Luther King fought to eliminate discrimination in housing and to create opportunities for everyone in the community. The Fair Housing Act is Title VIII of the Civil Rights Act of 1968. Through the department of HUD (Housing and Urban Development), two million instances of housing discrimination are estimated to take place each year across the nation. Two percent of those instances are reported as renters and homebuyer discriminations. Ms. Ricketts informed the Commission that it is against the law and policy to discriminate against individuals renting an apartment or house, homeowner's insurance and real estate sales. The Act relates to local officials who enact laws and policies in land use ordinances, development and building codes, to be reminded of the Fair Housing Act. Homeowner Associations, utility districts, landlords, real estate brokers, and mortgage companies are to participate in affectively furthering fair housing. Denying access to members for housing or public facility is against the Fair Housing Act. The City is furthering the Fair Housing Act by implementing and maintaining a Fair Housing Plan. The City is undergoing the impediments to fair housing study, and have hired a consultant. The draft will be available to the public once completed. Ms. Ricketts informed that complaints of discrimination are forwarded to HUD. Education of fair housing is shared with the public. The City incorporates fair housing in the Comprehensive Plan, CDBG Consolidation Plan, Fair Housing Study, periodic presentations and public hearings, and informational brochures and assistance. Resources were provided including information on a video by Mr. Michael Allen. Ms. Ricketts reported that the City receives federal funding provided by DOT (Department of Transportation), DOJ (Department of Justice), and CDBG (Community Development Block Grant) / HUD, whereby the City is required to comply with the Fair Housing Act. Mayor Allen Owen presented a proclamation at the Council Meeting on April 2, 2018 emphasizing the furthering of fair housing.

(2) City Engineer

a. City Engineer – Shashi Kumar
None

5. PUBLIC COMMENTS:
None

6. PLATS

A. CONSENT AGENDA

(1) Consider approval of a preliminary plat for Jaffar Enterprises Missouri City
(2) Consider approval of a preliminary plat for Parks Edge Section Five
(3) Consider approval of a preliminary plat for MAA Development
(4) Consider approval of a final plat for Calvary Indian Fellowship Church

Motion: The Planning and Zoning Commission grants conditional approval of the Consent Agenda

Made By: Commissioner Anand
Second: Commissioner Pearson

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker

NAYES: None
ABSTENTIONS: None

The motion passed.

B. PUBLIC HEARING AND CONSIDERATION OF DSM ADDITION BEING A PARTIAL REPLAT OF SOUTH MAIN GARDENS

(1) Consider approval of DSM Addition being a partial replat of South Main Gardens

Ms. Jennifer Gomez presented this item as a replat combining two lots into one, by the removal of the interior property line. Recommended conditions were provided in the revised staff report. No major or substantial items need to be corrected. Minor conditions and information need to be provided on the plat.

Motion: To close the public hearing.

Made By: Commissioner O'Malley
Second: Commissioner Anand

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker

NAYES: None
ABSTENTIONS: None

The motion passed.

Motion: The Planning and Zoning Commission grants conditional approval of DSM Addition, being a partial replat of South Main Gardens

Made By: Commissioner O'Malley
Second: Commissioner Pearson

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker,

NAYES: None
ABSTENTIONS: None

The motion passed.

C. PUBLIC HEARING AND CONSIDERATION OF A PARTIAL REPLAT OF RESERVE "D" RIVERSTONE PLACE SHOPPING CENTER

(1) Consider approval of a partial replat of Reserve "D" Riverstone Place Shopping Center

Mason Garcia presented this item as a partial replat dividing the original reserve into reserve "D1" and "D". The property is located at the southwest corner of Highway 6 and Riverstone Blvd. Staff recommends conditional approval.

Motion: To close Public Hearing

Made By: Commissioner O'Malley
Second: Commissioner Parker

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker

NAYS: None
ABSTENTIONS: None

The motion passes.

Motion: The Planning and Zoning Commission grants conditional approval of the partial replat of Reserve "D" Riverstone Place Shopping Center

Made By: Commissioner Pearson
Second: Commissioner O'Malley

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker

NAYS: None
ABSTENTIONS: None

The motion passed

D. PUBLIC HEARING AND CONSIDERATION OF A REPLAT OF LAREDO HOLDINGS CREEKMONT COMMERCIAL RESERVE "B"

(1) Consider approval of a replat of Laredo Holdings Creekmont Commercial Development Reserve "B"

Mason Garcia presented this item informing the Commission that the replat subdivides this property into three parcels, "B1", "B2" and "B3". The property is located south of Highway 6 at the intersection of South Creekmont, east of Stripes. Staff recommends conditional approval.

Motion: To close Public Hearing

Made By: Commissioner O'Malley

Second: Commissioner Parker

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker

NAYS: None
ABSTENTIONS: None

The motion passes.

Motion: The Planning and Zoning Commission grants conditional approval of the replat of Laredo Holdings Creekmont Commercial Development Reserve "B"

Made By: Commissioner Anand
Second: Commissioner Pearson

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker

NAYS: None
ABSTENTIONS: None

The motion passes.

7. ZONING MAP AMENDMENTS

None

8. ZONING TEXT AMENDMENTS

A. PUBLIC HEARING FOR AMENDMENTS REGARDING ENFORCEMENT FINES, VIOLATION AND PENALITIES

(1) Public hearing to receive comments for or against proposed amendments to the Zoning Ordinance regarding enforcement fines, violations and penalties.

Mr. Otis Spriggs appeared before the Commission giving the timeline of previous discussions and hearings. The proposed amendments would affect repeat offenders of certain violations of the City's zoning ordinance, including those involving accessory buildings and structures in residentially zoned areas; parking, storage or use of major recreational or utility equipment; portable storage units in suburban and residential districts; outside placement, storage, sales and services of materials, merchandise and equipment in commercial, business park and industrial districts; and fences.

With the exception of trash screening, which would carry a minimum fine of $50 for first time offenders, this proposed amendment sets the fine for

these violations at $100 for the first, $250 for the second, and $500 for the third and subsequent offenses within the same twelve-month period.

Motion: To close the Public Hearing.

Made By: Commissioner Anand
Second: Commissioner Pearson

AYES: Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Haney, Commissioner Parker,

NAYES: None
ABSTENTIONS: None

The motion passed

(2) Consideration of the approval of a final report to City Council on item 8A(1) above.

Motion: The Planning and Zoning Commission grant approval of the final report and forward it to Council for final adoption.

Made By: Commissioner O'Malley
Second: Commissioner Anand

AYES: Commissioner Anand, Commissioner Parker, Commissioner Haney, Commissioner O'Malley, Commissioner Pearson,

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

_____
Egima Brown, Planning Technician

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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	May 9, 2018
AGENDA ITEM SUBJECT:	Preliminary Plat of Park Vista Dr.
AGENDA ITEM NUMBER:	6.A.(1)
PROJECT PLANNER:	**Mason A. Garcia,** Planner I
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	1800016
PROPERTY ID:	Various; Main parcel: 0313-00-000-0126-907
LOCATION:	North of Lake Olympia Parkway, east of Fort Bend Toll Road
ZONING DISTRICT DESIGNATION:	PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The City has entered into a Development Agreement with 349 Memorial LLC and created the Missouri City Management District No. 2 to provide certain development standards, utility and road agreements for the subject property.

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. Update street name to Subject site or name of proposed streets.

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

   a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

   b. A preliminary drainage plan with calculations must be provided in accordance with Section 2.D(18). **An updated Master Drainage Plan must be provided for Parks Edge Phase II. To date, the city has not received an updated Master Drainage Plan for review**

   c. Offsite storm sewer calculations have been received. Calculations will be verified once the City approves the final Master Drainage Plan

   d. Prior to final plat approval, a revised letter shall be provided from the Ft. Bend County drainage District stating the tract has outfall. A letter dated, April 16, 2018 was received indicating that impact fees are not due. Please clarify and ensure that the letter is in regards to the subject plat.

   e. A portion of this street is proposed within the 100-year floodplain. An approved LOMR-F from FEMA must be received by the City before a final plat can be submitted.

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

   a. An electronic plat shall be submitted in accordance with Section 2.D(2). **The .dwg file provided was not referenced properly.**

B. STANDARD PLAT NOTES:

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

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

   a. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from

any pipeline or 15 feet from any pipeline easement, whichever distance is greater."

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

   a. The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the _(insert name)_ Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.(12) of the Administrative Platting Manual of the City of Missouri City (June 2014).

   b. 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).

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ▪ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [X] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application:

1. Name of plat:	Park Vista Dr Preliminary Plat
2. Name of conceptual plan that encompasses this plat (if applicable):	Parks Edge
3. Type of use (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	DRH Land Opportunities I, Inc.
Mailing Address:	14100 SW Freeway, Suite 500 Sugar Land, TX 77478
Phone No.:(281) 566 - 2100	Fax No.:( ) -
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.):	BGE|KERRY R. GILBERT & ASSOCIATES
Mailing Address:	23501 CINCO RANCH BLVD SUITE A-250 KATY, TX 77494
Phone No.:(281) 579 - 0340	Fax No.:( ) -
Email:	kedwards@krga.com
6. Is plat located inside the City limits? (Circle One):	YES NO
7. Is plat located inside the City's ETJ? (Circle One):	YES NO
8. Total acreage:	3.8
9. Estimated # of Sections: 1	Blocks: 1 Reserves: 1
10. Estimated # of residential lots/dwelling units:	0
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: ____ Public Streets: 3.57 Residential Lots: 0 Lakes/Ponds (non-recreational): ____ Irrigation/Drainage Canals: 0 Recreational Uses: ____ Utility Easements: ____ Public Parkland: ____ Other (explain): Landscape/Open Space (acres): .23
12. Residential lot dimensions:	Average: ____ Smallest: ____
13. Lot area:	Non cul-de-sac: Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: Cul-de-sac:
16. Depth:	Non cul-de-sac: Cul-de-sac
17. Block Length: ____	Average: ____ Longest: ____ Shortest: ____
18. Type of Streets (Circle One):	Public Private Combination Public/Private
19. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:	FORT BEND COUNTY MUD 48

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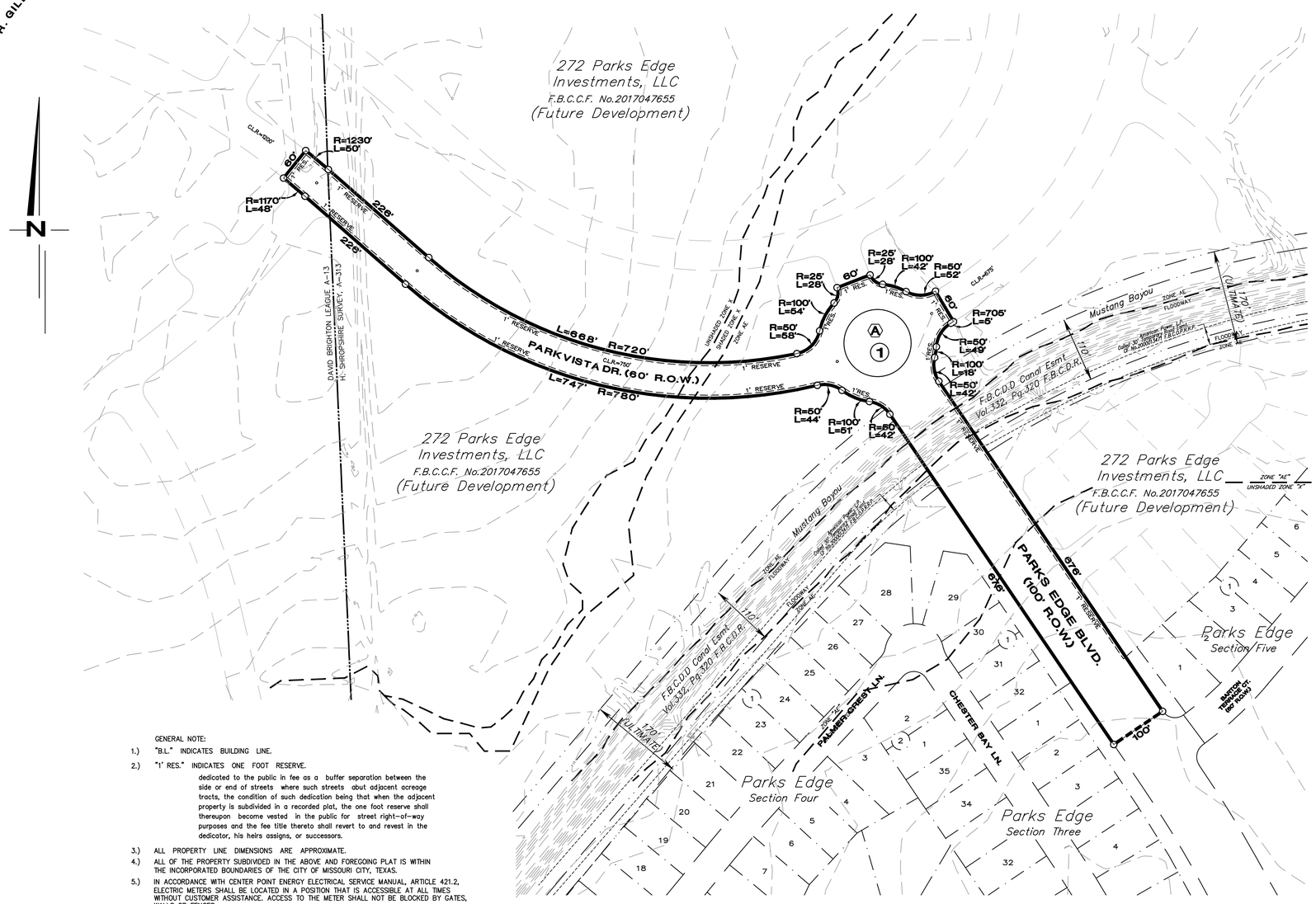

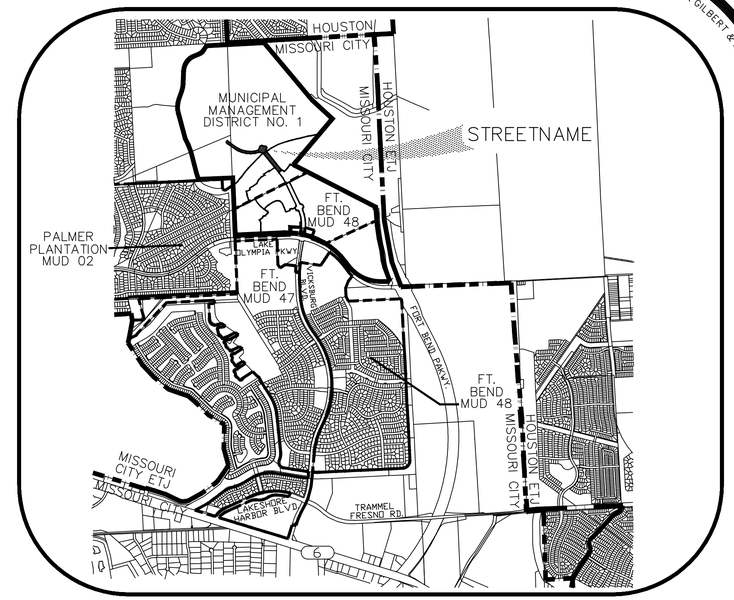

Vicinity Map
Scale: 1" = 2000'

NOTE:

(A) RESTRICTED RESERVE "A"
LANDSCAPE
±0.23 ACRE

GENERAL NOTE:

1.) "B.L." INDICATES BUILDING LINE.

2.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.

3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.

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

5.) 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.

6.) 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.

7.) ALL EXISTING AND PROPOSED PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

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

9.) 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.

10.) ELEVATIONS SHOWN HEREON ARE BASED ON MISSOURI CITY BENCHMARK PCM-007, LOCATED SOUTH OF PECAN COURT, 7.2 FEET NORTHEAST OF THE NORTHWEST CURB OF CROWN VALLEY DR. 4 FEET NORTHWEST OF THE NORTHWEST EDGE OF A SIDEWALK ON THE NORTH SIDE OF A BRIDGE, 12.5 FEET NORTHWEST OF AN ANGLE POINT IN A FENCE WITH A PUBLISHED ELEVATION OF 68.78 FEET, NAVD 88, 88, 2001 ADJUSTMENT.

11.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

DISCLAIMER AND LIMITED WARRANTY

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

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

A PRELIMINARY PLAT OF

PARK VISTA DR.

BEING 3.8± ACRES OF LAND

CONTAINING ONE RESERVE IN ONE BLOCK.

OUT of THE

HICKS SHROPSHIRE 1/3 LEAGUE SURVEY, A-313
DAVID BRIGHTON LEAGUE SURVEY, A-13
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

DEVELOPER:

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

ENGINEER:

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

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES

- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200

APRIL 20, 2018
KGA# 17002E

BGE | KERRY R. GILBERT & ASSOCIATES

missouri CITY
TEXAS
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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	May 9, 2018
AGENDA ITEM SUBJECT:	Final Plat of Zephyr House
AGENDA ITEM NUMBER:	6.A.(2)
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JCH for **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	1800015
PROPERTY ID:	0086-00-000-2301-907
LOCATION:	Watts Plantation Drive
ZONING DISTRICT DESIGNATION:	R-1, single family residential
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:	None

RECOMMENDED ACTION:

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

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

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

in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City.

   b. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9). A city planning letter dated January 11, 2018 was received. **Please provide a current letter, prepared within 45 days of the date submitted.**

   c. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f).

   d. The proposed name of the subdivision or development shall be indicated in accordance with Section 2.D(1). **Please remove the label, "Short Form Final Plat".**

   e. The date on which the plat was drawn shall be indicated in accordance with Section 2.D(6). **Please update the date referenced on the plat in the title block.**

   f. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please provide a scale; update and make the city limits line distinguishable; revise the reference to Sienna MUD #8 as that is not the correct reference.**

   g. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).

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

   a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

   b. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

c. The benchmark is to be a primary benchmark from the City of Missouri City benchmark system in accordance with Chapter 2.12.A of the Public Infrastructure Design Manual.

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

   a. An electronic plat shall be submitted in accordance with Section 2.D(2).

B. STANDARD PLAT NOTES:

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

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

   a. Plat note #18 should be revised to reference the correct zoning use district. The subject site is zoned R-1, single family residential district and not PD #97.

   b. Plat note #19 may be removed.

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

   a. Please provide minimum slab elevation as indicated in plat note #9

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ▪ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat: Zephyr House
2. Name of preliminary plat that encompasses this plat (if applicable): N/A
3. Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer): Thomas and Shauri Campbell
   Mailing Address: 1400 McKinney Street, Houston, TX 77010
   Phone No.: (832) 978 - 0752 Fax No.: ( ) N/A
   Email: N/A
5. Applicant's name (Engineer, Planner, Architect, Etc.): Ryan Moeckel @ Texas Engineering and Mapping Co.
   Mailing Address: 12718 Century Drive, Stafford, TX 77477
   Phone No.: (281) 491 - 2525 Fax No.: (281) 491 - 2535
   Email: rmoeckel@team-civil.com
6. Is plat located inside the City limits? (Circle One): YES NO
7. Is plat located inside the City's ETJ? (Circle One): YES NO
8. Total acreage: 5.6578
9. Number of sections: 0 Blocks: 1 Reserves: 0
10. Number of residential lots/dwelling units: 1 proposed lot
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above:*
    Private Streets: _____ Public Streets: 0.2659 Residential Lots: 5.3919
    Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____
    Utility Easements: _____ Public Parkland: _____
    Other (explain): _____ (acres): _____
12. Average lot area: 5.3919
13. Typical lot area: 5.3919
14. Block Length: Average: 382.1 Longest: n/a Shortest: n/a
15. Type of Streets (Circle One): Public Private Combination Public/Private
16. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)
17. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)
18. Municipal Utility District: n/a

STATE OF TEXAS
COUNTY OF FORT BEND

We, Thomas A. Campbell and Shauri G. Campbell, individually, hereinafter referred to as Owners of the 5.6578 acre tract described in the above and foregoing plat of ZEPHYR HOUSE, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions, the subdivision 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, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated. We further acknowledge that the dedications made for drainage easements are proportionate to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

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

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

WITNESS OUR HANDS IN ....., County, Texas this ..... day of
....., 2018.

By: .....
Thomas A. Campbell

By: .....
Shauri G. Campbell

STATE OF TEXAS

COUNTY OF .....

BEFORE ME, the undersigned authority, on this day personally appeared Thomas A. Campbell and Shauri G. Campbell, individually, 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 individuals.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ..... day of 2018

Notary Public in and for the State of Texas

My Commission Expires .....

.....

I, ... Chairman of the Planning and Zoning Commission of the City of Missouri City, Texas, hereby certify that the foregoing plat of ZEPHYR HOUSE, 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 ..... 2018.

By: .....
SONYA BROWN-MARSHALL, CHAIRMAN

By: .....
TIMOTHY R. HINKEY, VICE CHAIRMAN

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

.....
Brian Nazarba, R.P.L.S.
Texas Registration No. 6276

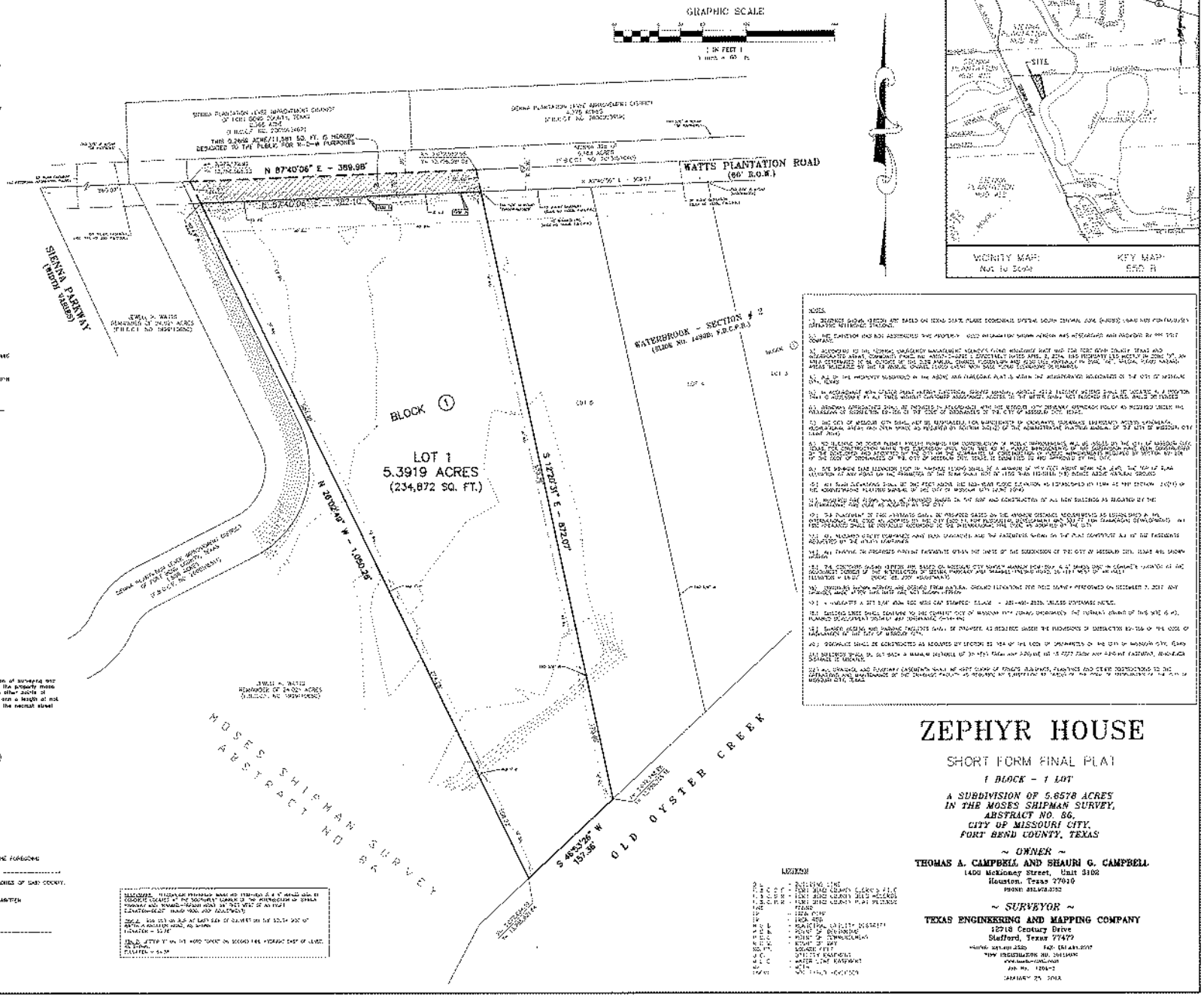
STATE OF TEXAS
BRIAN NAZARBA
6276
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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 .....
2018, AT ..... O'CLOCK ..M., & PLAT NUMBER(S) ..... OF THE PLAT RECORDS OF SAID COUNTY.

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

BY: .....
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: .....
DEPUTY



NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204). GRID AND NON-PROJECTED DISTANCES REFERENCE STATIONS.

2) THE EXISTENCE HAS NOT ASSUMED THAT PROPERTY USED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY THE CITY OF MISSOURI CITY.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48201C0435G, EFFECTIVE DATE APRIL 2, 2014, THIS PROPERTY LIES MOSTLY IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ALSO LIES PARTIALLY IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (LONG TERM RISK TOTAL FLOODPLAIN IS 0.5 ACRES).

4) ALL OF THE PROPERTY DESCRIBED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MISSOURI CITY, TEXAS.

5) IN ACCORDANCE WITH UNITED PARCEL SERVICE (UPS) MINIMUM REQUIREMENTS, ADDRESS NUMBERS SHALL BE LOCATED ON A STRUCTURE THAT IS ACCESSIBLE BY ALL TYPES WEATHER CONDITIONS AND/OR ADDRESS NUMBERS MUST BE LOCATED ON THE OTHER SIDE OF BARRIERS, WALLS OR FENCES.

6) ADDRESS NUMBERS MUST BE PROVIDED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY ORDINANCE, APPROVED POLICY AS REQUIRED UNDER THE PROVISIONS OF CHAPTER 90 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

7) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF EASEMENTS, DRAINAGE EASEMENTS, WATER EASEMENTS, WASTEWATER EASEMENTS AND OPEN SPACE AS REQUIRED BY SECTION 90-160 OF THE ADMINISTRATIVE POLICY MANUAL OF THE CITY OF MISSOURI CITY (LAND PLAN).

8) NO BUILDING OR OTHER PERMIT WILL BE ISSUED FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE EXTRATERRITORIAL JURISDICTION UNTIL THE PLANS AND SPECIFICATIONS OF THE IMPROVEMENTS HAVE BEEN APPROVED BY THE CITY OF MISSOURI CITY, TEXAS, AND ARE IN COMPLIANCE WITH THE CITY OF MISSOURI CITY, TEXAS, DRAINAGE CRITERIA MANUAL, AND THE PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS REQUIRED BY SECTION 90-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS DEMONSTRATED TO MEET STANDARDS OF THE CITY.

9) THE MINIMUM FLOOR ELEVATION (FOF) OF INTERIOR LIVING SPACE OF A MINIMUM OF TWO FEET ABOVE MEAN SEA LEVEL, THE TOP OF FLOOR ELEVATION OF ANY FLOOR BY THE PROVISIONS OF THE SIGN SHALL NOT BE LESS THAN ELEVATION 110 DUNCE ABOVE NATURAL GROUND.

10) ALL FLOOR ELEVATIONS SHALL BE TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 90-160 OF THE CONSTRUCTION PERMITS MANUAL OF THE CITY OF MISSOURI CITY (JUNE 1994).

11) MINIMUM FIRE FLOW SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL NEW BUILDINGS AS REQUIRED BY THE DEPARTMENT FIRE CODE AS ADOPTED BY THE CITY.

12) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (SEE ALL FIRE PROTECTION DEVELOPMENT AND SITE PLAN TRANSACTION DEPARTMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED, MAINTAINED AND TESTED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

13) ALL MEASURED STREET BEARINGS ARE TRUE BEARINGS AND THE PARENTHESES SHOWN ON THE PLAT CONSTITUTE ALL OF THE BEARINGS REPORTED BY THE ATLAS MAPSHOT.

14) ALL DRAINAGE OR PROPERTY EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION OF THE CITY OF MISSOURI CITY, TEXAS ARE SHOWN HEREON.

15) THE VERTICAL DATUM (ELEVATIONS) ARE BASED ON MISSOURI CITY BENCH MARKER DESCRIPTION: A 3" BRASS DISC IN CONCRETE LOCATED AT THE INTERSECTION OF SIENNA PARKWAY AND SIENNA PLANTATION ROAD, 20.1FT WEST OF ANTELOPE ELEVATION = 116.07' (NAVD 88, 1991 ADJUSTMENT).

16) BENCHMARK SHOWN HEREON WAS OBTAINED FROM AUSTIN. GROUND ELEVATIONS FOR THIS SURVEY PERFORMED ON DECEMBER 7, 2017 ARE DERIVED ABOVE THE NAVD 1988 DATUM AND NOT SHOWN HEREON.

17) A MINIMUM OF A 25FT BLAT WIDTH FOR THE WITH CAP STANDARD TO CLEAR - 281-403-2555 UNLESS OTHERWISE NOTED.

18) BUILDING LINES SHALL CONFORM TO THE CURRENT CITY OF MISSOURI CITY ZONING ORDINANCE. THE DEFINED CHANGE OF THIS SITE IS #3, PLANNED DEVELOPMENT (PD) (SEE ORDINANCE 2014-14).

19) BUILDER, OWNER, AND PROPERTY OWNERS SHALL BE RESPONSIBLE, AS REQUIRED UNDER THE PROVISIONS OF CHAPTER 90-156 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.

20) DRAINAGE SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 90-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

21) BUILDERS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY ROADWAY, 15 FEET FROM ANY SIDE AND REAR PROPERTY LINE, AND 15 FEET FROM ANY PROPERTY LINE ADJACENT TO A PUBLIC STREET.

22) ALL DRAINAGE AND PROPERTY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY CHAPTER 90 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

MAINTENANCE: MAINTENANCE OBLIGATIONS SHALL BE ESTABLISHED AS A PRIVATE DEED RESTRICTION COVERING ALL OF THE SOUTHWEST CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND SIENNA PLANTATION ROAD, 20.1FT WEST OF ANTELOPE ELEVATION = 116.07' (NAVD 88, 1991 ADJUSTMENT).

BM #2: THE 3/4 IN ROD AT EAST END OF CULVERT ON THE SOUTH SIDE OF WATTS PLANTATION ROAD, AS SHOWN
ELEVATION = 93.38'

BM #3: ATTY 'X' ON THE HYDRANT ON BOOGIE FAR, HYDRANT EAST OF LOTS, AS SHOWN
ELEVATION = 94.39'

LEGEND

B.L.	- BUILDING LINE
F.C.C.F.	- FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.	- FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	- FORT BEND COUNTY PLAT RECORDS
FND	- FOUND
F.F.	- FIRE PLUG
F.H.	- FIRE HYDRANT
W.V.B.	- WATERFIELD VALVE BOX
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
R.O.W.	- RIGHT OF WAY
S.S.M.H.	- SANITARY SEWER MANHOLE
U.E.	- UTILITY EASEMENT
W.L.E.	- WATER LINE EASEMENT
W.E.	- WATER
(NAVD)	- NORTH AMERICAN VERTICAL DATUM

ZEPHYR HOUSE

SHORT FORM FINAL PLAT

1 BLOCK – 1 LOT

A SUBDIVISION OF 5.6578 ACRES
IN THE MOSES SHIPMAN SURVEY,
ABSTRACT NO. 86,
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

~ OWNER ~

THOMAS A. CAMPBELL AND SHAURI G. CAMPBELL
1400 McKinney Street, Unit 3102
Houston, Texas 77010
PHONE: 281.908.3552

~ SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477
PHONE: 281.491.2520 FAX: 281.491.2597
FIRM REGISTRATION NO. 2011600
www.texas-emc.com
Job No. 1204-2

JANUARY 29, 2018

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	May 9, 2018
AGENDA ITEM SUBJECT:	Final Plat of Ravella at Sienna Plantation
AGENDA ITEM NUMBER:	6.A.(3)
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JTfor **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

---

PERMIT NUMBER:	1800013
PROPERTY ID:	Various; Main parcel: 0086-00-000-5001-907
LOCATION:	Watts Plantation Road
ZONING DISTRICT DESIGNATION:	ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is governed by the provisions of a Development Agreement between the City of Missouri City and Sienna 325 L.P. (Watts Plantation Mixed-Use) as established by Ordinance No. O-16-19.

RECOMMENDED ACTION:

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

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

    a. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please provide a scale and revise and distinguish the city limits boundary. Additionally, please show boundaries for municipal utility districts within view.**

    b. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11). **Please identify all properties within 200 feet of the subject plat.**

    c. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(b).

    d. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(8)(c). **Please revise the lienholder statement provided to reflect the lienholder for the subject plat and the subject plat name.**

    e. The Notary public acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(d). An acknowledgement must be included for all signatures**. Please ensure that all dates are updated for the associated acknowledgement.**

    f. The Certificate for Planning and Zoning Commission must be made a part of the final plat in accordance with Section 3.C(8)(f). **Please update the name of the plat.**

    g. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).

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

    a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

b. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

c. Please provide offsite storm sewer calculations to verify existing storm system has capacity.

d. Please provide approved TIA reference for file if part of the Sienna North TIA.

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

None.

B. STANDARD PLAT NOTES:

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

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

   a. Please correct the municipal utility district reference in plat #10.

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

   a. Please provide minimum slab elevation as indicated in plat note #7

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

MISSOURI CITY TEXAS
the show me city

City of Missouri City, TX
Received
APR 19 2018
Planning Division

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat: RAVELLA AT SIENNA PLANTATION
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 Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer): ALVIN SAN MIGUEL
   Mailing Address: 5777 SIENNA PKWY MISSOURI CITY TX 77459
   Phone No.: (281) 778-7777 Fax No.: ( ) -
   Email: ALVINS@JOHNSONDEV.COM
5. Applicant's name (Engineer, Planner, Architect, Etc.): GBI PARTNERS, L.P. / JON BORDOVSKY
   Mailing Address: 13340 SOUTH GESSNER MISSOURI CITY TX 77489
   Phone No.: (281) 499-4539 Fax No.: ( ) -
   Email: JBORD@GBISURVEY.COM
6. Is plat located inside the City limits? (Circle One): YES (NO)
7. Is plat located inside the City's ETJ? (Circle One): (YES) NO
8. Total acreage: 16.007
9. Number of sections: 1 Blocks: 1 Reserves: 1
10. Number of residential lots/dwelling units: N/A
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above.*
    Private Streets: _____ Public Streets: _____ Residential Lots: 15.862
    Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____
    Utility Easements: _____ Public Parkland: _____
    Other (explain): LIFT STATION 0.145 AC. (acres): _____
12. Average lot area: N/A
13. Typical lot area: N/A
14. Block Length: Average: N/A Longest: N/A Shortest: N/A
15. Type of Streets (Circle One): (Public) Private Combination Public/Private
16. Type of Water System (Circle One): (Public) Individual Water Wells Other (attach explanation)
17. Type of Sanitary System (Circle One): (Public) Individual Septic Tanks Other (attach explanation)
18. Municipal Utility District: SIENNA PLANTATION MUD No. 13

STATE OF TEXAS
COUNTY OF FORT BEND

We, Sienna 325, L.P., acting by and through Alvin San Miguel, Vice President/General Manager, hereinafter referred to as owner of the 16.007 acre tract described in the above and foregoing plat of Ravella at Sienna Plantation, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, 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 claims, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

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

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10') for ten feet (10') back-to-back ground easements or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') above ground level upward, located adjacent to 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 easements total thirty feet (30') in width.

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

IN TESTIMONY WHEREOF, Sienna 325, L.P. has caused these presents to be signed by Alvin San Miguel, Vice President/General Manager thereunto authorized, and its common seal hereunto affixed this_____ day of _____, 2018

Sienna 325, L.P.

By: _____
Alvin San Miguel
Vice President/General Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Alvin San Miguel, Vice President/General Manager of Sienna 328, L.P. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this_____day of_____, 2018.

_____
Notary Public in and for the State of Texas
My Commission Expires:

We, The Bank of River Oaks, owner and holder of a lien against the property described in the plat known as Scanlan Trace Retail Pad Subdivision, said lien being evidenced by instrument of record in file number 2016100734 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 I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

The Bank of River Oaks
as Administrative Agent

By:_____
Robert W. Raney, III, Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on_____, 2016, by Robert W. Raney, III, senior vice president of The Bank of River Oaks, a national banking association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity and for the purposes and consideration stated herein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas
My Commission Expires:

I, Dan Elkins, a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County and the City of Missouri City, to the best of my knowledge.

_____
Dan Elkins
Registered Professional Engineer
Texas Registration Number 118033

I, Jan P. Bordovsky, 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 feett and that the plat boundary corners have been tied to the nearest survey corner.

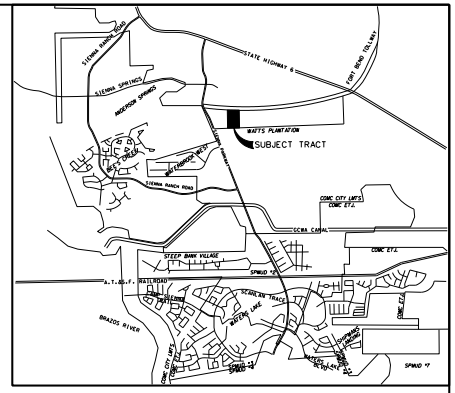
_____
Jan P. Bordovsky
Registered Professional Land Surveyor
Texas Registration No. 6405

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Scanlan Trace Retail Pad Subdivision 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_____, 20__

By: _____
Sonya Brown-Marshall, Chair

By: _____
Timothy R. Haney, Vice Chair

GENERAL NOTES:
1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; D.R.F.B.C. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNT DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
2. FIVE EIGHTHS (5/8) INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE #204 (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986797.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE INSURANCE COMPANY, FILE NO: 17151037304, EFFECTIVE DATE OCTOBER 25, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. BENCHMARK: CITY OF MISSOURI CITY MONUMENT No. PCM-003, BRASS DISC IN CONCRETE LOCATED IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION LOCATED AT THE SOUTHWEST CORNER OF TRAMMEL-FRESNO AND SIENNA PARKWAY.
ELEV.= 66.07 NAVD 88, 2001 ADJUSTMENT AS PER THE CITY OF MISSOURI CITY.
6. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 48157C0295L, MAP REVISED APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X", AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FAILURE OR OVERTOPPING OF LEVEES IS POSSIBLE.
7. SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF XX.XX 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.
8. THERE ARE NO APPARENT PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
9. THIS PLAT LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT AND FORT BEND COUNTY DRAINAGE DISTRICT.
10. THIS PLAT LIES WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No.4 OF FORT BEND COUNTY TEXAS AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT.
11. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
12. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MISSOURI CITY, TEXAS.
13. 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.
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 SECTION 82-206 OF THE CODE OF ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
15. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL STREET RIGHTS-OF-WAY WILL BE MONUMENTED.
16. SIDEWALKS/ TRAILS SHALL BE CONSTRUCTED AS REQUIRED BY THE SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT WITH THE CITY OF MISSOURI CITY AND AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCE FOR THE CITY OF MISSOURI CITY. SIDEWALK/ TRAILS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES DO NOT FRONT OR SIDE PRIOR TO ACCEPTANCE OF STREETS WITHIN THIS SUBDIVISION BY FORT BEND COUNTY INTO THE ONE YEAR MAINTENANCE PERIOD. BEFORE CERTIFICATES OF OCCUPANCY SHALL BE ISSUED, BUILDERS OF HOMES SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
17. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
18. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND RESERVES.
19. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
20. METER LOCATION: IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
21. 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.
22. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
23. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT); ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
24. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
25. 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
26. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
27. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS OF WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT OF WAY OF PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
28. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



I, RICHARD W. STOLLEIS, 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.

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas this ____day of _____, 2018.

_____
Vincent M. Morales, Jr., Commissioner
Precinct 1

_____
Grady Prestage, Commissioner
Precinct 2

_____
Robert E. Hebert, County Judge

_____
W.A. "Andy" Myers, Commissioner
Precinct 3

_____
James Patterson, Commissioner
Precinct 4

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_____, 20__ at _____o'clock ____m., in plat number _____of the Plat Records of Fort Bend 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

FINAL PLAT
RAVELLA AT SIENNA PLANTATION
A SUBDIVISION OF 16.007 ACRES
LOCATED IN THE DAVID MOSES SHIPMAN LEAGUE, A-86
FORT BEND COUNTY, TEXAS

BEING A PORTION OF A CALL 45.187 ACRE TRACT RECORDED IN THE NAME OF SIENNA 325, L.P., IN FILE NUMBER 2013157640 OF THE O.R.F.B.C.

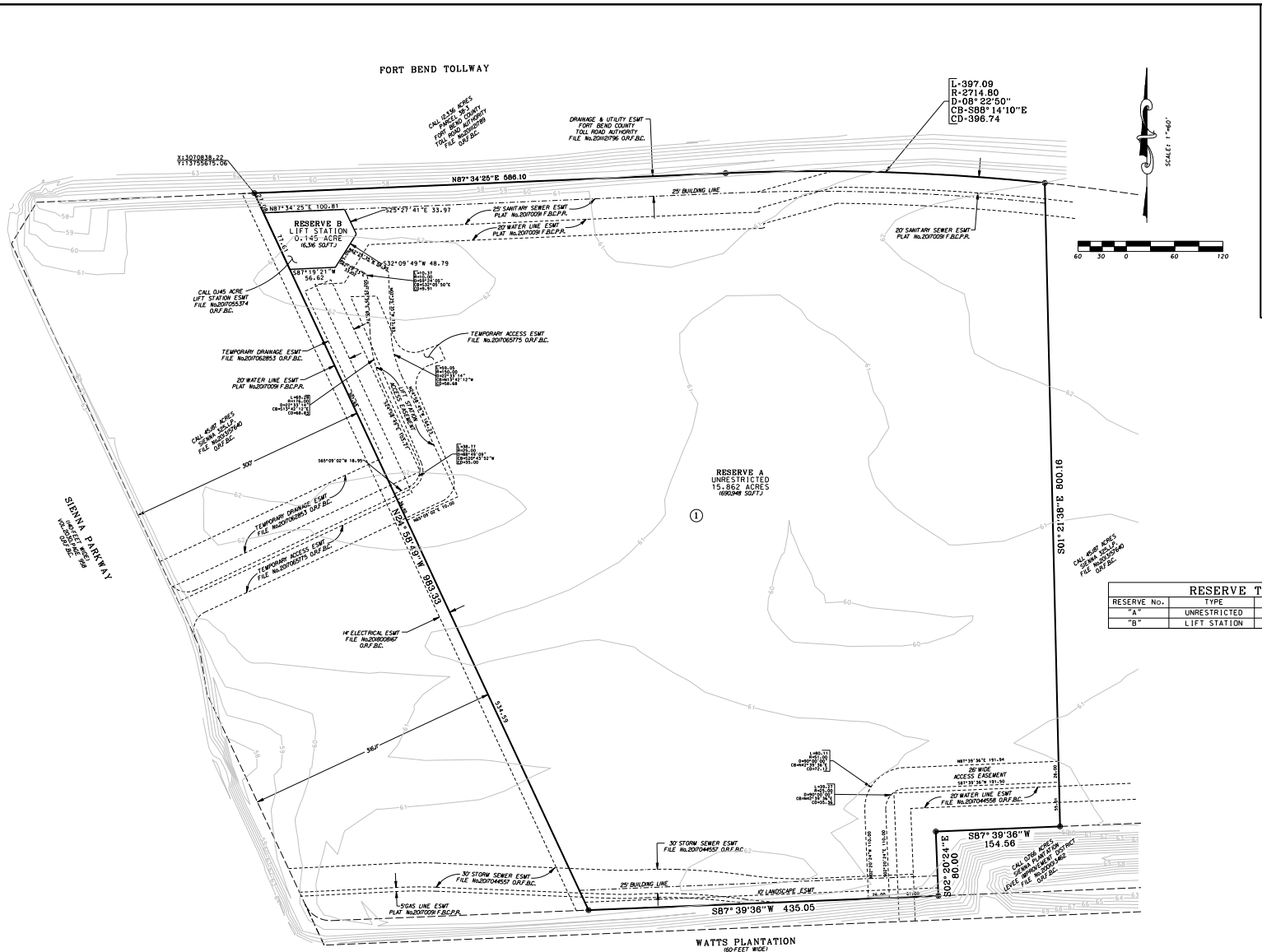
0 LOTS 2 RESERVES 1 BLOCK

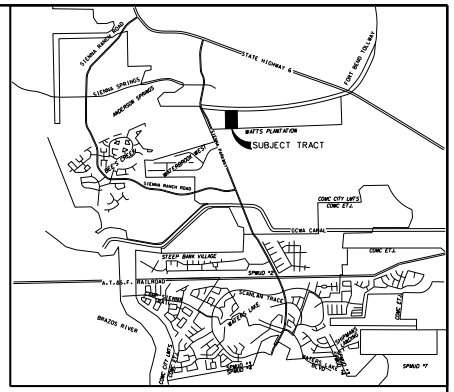
MARCH 12, 2018

OWNER:
SIENNA 325, L.P.
ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER
5777 SIENNA PARKWAY
MISSOURI CITY, TEXAS 77459
PHONE: (281) 778-7777

SURVEYOR:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
TBPLS FIRM No. 10130300
13340 S.Gessner Missouri City, TX 77489
Phone: 281-499-4539 • www.gbisurvey.com
JON P. BORDOVSKY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 6405

SHEET 1 OF 2 SHEETS





RESERVE TABLE			
RESERVE No.	TYPE	ACREAGE	SQ.FT.
"A"	UNRESTRICTED	15.862	690.948
"B"	LIFT STATION	0.145	6.316

SERVICE TABLE	
WATER	SI ENVIROMENTAL
MUD	SIENNA PLANTATION No.13
LID	SIENNA PLANTATION
SCHOOL	FORT BEND I.S.D.
FIRE	CITY OF MISSOURI CITY
ETJ	CITY OF MISSOURI CITY

FINAL PLAT
RAVELLA AT SIENNA PLANTATION

A SUBDIVISION OF 16.007 ACRES LOCATED IN THE DAVID MOSES SHIPMAN LEAGUE, A-86 FORT BEND COUNTY, TEXAS

BEING A PORTION OF A CALL 45.187 ACRE TRACT RECORDED IN THE NAME OF SIENNA 325, L.P., IN FILE NUMBER 2013157640 OF THE O.R.F.B.C.

0 LOTS 2 RESERVES 1 BLOCK

MARCH 12, 2018

OWNER:
SIENNA 325, L.P.
ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER
5777 SIENNA PARKWAY
MISSOURI CITY, TEXAS 77459
PHONE: (281) 778-7777

SURVEYOR:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
TBPLS FIRM No. 10130300
13340 S.Gessner Missouri City, TX 77489
Phone: 281-499-4539 www.gbisurvey.com
JON P. BORODOVSKY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 6405

SHEET 2 OF 2 SHEETS

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	May 9, 2018
AGENDA ITEM SUBJECT:	Final Plat of Plantation Ridge Plaza
AGENDA ITEM NUMBER:	6.A.(4)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JCH for **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

---

PERMIT NUMBER:	1800026
PROPERTY ID:	0089-00-000-2015-907
LOCATION:	Southwest of the intersection of Plantation Ridge Drive and FM 1092
ZONING DISTRICT DESIGNATION:	PD, Planned Development District #19 (Ordinance O-00-32)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

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

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

    a. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9). **Please provide a more recent city planning letter, prepared within 45 days of submission.**

    b. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f). **Please provide updated tax certificates.**

    c. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves.

    d. Building lines (rear) shall be labeled in accordance with Section 2.D(17). PD #19 requires front, side and rear yards to be consistent with the LC-2, local retail district standards. **The front and side yard along Plantation Ridge Drive do not meet these requirements. Please revise accordingly.**

    e. Please revise the date shown on the plat.

    f. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).

    g. Please correct the Planning and Zoning Commission certificate block to only include the Chair, Sonya Brown-Marshall and the Vice-Chair, Timothy Haney. Additionally, please update the year.

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

    a. The applicant is advised that the proposed driveway locations will be reviewed during the construction plan process. Proposed driveways are not guaranteed along Plantation Ridge Drive and driveways along FM 1092 must still meet the City of Missouri City standards. Any driveway proposed outside of City standards will require a justification with a Traffic Impact Analysis.

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

   None.

B. STANDARD PLAT NOTES:

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

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

   a. Plat note #22: Please remove "Response Department/Division: Development Services/Planning and Development Division".

   b. Plat note #23: Please remove: "Responsible Department/Division: Public Works/Engineering Division".

   c. Plat notes #24, 25, 26 and 27 may be removed.

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

   None.

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat: FINAL PLAT OF PLANTATION RIDGE PLAZA
2. Name of preliminary plat that encompasses this plat (if applicable): PLANTATION RIDGE PLAZA
3. Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer): JAIK PARTNERS, LLC AND PLANTATION CREEK INVESTMENTS, LLC
   Mailing Address: 214 E. RHAPSODY DRIVE, SAN ANTONIO, TX. 78216 AND 4660 SWEETWATER BLVD., STE. 300, SUGAR LAND, TX 77479
   Phone No.:(210)367-1231 & (832) 473-3294 Fax No.:( ) -
   Email: shawndhukka@gmail.com and rjacob@jacobrealtygroup.com
5. Applicant's name (Engineer, Planner, Architect, Etc.): ADVANCE SURVEYING, INC.
   Mailing Address: 10518 KIPP WAY, STE. A-2, HOUSTON, TEXAS 77099
   Phone No.:(281) 530-2939 Fax No.:(281) 530 - 5464
   Email: mdamian@asi23.com
6. Is plat located inside the City limits? (Circle One): YES NO
7. Is plat located inside the City's ETJ? (Circle One): YES NO
8. Total acreage: 3.8620 ACRES
9. Number of sections: 0 Blocks: 1 Reserves: 3
10. Number of residential lots/dwelling units: N/A
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:
    Private Streets: 0 Public Streets: 0 Residential Lots: 0
    Lakes/Ponds (non-recreational): 0 Irrigation/Drainage Canals: 0 Recreational Uses: 0
    Utility Easements: Public Parkland: 0
    Other (explain): RESERVE "A" - 1.3600 AC. AND RESERVE "B" - 1.1765 AC. AND RESERVE "C" - 1.3255 ACRES (acres):
12. Average lot area:
13. Typical lot area:
14. Block Length: Average: Longest: 662.69 Shortest:
15. Type of Streets (Circle One): Public Private Combination Public/Private
16. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)
17. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)
18. Municipal Utility District:

WE, JAIK PARTNERS LLC, ACTING BY AND THROUGH IRFAN DHUKKA, PRESIDENT AND JAMED MOMIN, SECRETARY, OFFICERS OF JAIK PARTNERS, LLC AND PLANTATION CREEK INVESTMENTS, LLC, ACTING BY AND THROUGH ANIN PATEL AND REGGIE JACOB, MEMBERS OF PLANTATION CREEK INVESTMENTS, LLC, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF 3.8620 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF PLANTATION RIDGE PLAZA, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, 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 EASEMENTS 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 TEN FEET FOR TEN FEET BACK--TO--BACK GROUND EASEMENTS OR EIGHT FEET FOR 14 FEET BACK--TO--BACK GROUND EASEMENTS OR SEVEN FEET FOR 16 FEET BACK--TO--BACK GROUND EASEMENTS, FROM A PLANE 16 FEET ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 30 FEET IN WIDTH.

IN TESTIMONY WHEREOF, THE JAIK PARTNERS LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY IRFAN DHUKKA, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY JAMED MOMIN, THIS _____ DAY OF _____, 2017.

JAIK PARTNERS LLC

_____ _____
IRFAN DHUKKA, PRESIDENT JAMED MOMIN, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IRFAN DHUKKA, PRESIDENT AND JAMED MOMIN, SECRETARY OF JAIK PARTNERS LLC, 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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

IN TESTIMONY WHEREOF, THE PLANTATION CREEK INVESTMENTS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ANIL PATEL AND REGGIE JACOB, MEMBERS OF PLANTATION CREEK INVESTMENTS, LLC, THIS _____ DAY OF _____, 2017.

PLANTATION CREEK INVESTMENTS, LLC

_____ _____
ANIL PATEL, MEMBER REGGIE JACOB, MEMBER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANIL PATEL AND REGGIE JACOB, MEMBERS OF PLANTATION CREEK INVESTMENTS, LLC, 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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WE, MURPHY OIL INVESTMENTS, LP, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PLANTATION RIDGE PLAZA, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN FILE NO. 2016099869 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS OF THE MORTGAGE 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 HEREON TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WE, ALLEGIANCE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PLANTATION RIDGE PLAZA, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN FILE NO. 2017005023 OF THE MORTGAGE RECORDS OF THE OFFICIAL PUBLIC 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 THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

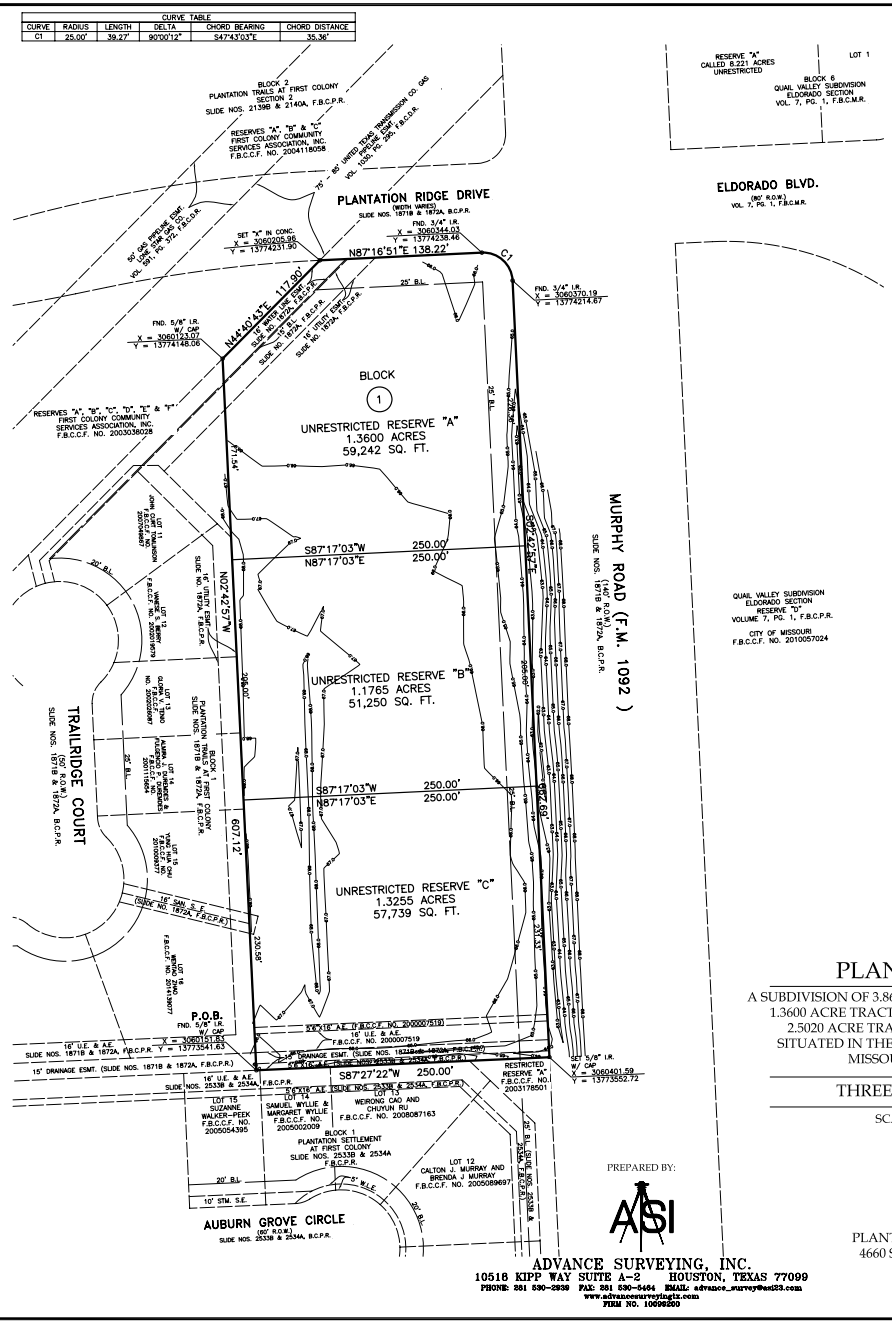
MY COMMISSION EXPIRES: _____

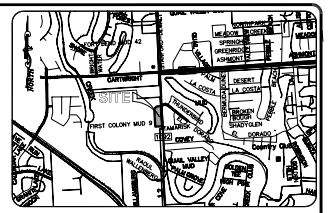
I, HENRY M. SANTOS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY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

_____
HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450

STATE OF TEXAS REGISTERED HENRY M. SANTOS 5450 PROFESSIONAL LAND SURVEYOR

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.00'	39.27'	90°00'12"	S47°43'03"E	35.36'





VICINITY MAP SCALE: 1"=2000'
KEY MAP NO. 609G

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PLANTATION RIDGE PLAZA 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 _____ DAY OF _____, 2017.

BY: _____ BY: _____
REGINALD PEARSON, POS #1 DOUGLAS PARKER, POS #6

BY: _____ BY: _____
COURTNEY JOHNSON ROSE, POS #2 HUGH BRIGHTWELL, POS #7

BY: _____ BY: _____
SONYA BROWN-MARSHALL, POS #3 RAMESH ANAND, POS #8
CHAIRMAN

BY: _____ BY: _____
LEN GOFF JR., POS #4 TIMOTHY R. HANEY, POS #9
VICE-CHAIRMAN

BY: _____
JOHN T. O'MALLEY, POS #5

STATE OF TEXAS
COUNTY OF HARRIS

I, LAURA RICHARD, CLERK OF THE COMMISSIONER'S 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 _____ 2017 AT _____O'CLOCK _____ AND DULY RECORDED ON _____ 2017 AT _____O'CLOCK _____ AND IN SLIDE NO. _____ 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 DEPUTY
CLERK OF THE COMMISSIONER'S COURT
FORT BEND COUNTY, TEXAS

LEGEND:
AC. – ACRES
B.L. – BUILDING LINE
ESMT. – EASEMENT
FC – FILM CODE
F.B.C.C.F. – FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. – FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. – FORT BEND COUNTY PLAT RECORDS
HL&P – HOUSTON LIGHTING & POWER
I.R. – IRON ROD
VOL. – VOLUME
PG. – PAGE
R.O.W. – RIGHT-OF-WAY
SQ. FT. – SQUARE FEET

FINAL PLAT OF PLANTATION RIDGE PLAZA

A SUBDIVISION OF 3.8620 ACRES OR 168,230 SQUARE FEET OF LAND BEING A 1.3600 ACRE TRACT RECORDED UNDER F.B.C.C.F. NO. 2017005022 AND 2.5020 ACRE TRACT RECORDED UNDER F.B.C.C.F. NO. 2016099869 SITUATED IN THE WILLIAM STAFFORD LEAGUE, ABSTRACT NO. 89 MISSOURI CITY, FORT BEND COUNTY, TEXAS

THREE (3) RESERVES ONE (1) BLOCK

SCALE: 1"= 50' DATE: OCTOBER, 2017

OWNERS:
JAIK PARTNERS LLC
214 E. RHAPSODY DRIVE,
SAN ANTONIO, TEXAS 78216
TEL NO.: 210-367-1231

PLANTATION CREEK INVESTMENTS, LLC
4660 SWEETWATER BLVD. , STE. NO. 300
SUGAR LAND, TEXAS 77479
TEL. NO.: 832-473-3294

PREPARED BY:

ADVANCE SURVEYING, INC.
10516 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099
PHONE: 281 530-2939 FAX: 281 530-5464 EMAIL: advance_survey@att23.com
www.advancesurveyingtx.com
FIRM NO. 10096200

JOB NO. 126116-05-04

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	May 9, 2018
AGENDA ITEM SUBJECT:	Revised Concept Plan of Hagerson Rd. Tract
AGENDA ITEM NUMBER:	6.B.1
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JCH for OTS JCH for **Shashi K. Kumar, P.E.,** CFM, City Engineer/Public Works Director

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PERMIT NUMBER:	1800018
PROPERTY ID:	Various; Main parcel: 0054-00-000-4200-907
LOCATION:	West of LJ Parkway and north of Hagerson Road

ZONING DISTRICT DESIGNATION: ETJ, Exterritorial 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 grant approval of this **Revised Concept Plan** conditioned on addressing the following deficiencies.

A conceptual plan application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014, and in accordance with Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

BACKGROUND: A conceptual plan for the subject subdivision was approved in December 2017.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City.

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

   a. A drainage analysis for the subject subdivision was submitted for review in November 2017. City staff issued comments in December 2017. To date, the City has not yet received a response to comments submitted. Additional drainage comments may be forthcoming based on this revised conceptual plan. All comments pertaining to the drainage analysis must be addressed prior to submission of any final plats.

   b. Prior to final plat approval, a no objection and/or approval letter from the Fort Bend County Drainage District is required.

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

   None

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

missouri CITY
TEXAS
the show me city

City of Missouri City, TX
Received
APR 20 2018
Planning Division

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ▪ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [ ] **PRELIMINARY**
[X] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application:

1. Name of plat: Hagerson Rd Tract	
2. Name of conceptual plan that encompasses this plat (if applicable):	
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):	
4. Landowner's name (If company or corporation, list chief officer): Taylor Morrison	
Mailing Address: 5353 W. Sam Houston Pkwy N, Suite 190 Houston, TX 77041	
Phone No.:(281) 208 - 7510	Fax No.:( ) -
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.): BGE|KERRY R. GILBERT & ASSOCIATES	
Mailing Address: 23501 CINCO RANCH BLVD SUITE A-250 KATY, TX 77494	
Phone No.:(281) 579 - 0340	Fax No.:( ) -
Email: kedwards@krga.com	
6. Is plat located inside the City limits? (Circle One): YES NO	
7. Is plat located inside the City's ETJ? (Circle One): YES NO	
8. Total acreage: 97.8	
9. Estimated # of Sections: +/- 6	Blocks: _____ Reserves: _____
10. Estimated # of residential lots/dwelling units: +/- 285 lots	
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*: Private Streets: 17.6 Public Streets: _____ Residential Lots: 61.8 Lakes/Ponds (non-recreational): 8.9 Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: 5.8 Public Parkland: _____ Other (explain): landscape/open space (acres): 3.7	
12. Residential lot dimensions:	Average: 60' x 125' Smallest: _____
13. Lot area:	Non cul-de-sac: Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: Cul-de-sac:
16. Depth:	Non cul-de-sac: Cul-de-sac
17. Block Length: _____	Average: _____ Longest: _____ Shortest: _____
18. Type of Streets (Circle One):	Public Private Combination Public/Private
19. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District: FORT BEND COUNTY MUD 149	

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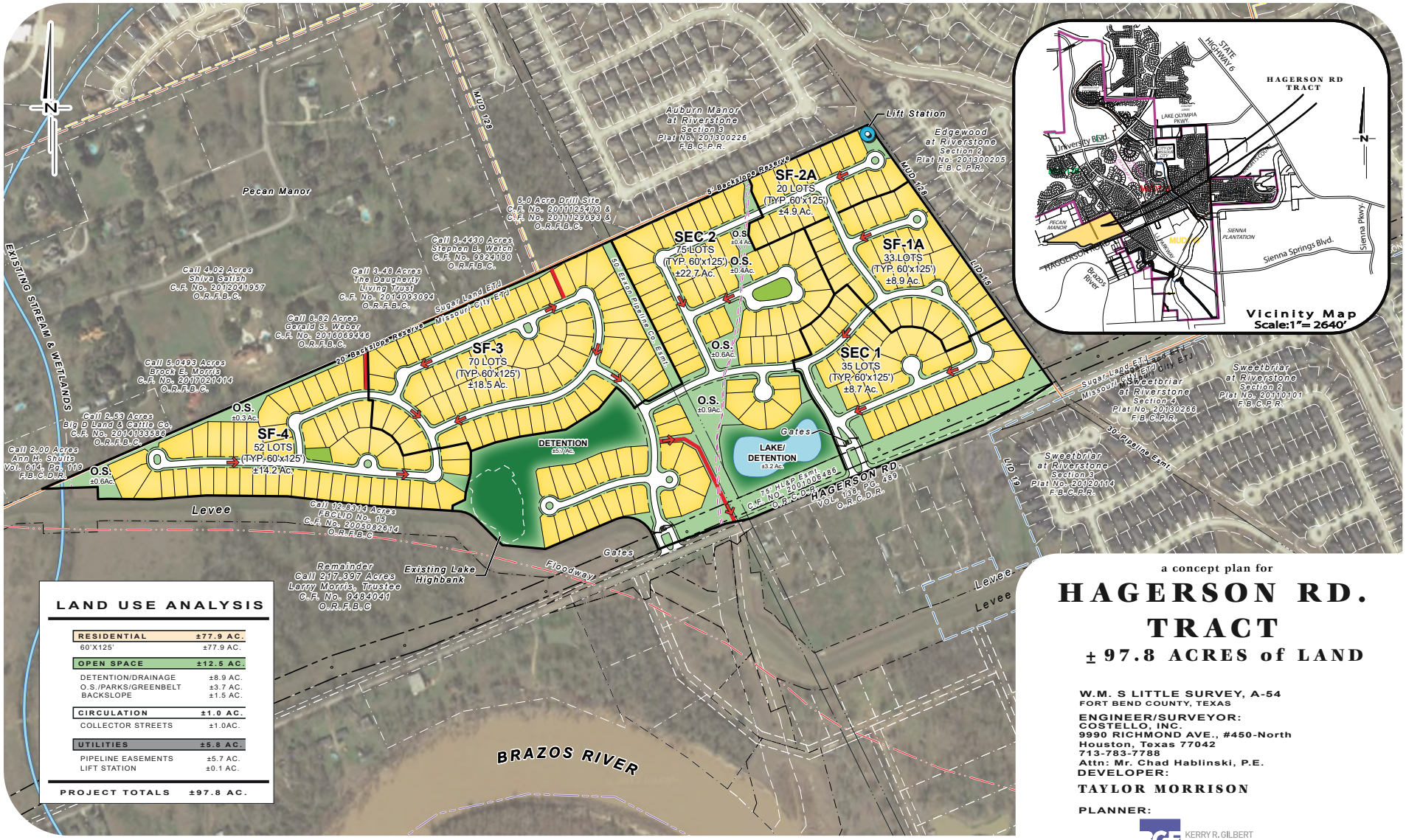

LAND USE ANALYSIS

RESIDENTIAL	**±77.9 AC.**
60'X125'	±77.9 AC.
OPEN SPACE	**±12.5 AC.**
DETENTION/DRAINAGE	±8.9 AC.
O.S./PARKS/GREENBELT	±3.7 AC.
BACKSLOPE	±1.5 AC.
CIRCULATION	**±1.0 AC.**
COLLECTOR STREETS	±1.0AC.
UTILITIES	**±5.8 AC.**
PIPELINE EASEMENTS	±5.7 AC.
LIFT STATION	±0.1 AC.
PROJECT TOTALS	**±97.8 AC.**

a concept plan for

HAGERSON RD. TRACT

± 97.8 ACRES of LAND

W.M. S LITTLE SURVEY, A-54
FORT BEND COUNTY, TEXAS

ENGINEER/SURVEYOR:
COSTELLO, INC.
9990 RICHMOND AVE., #450-North
Houston, Texas 77042
713-783-7788
Attn: Mr. Chad Hablinski, P.E.

DEVELOPER:
TAYLOR MORRISON

PLANNER:
KERRY R. GILBERT & ASSOCIATES
– Land Planning Consultants –
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE
0 100 200 400

APRIL 20, 2018
KGA #9836A

LEGEND

STORM SEWER ESMT

PROPOSED DRAINAGE ROUTE

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MISSOURI CITY SUBDIVISION AND ZONING ORDINANCES IN EFFECT AT THE TIME THIS GENERAL PLAN WAS PREPARED ALONG WITH ANY VARIANCE(s) TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MISSOURI CITY PLANNING COMMISSION AND/OR THE CITY COUNCIL. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY OR CHARACTER OF ACTUAL UTILITES OR OTHER FACILITES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERALPLAN.

BGE | KERRY R. GILBERT & ASSOCIATES

missouri CITY
TEXAS
the show me city.

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	May 9, 2018
AGENDA ITEM SUBJECT:	Preliminary Plat of Hagerson Rd Tract Section One
AGENDA ITEM NUMBER:	6.B.2
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JSH for OTS JSH for **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	1800019
PROPERTY ID:	Various; Main parcel: 0054-00-000-4200-907
LOCATION:	West of LJ Parkway and north of Hagerson Road

ZONING DISTRICT DESIGNATION: ETJ, Exterritorial 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 grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.

   b. Within the vicinity map, please revise/clarify the boundaries of MUD #149 to show that the subject plat is within the boundaries.

   c. The **boundaries** of **political subdivisions** and **school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). Please show the boundaries of municipal utility districts within view.

   d. A copy of the proposed restrictive covenants shall be provided in accordance with Section 2.D(24). Please provide for subject subdivision.

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

   a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.

   b. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

   c. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

   d. Offsite storm sewer calculations have been received and will be reviewed once the Master Drainage plan has been approved by the City.

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

   a. Please provide a revised .dwg file. The one provided was not referenced properly

B. STANDARD PLAT NOTES:

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

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

a. There are no existing and proposed pipeline easements within the limits of the subdivision. – OR – All existing and proposed pipelines or pipeline easements through the subdivision have been shown.

b. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."

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

a. All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [X] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application:

1. Name of plat:	Hagerson Rd Tract Section One
2. Name of conceptual plan that encompasses this plat (if applicable):	
3. Type of use (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	Taylor Morrison
Mailing Address:	5353 W. Sam Houston Pkwy N, Suite 190 Houston, TX 77041
Phone No.:(281) 208 - 7510	Fax No.:( ) -
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.):	BGE|KERRY R. GILBERT & ASSOCIATES
Mailing Address:	23501 CINCO RANCH BLVD SUITE A-250 KATY, TX 77494
Phone No.:(281) 579 - 0340	Fax No.:( ) -
Email:	kedwards@krga.com
6. Is plat located inside the City limits? (Circle One):	YES NO
7. Is plat located inside the City's ETJ? (Circle One):	YES NO
8. Total acreage:	12.0
9. Estimated # of Sections: 1	Blocks: 3 Reserves: 2
10. Estimated # of residential lots/dwelling units:	35
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: 2.6 Public Streets: _____ Residential Lots: 6.66 Lakes/Ponds (non-recreational):_____ Irrigation/Drainage Canals:_____ Recreational Uses:_____ Utility Easements: 2.47 Public Parkland: _____ Other (explain): landscape/open space (acres): 0.27
12. Residential lot dimensions:	Average: 60' x 125' Smallest: _____
13. Lot area:	Non cul-de-sac: Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: Cul-de-sac:
16. Depth:	Non cul-de-sac: Cul-de-sac
17. Block Length: _____	Average: _____ Longest: _____ Shortest: _____
18. Type of Streets (Circle One):	Public Private Combination Public/Private
19. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:	FORT BEND COUNTY MUD 149

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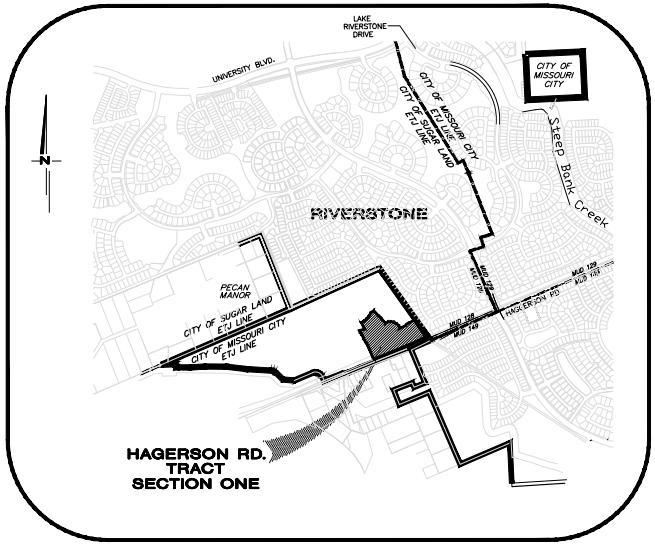
GENERAL NOTE:

1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "W.L.E." INDICATES WATER LINE EASEMENT.
4.) "STM. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
5.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
6.) "L.S." INDICATES LIFT STATION SITE.
7.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.

8.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
9.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
10.) CONTROL BENCHMARK: CITY OF MISSOUR CITY SURVEY MARKER #FCM-006; 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 NGVD'88,2001 ADJ;
11.) T.B.M. 5/8" IRON ROD CAP ELEVATION, 62.96'. ELEVATIONS BASED ON U.S.C. &G.S. MONUMENT STAMPED SUGARLAND 1942-1,
ELEVATION: 62.96 FEET N.G.V.D. 1929, 1973 ADJUSTMENT.
12.) IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ACTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
13.) DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
14.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
15.) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE PARKS EDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014)
16.) ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY OF MISSOURI CITY EXTRATERRITORIAL JURISDICTION.
17.) ALL SLAB ELEVATIONS SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOUT THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES. THE MINIMUM SLAB ELEVATION FOR SECTION 2 IS 75.50'.
18.) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
19.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
20.) REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
21.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
22.) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PRIVATE STREETS.
23.) RESERVES CREATED BY THIS PLAT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
24.) DRIVEWAY LOCATION – FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
25.) THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS.
26.) ALL DRAINAGE AND FLOOD WAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168 (D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
27.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUES BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS [THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (D)] OR [THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION (E)] OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
28.) UNLESS OTHERWISE NOTED, ALL PERMANENT ACCESS EASEMENTS ARE A MINIMUM 50' IN WIDTH.
29.) THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF MISSOURI CITY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAYS. THE CITY OF MISSOURI CITY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION TO MAINTAIN, OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISON, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
30.) "P.A.E./P.U.E." INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.
31.) "PVT." INDICATES PRIVATE.

DISCLAIMER AND LIMITED WARRANTY

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



Vicinity Map
Scale: 1" = 2000'

A PRELIMINARY PLAT OF

HAGERSON RD. TRACT

SECTION ONE

BEING 12.0± ACRES OF LAND
CONTAINING 36 LOTS (60' X 125' TYP.) AND TWO RESERVES IN THREE BLOCKS.
OUT of THE
WILLIAM LITTLE SURVEY, A-54
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

DEVELOPER:
TAYLOR MORRISON
5555 W. SAM HOUSTON PKWY N. SUITE 190
HOUSTON, TEXAS
BOBBY SKINNER
(281) 204-7510

ENGINEER:
COSTELLO, INC.
2107 CITYWEST BLVD
HOUSTON, TX 77042
CHAD HASLINSKI
(713) 783-7788

PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

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

APRIL 20, 2018
KGA# 9836A

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A PRELIMINARY PLAT OF

HAGERSON RD. TRACT

SECTION ONE

BEING 12.0± ACRES OF LAND

CONTAINING 35 LOTS (60' X 125' TYP.) AND TWO RESERVES IN THREE BLOCKS.

OUT of THE

WILLIAM LITTLE SURVEY, A-54

CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

NOTE:

(A) RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.27 ACRE

(B) RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±2.47 ACRES

DEVELOPER:
TAYLOR MORRISON
5353 W. SAM HOUSTON PKWY N. SUITE 190
HOUSTON, TEXAS
BOBBY SKINNER
(281) 204-7910

ENGINEER:
COSTELLO, INC.
2107 CITYWEST BLVD
HOUSTON, TX 77042
CHAD HABLINSKI
(713) 783-7788

PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

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

APRIL 20, 2018
KGA# 9836A

DISCLAIMER AND LIMITED WARRANTY

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

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	May 9, 2018
AGENDA ITEM SUBJECT:	Preliminary Plat of Hagerson Rd. Tract Section Two
AGENDA ITEM NUMBER:	6.B.(3)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JJ for OTS JCH for **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	1800021
PROPERTY ID:	Various; Main parcel: 0054-00-000-4200-907
LOCATION:	West of LJ Parkway and north of Hagerson Road

ZONING DISTRICT DESIGNATION: ETJ, Exterritorial 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 grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.

   b. An encumbrance certificate, which certifies that all existing and proposed easements, rights-of-way, fee strips, and significant topographical features on the land being platted are fully shown and accurately identified on the face of the plat, must be provided in accordance with Section 2.B. An encumbrance certificate may be placed on the face of the plat in accordance with Appendix H.

   c. Within the vicinity map, please revise/clarify the boundaries of MUD #149 to show that the subject plat is within the boundaries.

   d. The **boundaries** of **political subdivisions** and **school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please show the boundaries of municipal utility districts within view.**

   e. A copy of the proposed restrictive covenants shall be provided in accordance with Section 2.D(24). **Please provide for subject subdivision.**

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

   a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.

   b. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

   c. A portion of the lots are within the 100-year floodplain. An approved LOMR-F from FEMA must be received by the City before a final plat can be submitted.

   d. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

   e. Offsite storm sewer calculations have been received and will be reviewed once the Master Drainage Plan has been approved.

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

   a. An electronic plat shall be submitted in accordance with Section 2.D(2).

B. STANDARD PLAT NOTES:

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

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

   a. There are no existing and proposed pipeline easements within the limits of the subdivision. – OR – All existing and proposed pipelines or pipeline easements through the subdivision have been shown.

   b. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."

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

   a. All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).

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

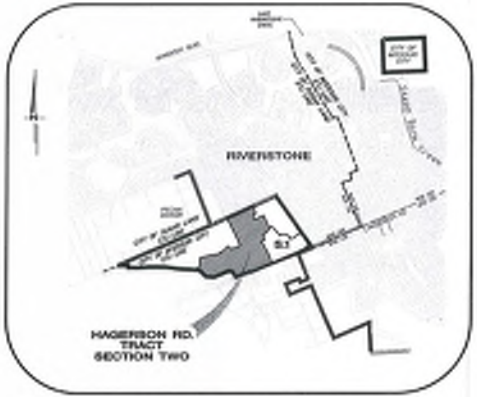
DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [X] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application:

1. Name of plat:	Hagerson Rd Tract Section Two
2. Name of conceptual plan that encompasses this plat (if applicable):	
3. Type of use (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	Taylor Morrison
Mailing Address:	5353 W. Sam Houston Pkwy N, Suite 190 Houston, TX 77041
Phone No.:(281) 208 - 7510	Fax No.:( ) -
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.):	BGE|KERRY R. GILBERT & ASSOCIATES
Mailing Address:	23501 CINCO RANCH BLVD SUITE A-250 KATY, TX 77494
Phone No.:(281) 579 - 0340	Fax No.:( ) -
Email:	kedwards@krga.com
6. Is plat located inside the City limits? (Circle One):	YES NO
7. Is plat located inside the City's ETJ? (Circle One):	YES NO
8. Total acreage:	35.2
9. Estimated # of Sections: 1	Blocks: 4 Reserves: 9
10. Estimated # of residential lots/dwelling units:	35
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: 5.54 Public Streets: _____ Residential Lots: 15.55 Lakes/Ponds (non-recreational): 8.87 Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: 1.3 Public Parkland: _____ Other (explain): landscape/open space (acres): 3.94
12. Residential lot dimensions:	Average: 60' x 125' Smallest: _____
13. Lot area:	Non cul-de-sac: Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: Cul-de-sac:
16. Depth:	Non cul-de-sac: Cul-de-sac
17. Block Length: _____	Average: _____ Longest: _____ Shortest: _____
18. Type of Streets (Circle One):	Public Private Combination Public/Private
19. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:	FORT BEND COUNTY MUD 149



Vicinity Map
Scale: 1" = 2000'

A PRELIMINARY PLAT OF

HAGERSON RD. TRACT

SECTION TWO

BEING 35.24 ACRES OF LAND

CONTAINING 76 LOTS (60' X 120' TYP.) AND
NINE RESERVED IN FOUR BLOCKS.

OUT OF THE
WILLIAM LITTLE SURVEY, A-54
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

DEVELOPER:
TAYLOR MORRISON
[illegible]
HOUSTON, TEXAS
[illegible]
[illegible]

OWNER:
COSTELLO, INC.
[illegible]
HOUSTON, TX 77046
[illegible]
[illegible]

PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES
Land Planning Consultants
[illegible]
Katy, Texas 77494
Tel: 281-578-5300

SCALE: 1"=100'
HORIZ. 1" = 100'
VERT. N/A
0 50 100 200

APRIL 20, 2018
KGR#18004

City of Missouri City, TX
Received
APR 20 2018
Planning Division

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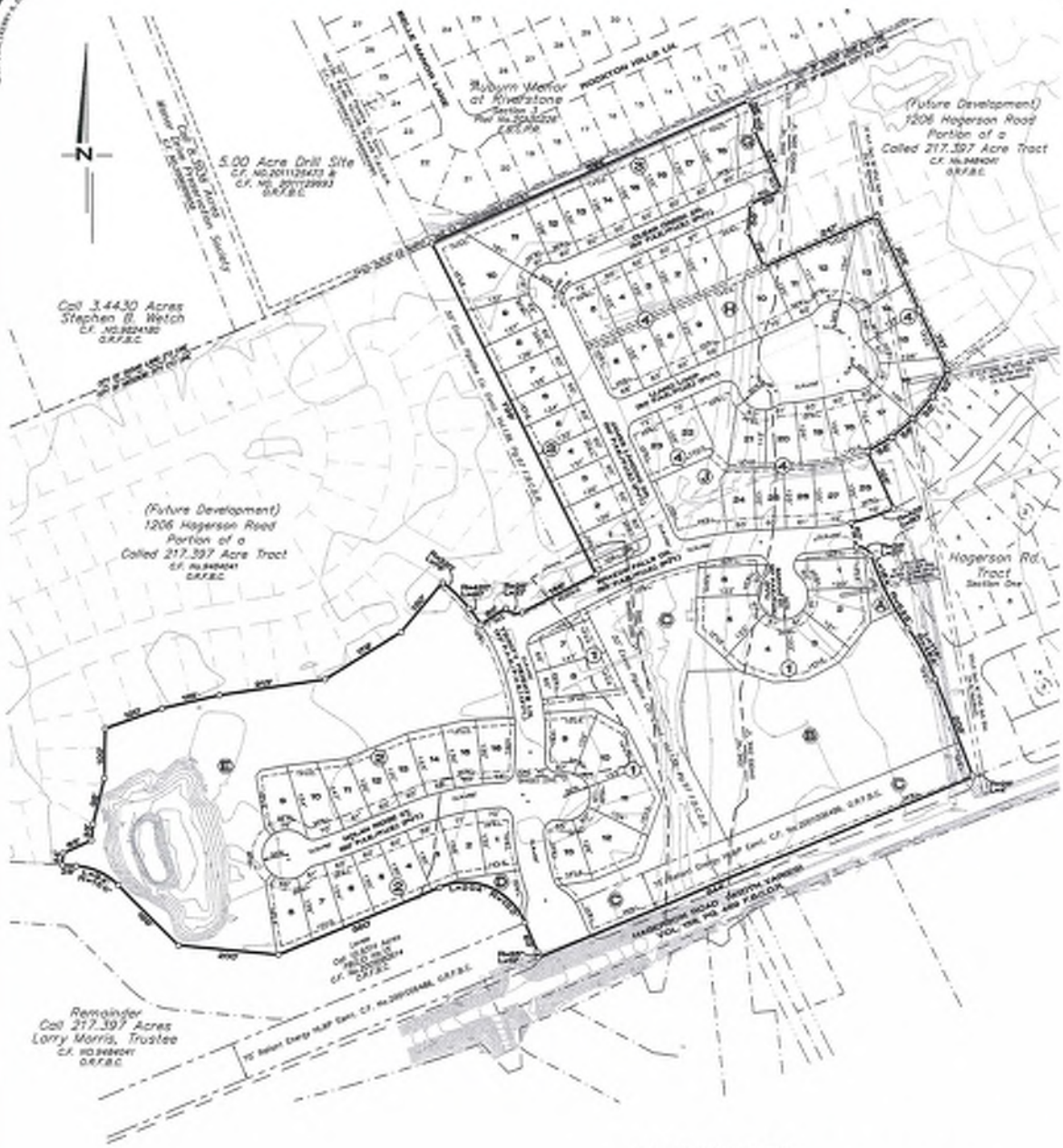

A PRELIMINARY PLAT OF

HAGERSON RD. TRACT

SECTION TWO

BEING 35.2± ACRES OF LAND

CONTAINING 76 LOTS (60' X 120' TYP.) AND NINE RESERVES IN FOUR BLOCKS.

OUT OF THE

WILLIAM LITTLE SURVEY, A-54

CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

DEVELOPER:

TAYLOR MORRISON

6363 W. SAM HOUSTON PKWY N. SUITE 190
HOUSTON, TEXAS
BOBBY BIGNIER
(832) 354-7510

ENGINEER:

COSTELLO, INC.

2107 CITYWEST BLVD
HOUSTON, TX 77042
(Main) (713)783-8500
(713) 785-7706

PLANNER:

KERRY R. GILBERT & ASSOCIATES

- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: (281-579-0340)

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

APRIL 20, 2018
KGAP-9604

NOTE:

- (A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.14 ACRE
- (B) RESTRICTED RESERVE "B" LAKE/DETENTION ±3.22 ACRES
- (C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±3.56 ACRES
- (D) RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.11 ACRE
- (E) RESTRICTED RESERVE "E" DETENTION ±5.58 ACRES
- (F) RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE ±0.07 ACRE
- (G) RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±0.22 ACRE
- (H) RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±0.42 ACRE
- (J) RESTRICTED RESERVE "J" LANDSCAPE/OPEN SPACE ±0.62 ACRE

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MISSOURI CITY SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF THE PRELIMINARY PLAT APPROVAL BUT MAY CHANGE OR VARIANCES TO THE REGULATIONS MAY BE GRANTED. THE PRELIMINARY PLAT IS A PRELIMINARY PLAN SUBMITTED TO THE CITY OF MISSOURI CITY FOR ITS CONSIDERATION. THE PRELIMINARY PLAT IS PREPARED FOR DEVELOPMENT PURPOSES ONLY. THE PRELIMINARY PLAT IS NOT A PLAT FOR RECORDING. THE DEVELOPER MAY BE REQUIRED TO MAKE CHANGES IN THE PRELIMINARY PLAT AS A RESULT OF LOCAL, STATE OR FEDERAL REGULATIONS, OR AS A RESULT OF ENGINEERING, ENVIRONMENTAL, LEGAL OR MARKET CONSTRAINTS. THE PRELIMINARY PLAT IS PROVIDED "AS IS" WITHOUT ANY WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. KERRY R. GILBERT & ASSOCIATES, INC. DOES NOT WARRANT THE ACCURACY, LOCATION, QUALITY, OPERATION OF ANY PLAN, STRUCTURE OR OTHER FACILITIES IN THE CITY, OR UNDER THE PROPOSED REGULATIONS IN THE PRELIMINARY PLAT.

City of Missouri City, TX
Received
APR 20 2018
Planning Division

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missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	May 9, 2018
AGENDA ITEM SUBJECT:	Concept Plan of Avalon at Sienna Section 3, 4, 5
AGENDA ITEM NUMBER:	6.C.(1)
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	1800020
PROPERTY ID:	Various; Main Parcel: 0086-00-000-4915-907
LOCATION:	Sienna Parkway; southwest of the intersection of Fort Bend Tollway and Sienna Parkway; north of Waterbrook West subdvidion; and east of Sienna Village of Bees Creek subdivision

ZONING DISTRICT DESIGNATION: ETJ, Exterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract D of Sienna North which is governed by the provisions of the 9th amendment to the Sienna Plantation Joint Development Agreement (SPJDA).

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Concept Plan** conditioned on addressing the following deficiencies. ***This recommendation is based upon the Developer/Applicant removing Section 4 from consideration at this time. If the Developer/Applicant wishes to move forward with Section 4 as proposed, an amendment to the SPJDA is required.***

A conceptual plan application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014, and in accordance with Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. In the case that the subject site is located outside the city limits and is governed by a strategic partnership agreement or development agreement, the conceptual plan must comply with all applicable requirements. Section 1.02 of the 9th Amendment to the SPJDA provides for the amended use allocation for Tract D, allowing for a maximum of 400 single family residential units. To date, Sienna Avalon Sections 1, 2, and 6 have been recorded. Section 7 has been fully approved.

      Including this proposed concept plan, a total of 461 single family residential units have been proposed or recorded, exceeding the maximum allocation. An amendment to the Development Agreement is required, prior to approval of this concept plan, if the Developer wishes to move forward with all three of the sections proposed. Otherwise, conditional approval may be provided, if the Developer removes Section 4 from consideration at this time.

   b. The proposed name of the subdivision or development shall be indicated in accordance with Section 1(1). **Please revise the name of the subdivision to reference "Sections" instead of "Section".**

   c. The vicinity map must provide a scale and show sufficient detail to a distance of not less than one-half mile in accordance with Section 1(9). **Please revise map to show line details.**

   d. Please clarify the total number of lots proposed. The application indicates 172 however the lot count appears to be 170.

   e. Typical lot sizes shall also be provided in accordance with Section 1(12). **Please clarify/revise the residential land use chart. The typical lot sizes provided differ from the total lots within the subdivision (i.e. – 31'x110' compared to 31/ x 125'; 65' x 130')**

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

   None.

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

a. An electronic plat shall be submitted in accordance with Section 2.D(2). **The .dwg file provided was not referenced properly. Please provide a revised copy.**

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

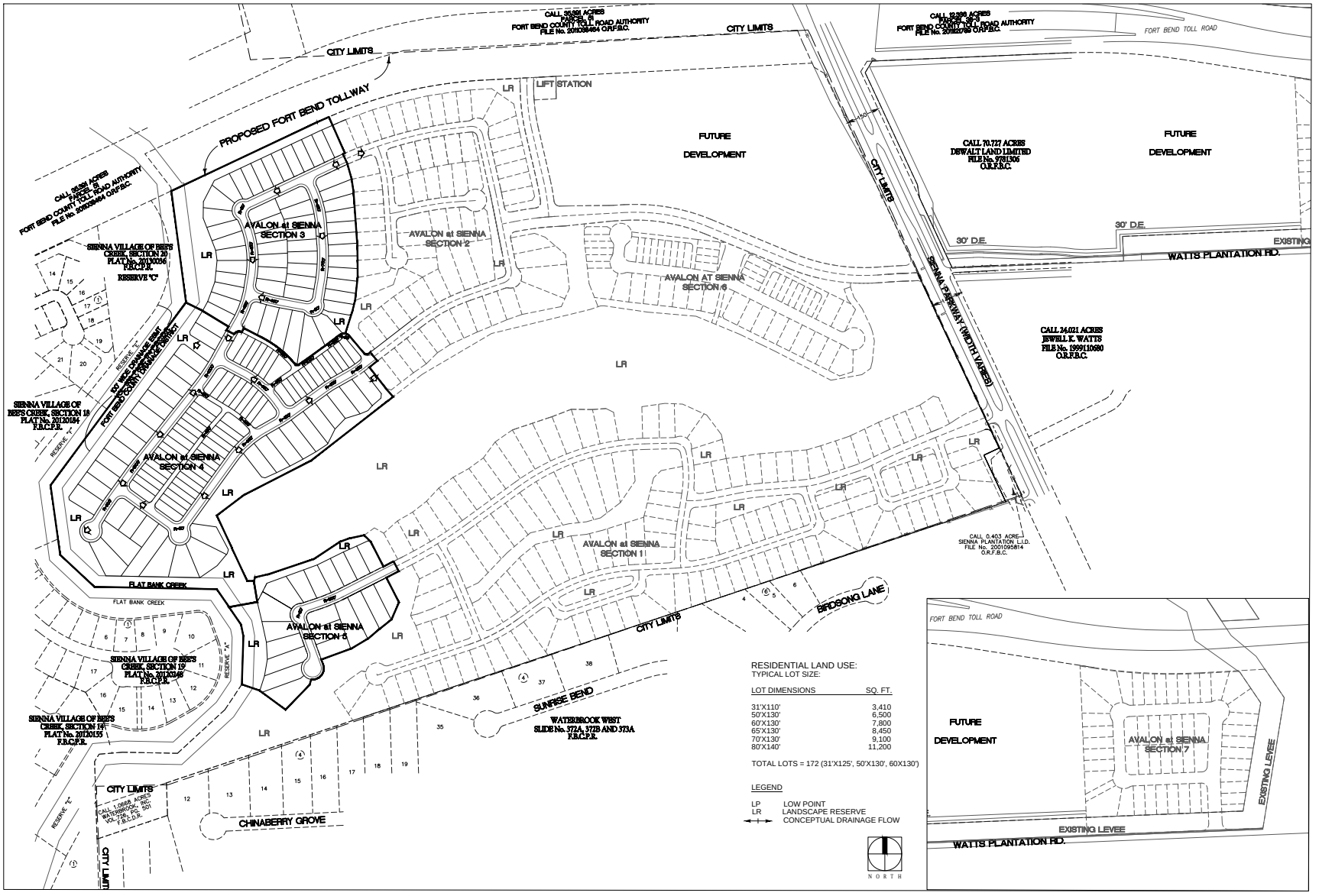
DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [X] **CONCEPTUAL PLAN** [ ] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application: 4/20/2018

1.	Name of plat: Avalon at Sienna Sections 3,4,5
2.	Name of conceptual plan that encompasses this plat (if applicable):
3.	Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4.	Landowner's name (If company or corporation, list chief officer): Taylor Morrison of Texas c/o Bobby Skinner
	Mailing Address: 5353 W.Sam Houston Pkwy #190 Houston, TX 77041
	Phone No.:(281) 204 - 7510
	Email: bskinner@taylormorrison.com
5.	Applicant's name (Engineer, Planner, Architect, Etc.): TBG Partners c/o Jake Burgus
	Mailing Address: 3050 Post Oak Blvd Suite 1100 Houston, TX 77056
	Phone No.:(713) 439 - 0027
	Email: jacob.burgus@tbgpartners.com
6.	Is plat located inside the City limits or City's ETJ? (Circle One): CITY LIMITS ETJ
7.	Is plat located inside the City's ETJ? (Circle One): YES NO
8.	Total acreage: 47.48
9.	Estimated # of Sections: 3 Blocks: 13 Reserves: 5
10.	Estimated # of residential lots/dwelling units: 172
11.	Land distribution (in acres) - *Must total acreage indicated in Line 8 above*: Private Streets: 7.73 Public Streets: _____ Residential Lots: 29.59 Lakes/Ponds (non-recreational):_____ Irrigation/Drainage Canals:_____ Recreational Uses:_____ Utility Easements: _____ Public Parkland: _____ Other (explain): Reserve: 10.16 (acres):_____
12.	Residential lot dimensions: Average: 50'x130' Smallest: 31'x125'
13.	Lot area: Non cul-de-sac: Cul-de-sac:
14.	Front width (At property line): Non cul-de-sac: Cul-de-sac:
15.	Front width (At building line): Non cul-de-sac: Cul-de-sac:
16.	Depth: Non cul-de-sac: Cul-de-sac
17.	Block Length: _____ Average: _____ Longest: _____ Shortest: _____
18.	Type of Streets (Circle One): Public Private Combination Public/Private
19.	Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)
20.	Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)
21.	Municipal Utility District:



RESIDENTIAL LAND USE:
TYPICAL LOT SIZE:

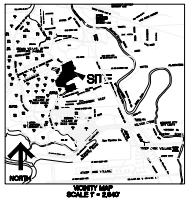
LOT DIMENSIONS	SQ. FT.
31'X110'	3,410
50'X130'	6,500
60'X130'	7,800
65'X130'	8,450
70'X130'	9,100
80'X140'	11,200

TOTAL LOTS = 172 (31'X125', 50'X130', 60X130')

LEGEND

LP LOW POINT
LR LANDSCAPE RESERVE
CONCEPTUAL DRAINAGE FLOW

TBG



AVALON AT SIENNA SECTION 3,4,5

A CONCEPT PLAN OF
47.48 ACRES

172 LOTS TOTAL
62 LOTS (31'X125')
57 LOTS (50'X130')
53 LOTS (65'X130)

13 BLOCKS, 5 RESERVES

OWNER:
TAYLOR MORRISON
OF TEXAS
ENGINEER:
LJA ENGINEERING, INC

Job Number:
H14128
Drawn:
JB
Rev. Date:
4-18-2018
File Number:
TBG14009

0 50' 100' 200' 400'
SCALE: 1"=200'

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

Y:\Avalon at Sienna (415172)\08 Submittal\Avalon at Sienna Section 3-4-5 Concept Plan 4-20-2018.dwg

missouri CITY
TEXAS
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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	May 9, 2018
AGENDA ITEM SUBJECT:	Preliminary Plat of Avalon at Sienna Plantation Section 3
AGENDA ITEM NUMBER:	6.C.(2)
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services Jet for **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	1800024
PROPERTY ID:	Various; Main parcel: 0086-00-000-5011-907
LOCATION:	Sienna Parkway; southwest of the intersection of Fort Bend Tollway and Sienna Parkway; north of Waterbrook West subdivision; and east of Sienna Village of Bees Creek subdivision

ZONING DISTRICT DESIGNATION: ETJ, Exterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract D of Sienna North which is governed by the provisions of the 9th amendment to the Sienna Plantation Joint Development Agreement (SPJDA).

RECOMMENDED ACTION:

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

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

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.

   b. All lots and blocks shall be numbered or lettered consecutively in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves. Reserve C is not located within the boundaries of TIRZ 3. Additionally, TIRZ 3 should not be identified as the responsible ownership/maintenance entity for this reserve. Please revise.

   c. A copy of the proposed restrictive covenants shall be provided in accordance with Section 2.D(24). **Please provide annexation instrument for the subject section.**

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

   a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

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

   a. An electronic plat shall be submitted in accordance with Section 2.D(2). **The .dwg file provided was not referenced properly. Please provide a revised copy.**

   b. The street name, Sherwood Street, is also found within the City of Sugar Land. **Please provide new name.**

B. STANDARD PLAT NOTES:

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

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

   None.

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

   a. Please provide the minimum slab elevation as indicated in plat note #10.

   b. The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the _(insert name)_ Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.(12) of the Administrative Platting Manual of the City of Missouri City (June 2014). **Please add the responsible HOA for the areas included in plat note #15.**

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [X] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application:

1. Name of plat: Avalon at Sienna Plantation Section 3
2. Name of conceptual plan that encompasses this plat (if applicable): Avalon at Sienna Plantation Section
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer): Taylor Morrison of Texas, Inc. (Robert L. Skinner) / Sienna Plantation L.I.D. (Ken Beckman)
   Mailing Address: 5353 W. Houston Pkwy, Suite 190 - Houston - Texas 77041 / 16555 SW Frwy, Suite 200 - Sugar Land, Texas 77479
   Phone No.:(281) 598-3073 / (281) 500-6050
   Email:
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. (Marie Escue)
   Mailing Address: 1904 W. Grand Pkwy. N., Suite 100 - Katy, Texas 77449
   Phone No.:(713) 380-4443
   Email: mescue@lja.com
6. Is plat located inside the City limits or City's ETJ? (Circle One): CITY LIMITS ETJ
7. Is plat located inside the City's ETJ? (Circle One): YES NO
8. Total acreage: 14.723
9. Estimated # of Sections: 1 Blocks: 3 Reserves: 4
10. Estimated # of residential lots/dwelling units: 55
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:
    Private Streets: 2.294 Public Streets: _____ Residential Lots: 9.912
    Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: 2.332 Recreational Uses: _____
    Utility Easements: _____ Public Parkland: _____
    Other (explain): Landscape/Utilities/Wall (acres): 0.185
12. Residential lot dimensions: Average: 137'x50' Smallest: 137'x45'
13. Lot area: Non cul-de-sac: 6,850sqft. Cul-de-sac: 6,500sqft.
14. Front width (At property line): Non cul-de-sac: 50' Cul-de-sac: 40'
15. Front width (At building line): Non cul-de-sac: 50' Cul-de-sac: 45'
16. Depth: Non cul-de-sac: 137' Cul-de-sac 137'
17. Block Length: _____ Average: 500' Longest: 557' Shortest: 300'
18. Type of Streets (Circle One): Public Private Combination Public/Private
19. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District: Sienna Plantation Municipal Utility District No. 12

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; BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OWNERS OF THE 14.723 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT SIENNA PLANTATION SECTION 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, (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 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 ASSIGNERS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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

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

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

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF AVALON AT SIENNA PLANTATION SECTION 3 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

THIS _____ DAY OF _____, 2018.

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 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

THIS _____ DAY OF _____, 2018.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT

BY:_____
KEN BECKMAN, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF AVALON AT SIENNA PLANTATION SECTION 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 2018.

_____
SONYA BROWN-MARSHALL, CHAIRMAN

_____
TIMOTHY HANEY, VICE CHAIRMAN

NOTES:

1. BENCHMARK: FND. 4 INCH BRASS DISC SET IN CONCRETE AT THE SOUTHWESTERN CORNER OF THE INTERSECTION SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD. SURVEY MARKER NO. PCM-003
ELEV.= 66.07 2001 ADJUSTMENT

2. T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "_____"

3. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986797.

4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____ DATED _____. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WHOLLY WITHIN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.

7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C 0295L, REVISED APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" AS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AND ZONE "AE" AS DEFINED AS AREAS OF THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

8. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.

10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

12. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

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

14. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

15. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.

16. SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.

17. SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

18. 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.

19. DRIVEWAY LOCATION – FOR THE LOTS ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.

20. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.

21. 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.

22. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

23. 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.

24. 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.

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

26. 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.

27. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE 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.

28. 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.

29. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC. (S.P.R.A.I.) OR THE SIENNA PLANTATION MANAGEMENT DISTRICT.

30. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 1.

31. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.

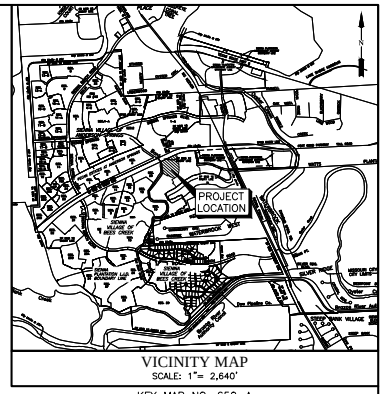
32. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

33. ALL PAVING ISLANDS WITH THE RIGHTS-OF-WAY OF THIS PLAT WILL BE MAINTAINED BY THE SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC. (S.P.R.A.I.) AND IS NOT THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY OR FORT BEND COUNTY.

34. U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.

35. THIS PLAT IS SUBORDINATED BY:
ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER, SIENNA 325, L.P., AS RECORDED IN FILE NO._____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

36. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



VICINITY MAP
SCALE: 1"= 2,640'

KEY MAP NO. 650-A

I, RICHARD W. STOLLEIS, 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.

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

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

THIS _____ DAY OF _____, 2018.

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

_____
ROBERT E. HEBERT
COUNTY JUDGE

_____ _____
W. A. (ANDY) MEYERS JAMES PATTERSON
PRECINCT 3, COUNTY COMMISSIONER PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2018 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

AVALON AT SIENNA PLANTATION SECTION 3

A SUBDIVISION OF 14.723 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN SURVEY, ABSTRACT 86, FORT BEND COUNTY, TEXAS.

55 LOTS 4 RESERVES (2.517 ACRES) 3 BLOCKS

APRIL 19, 2018 JOB NO. 0074-1403

OWNERS:

TAYLOR MORRISON OF TEXAS, INC.
ROBERT L. SKINNER, AUTHORIZED AGENT
5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON, TEXAS 77041
PH. (281) 598-3073

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
KEN BECKMAN, PRESIDENT
16555 SOUTHWEST FREEWAY, SUITE 200, SUGAR LAND, TEXAS 77479
PH. (281) 500-6050

SURVEYORS:

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

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

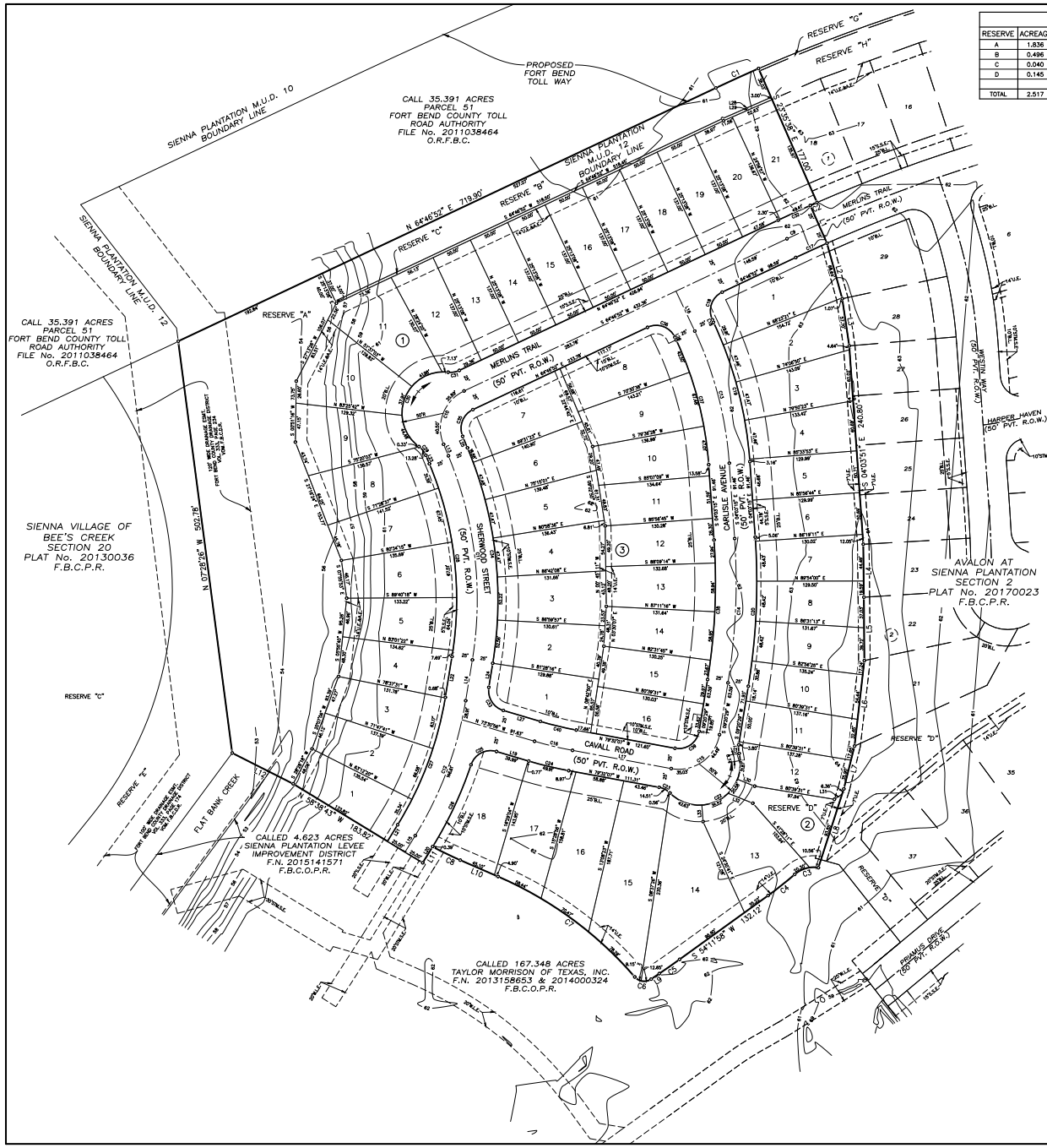
ENGINEER:

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

AMANDA CARRIAGE
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 105912

MYLAR CHECK: COORD _____ VP _____ DIR _____

Date\Time : Thu,19 Apr 2018 - 6:35pm
Path\Name : I:\Projects\PLATTING\0074\PLAT\Avalon at Sienna 3.dwg



RESERVE TABLE

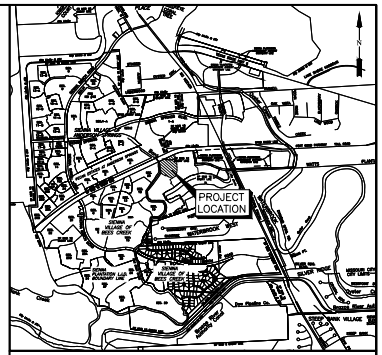
RESERVE	ACREAGE	SQ.FT.	TYPE	OWNERSHIP/MAINTENANCE
A	1.836	79,978	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
B	0.496	21,625	RESTRICTED TO LANDSCAPE/DRAINAGE	SIENNA PLANTATION RESIDENTIAL ASSOCIATION
C	0.040	1,748	RESTRICTED TO FENCE WALL	TAX INCREMENT REINVESTMENT ZONE NO. 3
D	0.145	6,324	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION RESIDENTIAL ASSOCIATION
TOTAL	2.517	109,675		

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 23°52'31" E	50.00'
L2	S 15°23'09" E	69.71'
L3	S 08°23'02" E	57.70'
L4	S 00°37'48" E	64.08'
L5	S 00°26'56" E	76.74'
L6	S 08°33'49" W	104.12'
L7	S 14°02'47" W	53.54'
L8	S 17°56'20" W	100.21'
L9	S 55°56'10" W	12.01'
L10	N 66°36'35" W	50.00'
L11	S 31°41'23" W	22.79'
L12	N 63°11'01" W	82.66'
L13	S 22°45'17" E	15.10'
L14	S 09°20'29" W	50.07'
L15	S 31°41'23" W	23.33'
L16	S 25°13'08" E	53.49'
L17	N 79°33'07" W	121.60'
L18	S 25°13'08" E	3.49'
L19	N 73°30'56" W	40.76'
L20	S 31°41'23" W	23.18'
L21	N 31°41'23" E	23.47'
L22	N 09°20'29" E	50.07'
L23	N 22°45'17" W	11.15'
L24	N 09°20'29" E	29.53'
L25	N 22°45'17" W	15.10'
L26	S 25°13'08" E	3.49'
L27	N 73°30'56" W	46.89'
L28	S 66°24'22" W	64.24'
L29	S 66°24'22" W	64.20'
L30	S 68°07'54" E	22.41'
L31	N 55°33'13" E	11.47'
L32	S 68°07'54" E	32.28'
L33	S 03°51'00" E	20.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2000.00'	1°37'31"	56.73'	56.73'	N 65°35'37" E
C2	1823.00'	0°16'54"	8.96'	8.96'	S 66°13'56" W
C3	35.00'	50°31'24"	30.86'	29.87'	S 74°06'35" W
C4	440.00'	5°21'06"	41.10'	41.08'	S 51°31'25" W
C5	990.00'	1°44'12"	30.01'	30.01'	S 55°04'04" W
C6	15.00'	83°15'45"	21.80'	19.93'	N 82°25'57" W
C7	460.00'	25°48'30"	207.20'	205.46'	N 53°42'19" W
C8	441.00'	4°49'33"	37.14'	37.13'	N 64°11'48" W
C9	1798.00'	1°20'37"	42.16'	42.16'	S 69°27'10" W
C10	50.00'	87°32'09"	76.39'	69.17'	S 21°00'47" W
C11	450.00'	32°05'46"	252.08'	248.80'	S 06°42'24" E
C12	450.00'	22°20'54"	175.52'	174.41'	S 20°30'36" W
C13	450.00'	21°09'53"	166.23'	165.28'	S 14°38'12" E
C14	750.00'	13°23'44"	175.35'	174.95'	S 02°38'37" W
C15	50.00'	91°07'24"	79.52'	71.40'	S 54°54'11" W
C16	450.00'	6°01'11"	47.28'	47.26'	N 76°31'31" W
C17	1773.00'	1°20'37"	41.58'	41.58'	S 69°27'10" W
C18	25.00'	90°00'00"	39.27'	35.36'	S 19°46'52" W
C19	475.00'	21°09'53"	175.46'	174.47'	S 14°38'12" E
C20	775.00'	13°23'44"	181.19'	180.78'	S 02°38'37" W
C21	25.00'	23°59'40"	10.47'	10.39'	S 02°39'21" E
C22	50.00'	149°39'29"	130.60'	96.51'	S 60°10'33" W
C23	25.00'	34°32'25"	15.07'	14.84'	N 62°15'55" W
C24	475.00'	6°01'11"	49.91'	49.88'	N 76°31'31" W
C25	25.00'	88°00'05"	38.40'	34.73'	S 62°29'02" W
C26	475.00'	13°12'23"	109.48'	109.24'	S 20°05'11" W
C27	425.00'	22°20'54"	165.77'	164.72'	N 20°30'56" E
C28	425.00'	32°05'46"	238.08'	234.98'	N 06°42'24" W
C29	25.00'	31°10'26"	13.60'	13.44'	N 38°20'31" W
C30	50.00'	150°41'23"	131.50'	96.75'	N 21°24'58" E
C31	25.00'	31°58'47"	13.95'	13.77'	N 80°46'15" E
C32	1823.00'	1°20'37"	42.75'	42.75'	N 69°27'10" E
C33	25.00'	82°51'24"	36.15'	33.08'	N 32°05'13" W
C34	475.00'	32°05'46"	266.09'	262.62'	N 06°42'24" W
C35	25.00'	87°32'09"	38.19'	34.59'	N 21°00'47" E
C36	25.00'	90°00'00"	39.27'	35.36'	S 70°13'08" E
C37	425.00'	21°09'53"	156.99'	156.10'	S 14°38'12" E
C38	725.00'	13°23'44"	169.50'	169.12'	S 02°38'37" W
C39	25.00'	91°07'24"	39.76'	35.70'	S 54°54'11" W
C40	425.00'	6°01'11"	44.65'	44.63'	N 76°31'31" W



VICINITY MAP
SCALE: 1"= 2,640'

KEY MAP NO. 650-A

LEGEND

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

N

60 30 0 60

SCALE: 1"=60'

AVALON AT SIENNA PLANTATION SECTION 3

A SUBDIVISION OF 14.723 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN SURVEY, ABSTRACT 86, FORT BEND COUNTY, TEXAS.

55 LOTS 4 RESERVES (2.517 ACRES) 3 BLOCKS

APRIL 19, 2018 JOB NO. 0074-1403

OWNERS:

TAYLOR MORRISON OF TEXAS, INC.
ROBERT L. SKINNER, AUTHORIZED AGENT
5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON, TEXAS 77041
PH. (281) 598-3073

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
KEN BECKMAN, PRESIDENT
16555 SOUTHWEST FREEWAY, SUITE 200, SUGAR LAND, TEXAS 77479
PH. (281) 500-6050

SURVEYORS:

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

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

ENGINEER:

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

AMANDA CARRIAGE
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 105912

MYLAR CHECK: COORD _____ DIR _____

Date/Time : Thu, 19 Apr 2018 - 6:35pm
Path/Name : I:\Projects\PLATTING\0374\PlatTy\Avalon at Sienna 3.dwg

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	May 9, 2018
AGENDA ITEM SUBJECT:	Concept Plan of Sienna Plantation 2D Sections 15A, 15B, 17A, 17B, 17C, 18
AGENDA ITEM NUMBER:	6.D.(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:	1800022
PROPERTY ID:	0025-00-000-1945-907
LOCATION:	West of Sienna Village of Destrehan, east of the Brazos River, and south of Sienna Village of Waters Lake

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 grant approval of this **Concept Plan** conditioned on addressing the following deficiencies.

A conceptual plan application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014, and in accordance with Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative

Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. The vicinity map must provide a scale and show sufficient detail to a distance of not less than one-half mile in accordance with Section 1(9). Please revise the map to include all of the subject concept plan.

   b. Please clarify/update the number of lots provided. The application and plat indicate 333 lots however the section breakdown of lots equals 331.

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

   None.

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

   None

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

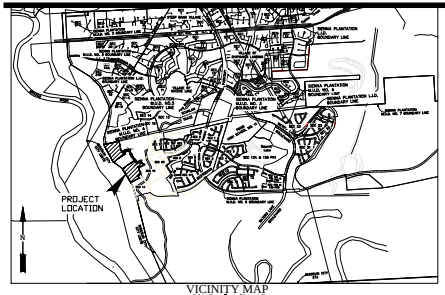
DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

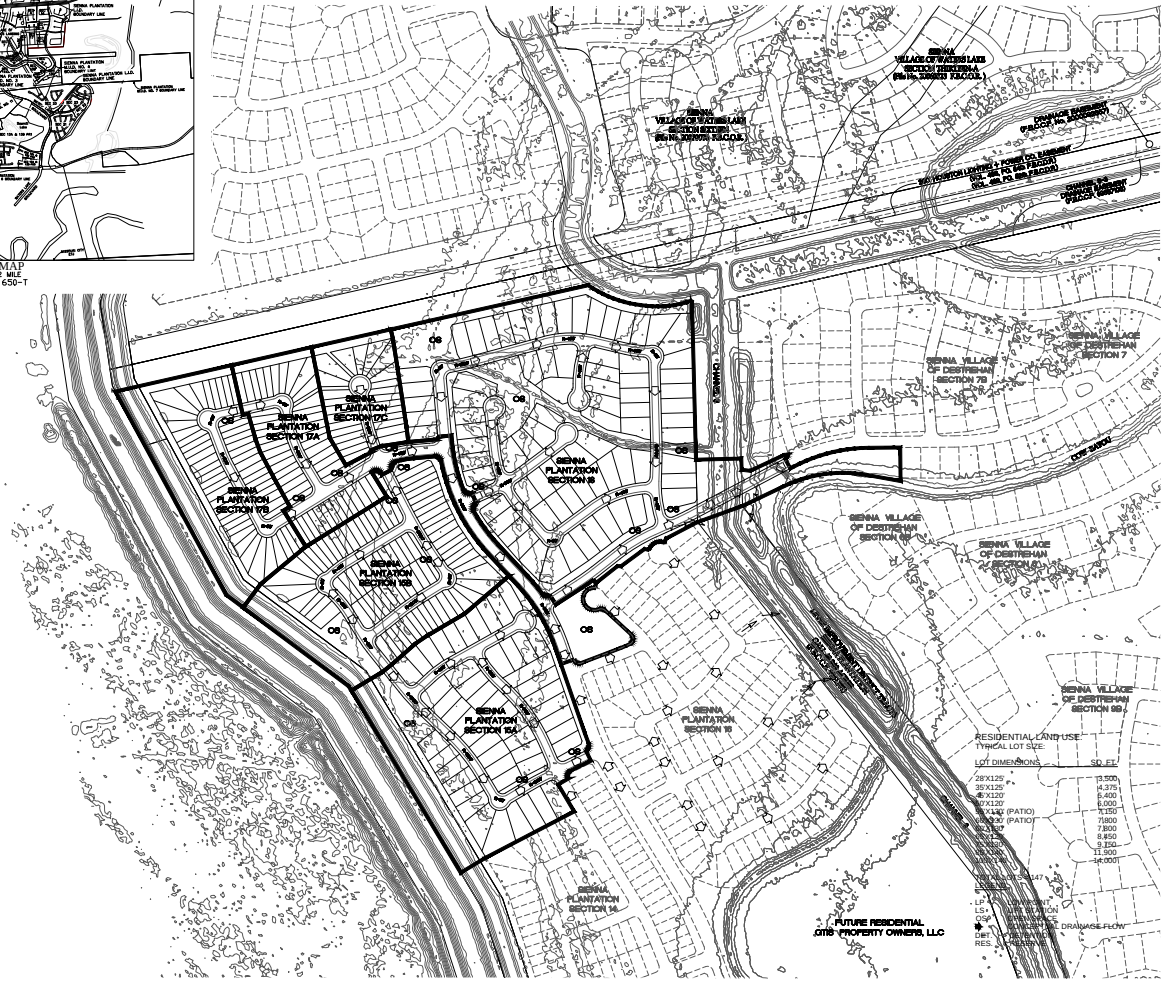
Check One: [X] **CONCEPTUAL PLAN** [ ] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application: 4/20/2018

1. Name of plat: Sienna Plantation 2D Sections 15A,15B,17A,17B,17C,18	
2. Name of conceptual plan that encompasses this plat (if applicable):	
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):	
4. Landowner's name (If company or corporation, list chief officer): Toll-GTIS Property Owners LLC.	
Mailing Address: 10110 W. Sam Houston Pkwy. Suite 210	
Phone No.: (281) 985 - 5076	
Email: jjenkins@tollbrothers.com	
5. Applicant's name (Engineer, Planner, Architect, Etc.): TBG Partners, c/o Jake Burgus	
Mailing Address: 3050 Post Oak Blvd. Suite 1100	
Phone No.: (713) 439 - 0027	
Email: jacob.burgus@tbgpartners.com	
6. Is plat located inside the City limits or City's ETJ? (Circle One): CITY LIMITS ETJ	
7. Is plat located inside the City's ETJ? (Circle One): YES NO	
8. Total acreage: 89.430	
9. Estimated # of Sections: 6 Blocks: 13 Reserves: 17	
10. Estimated # of residential lots/dwelling units: 333	
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*: Private Streets: _____ Public Streets: 18.205 Residential Lots: 49.485 Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): Reserve: 21.740 (acres): _____	
12. Residential lot dimensions:	Average: 47'x125' Smallest: 28'x125'
13. Lot area:	Non cul-de-sac: Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: Cul-de-sac:
16. Depth:	Non cul-de-sac: Cul-de-sac
17. Block Length: _____	Average: _____ Longest: _____ Shortest: _____
18. Type of Streets (Circle One):	Public Private Combination Public/Private
19. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District: SPMUD 6	



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



TBG

CONCEPT PLAN
SIENNA PLANTATION 2D

SIENNA PLANTATION SECTIONS 15A, 15B,17A,17B, 17C,18

A CONCEPT PLAN OF 89.43 ACRES OUT OF THE DAVID FITZGERALD SURVEY, ABSTRACT 25, FORT BEND COUNTY, TEXAS

333 LOTS
28'X125'= 162 UNITS
35'X125'= 38 UNITS
60'X125'= 53 UNITS
65'X130'= 78 UNITS
13 BLOCKS
6 TOTAL SECTIONS

OWNER:
TOLL GTIS PROPERTY OWNER, LLC

ENGINEER:
LJA ENGINEERING, INC.

Job Number:
H14128

Drawn:
JB

Rev.Date:
4-17-2018

File Number:
TBG 14010

NORTH

0 100' 200' 400' 600'
GRAPHIC SCALE
ORIGINAL SCALE 1" =200'

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

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	May 9, 2018
AGENDA ITEM SUBJECT:	Preliminary Plat of Sienna Plantation Section 15A
AGENDA ITEM NUMBER:	6.D.(2)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JCW for **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

---

PERMIT NUMBER:	1800023
PROPERTY ID:	0025-00-000-1945-907
LOCATION:	West of Sienna Village of Destrehan, east of the Brazos River, and south of Sienna Village of Waters Lake

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 grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.

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

   a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

   b. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

   c. All waterlines must be looped. The entire water system is shown as a single feed as defined by the Public Infrastructure Design Manual, which cannot extend beyond 400 feet. **The proposed development needs to provide a secondary feed to mitigate this requirement per Chapter 5.02.**

   d. Utility models for water are required per requirements in Chapter 5.02 of the Public Infrastructure Design Manual. The minimum fire flow and minimum system pressure is required. **Please provide fire flow model.**

   e. Utility models for sanitary are required per requirements in Chapter 6.02 of the Public Infrastructure Design Manual.

   f. Please provide offsite storm sewer calculations to verify existing storm system has capacity.

   g. All street separation distances must meet city standards. Please provide adequate justification on variance for the City to review at Harriswood Drive between Ironwood Pass and Broad Meadow Drive.

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

   a. An electronic plat shall be submitted in accordance with Section 2.D(2).

B. STANDARD PLAT NOTES:

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

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

   None

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

   a. Please provide minimum slab elevation as indicated in plat note #10.

   b. Please provide responsible entity in plat note #10.

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [X] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application:

1. Name of plat:	Sienna Plantation Section 15A
2. Name of conceptual plan that encompasses this plat (if applicable):	Sienna Plantation 2D
3. Type of use (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development **Single Family Residential** Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	Toll GTIS Property Owner, LLC (Jimmie Jenkins) / Sienna Plantation L.I.D. (Ken Beckman)
Mailing Address:	5353 W. Houston Pkwy, Suite 190 - Houston - Texas 77041 / 16555 SW Frwy, Suite 200 - Sugar Land, Texas 77479
Phone No.:	(281) 894-8655 / (281) 500-6050
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. (Marie Escue)
Mailing Address:	1904 W. Grand Pkwy. N., Suite 100 - Katy, Texas 77449
Phone No.:	(713) 380-4443
Email:	mescue@lja.com
6. Is plat located inside the City limits or City's ETJ? (Circle One):	CITY LIMITS **ETJ**
7. Is plat located inside the City's ETJ? (Circle One):	**YES** NO
8. Total acreage:	17.972
9. Estimated # of Sections: 1	Blocks: 3 Reserves: 4
10. Estimated # of residential lots/dwelling units:	51
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: _____ Public Streets: 2.977 Residential Lots: 10.892 Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: 1.129 Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): Landscape/Levee (acres): 2.884
12. Residential lot dimensions:	Average: 135'x60' Smallest: 134'x60'
13. Lot area:	Non cul-de-sac: 8,100sqft. Cul-de-sac: 8,040sqft.
14. Front width (At property line):	Non cul-de-sac: 60' Cul-de-sac: 55'
15. Front width (At building line):	Non cul-de-sac: 60' Cul-de-sac: 60'
16. Depth:	Non cul-de-sac: 135' Cul-de-sac 150'
17. Block Length: _____	Average: 500' Longest: 600' Shortest: 400'
18. Type of Streets (Circle One):	**Public** Private Combination Public/Private
19. Type of Water System (Circle One):	**Public** Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	**Public** Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:	Sienna Plantation Municipal Utility District No. 4

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND WE, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT BEING AN OFFICER OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, OWNERS OF THE 17.972 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 15A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 15A WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

THIS _____ DAY OF _____, 2018.

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

BY: _____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LUCY CHALCRAFT
Notary Public, State of Texas
Comm. Expires 03-06-2017
Notary ID 13933477-2

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

THIS _____ DAY OF _____, 2018.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT

BY: _____
KEN BECKMAN, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 15A 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

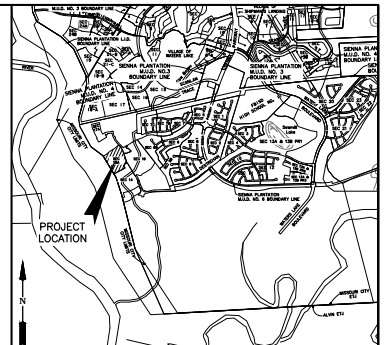
THIS _____ DAY OF _____, 2018.

_____
SONYA BROWN-MARSHALL, CHAIRMAN

_____
TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
   SURVEY MARKER NO. PCM-011
   ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
2. T.B.M. INDICATES TEMPORARY BENCHMARK
   FND. 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG"
   ELEV. = 53.75 2001 ADJUSTMENT
3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____ DATED _____. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
11. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
17. SIDEWALKS SHALL BE BUILD OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
18. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
19. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
20. 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.
21. 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.
22. 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.
23. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
24. 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.
25. 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.
26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
27. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
28. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (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.
29. THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
30. 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.
31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
32. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
33. THIS PLAT IS SUBORDINATED BY:
    ALYSSA PRATKA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
34. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
35. THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.R.
36. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
37. U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGH-OF-WAY.
38. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.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SIENNA PLANTATION MUD. NO. 108 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 109 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 110 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 111 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 112 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 113 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 114 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 115 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 116 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 117 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 118 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 119 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 120 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 121 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 122 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 123 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 124 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 125 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 126 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 127 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 128 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 129 BOUNDARY LINE
SIENNA PLANTATION MUD. NO. 130 B

TOLL-GTIS PROPERTY OWNER LLC
TRACT "B"
CALLED 287.208 AC
F.N. 2013153798
F.B.C.O.P.R.
FUTURE
SIENNA PLANTATION
SECTION 17
RESERVE "G"
N
SCALE: 1"=60'
SILVER CREST LN.
(50' R.O.W.)
MILAM GROVE DRIVE
(50' R.O.W.)
IRONWOOD PASS DR.
(50' R.O.W.)
BROAD MEADOW DRIVE
(50' R.O.W.)
HARRISWOOD DR.
(50' R.O.W.)
RED HERON LANE
(50' R.O.W.)
CITY OF MISSOURI CITY
CITY LIMITS LINE
SIENNA PLANTATION
SECTION 16
PLAT NO. F.B.C.P.R.
SIENNA PLANTATION
SECTION 14
PLAT NO. F.B.C.P.R.
169.706 ACRES
DRAINAGE EASEMENT
VOL. 893, PG. 219 F.B.C.O.R.
TOLL-GTIS PROPERTY OWNER LLC
TRACT "A"
CALLED 55.1995 ACRES
FILE NO. 2013153798
F.B.C.O.P.R.
1' RESERVE
(SEE NOTE 36)
RESERVE "A"
RESERVE "B"
RESERVE "C"
RESERVE "D"
RESERVE "E"
RESERVE "F"
RESERVE "G"
N 59°42'50" E 193.12'
N 49°38'27" E 257.55'
N 49°38'29" E 140.95'
S 19°03'07" E 401.84'
S 62°24'30" W 138.80'
S 30°14'49" E 130.18'
N 62°24'30" E 138.80'
N 27°35'30" W 50.00'
S 27°35'30" E 50.00'
N 62°24'30" E 50.00'
S 62°24'30" W 50.00

missouri CITY
TEXAS
the show me city.

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	May 9, 2018
AGENDA ITEM SUBJECT:	Preliminary Plat of Sienna Plantation Section 17A
AGENDA ITEM NUMBER:	6.D.(3)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	1800025
PROPERTY ID:	0025-00-000-1945-907
LOCATION:	West of Sienna Village of Destrehan, east of the Brazos River, and south of Sienna Village of Waters Lake

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 grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.

   b. Please revise the number of blocks listed in the title block from 5 to 3.

   c. Please provide annexation document for this Section to be subject to the master deed restrictions.

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

   a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

   b. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

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

   a. Please provide a revised .dwg file. The file provided did not project properly.

B. STANDARD PLAT NOTES:

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

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

   None

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

   a. Please provide minimum slab elevation as indicated in plat note #10

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [X] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application:

1. Name of plat:	Sienna Plantation Section 17A
2. Name of conceptual plan that encompasses this plat (if applicable):	Sienna Plantation 2D
3. Type of use (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	Toll GTIS Property Owner, LLC (Jimmie Jenkins)
Mailing Address:	5353 W. Houston Pkwy, Suite 190 - Houston - Texas 77041
Phone No.:	(281) 894-8655
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. (Marie Escue)
Mailing Address:	1904 W. Grand Pkwy. N., Suite 100 - Katy, Texas 77449
Phone No.:	(713) 380-4443
Email:	mescue@lja.com
6. Is plat located inside the City limits or City's ETJ? (Circle One):	CITY LIMITS ETJ
7. Is plat located inside the City's ETJ? (Circle One):	YES NO
8. Total acreage:	10.298
9. Estimated # of Sections:	1 Blocks: 3 Reserves: 7
10. Estimated # of residential lots/dwelling units:	46
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: ____ Public Streets: 3.512 Residential Lots: 4.602 Lakes/Ponds (non-recreational): ____ Irrigation/Drainage Canals: 0.135 Recreational Uses: ____ Utility Easements: ____ Public Parkland: ____ Other (explain): Landscape / Levee (acres): 2.049
12. Residential lot dimensions:	Average: 135'x35' Smallest: 127'x35'
13. Lot area:	Non cul-de-sac: 4,725sqft. Cul-de-sac: 4,445sqft.
14. Front width (At property line):	Non cul-de-sac: 35' Cul-de-sac: 20'
15. Front width (At building line):	Non cul-de-sac: 35' Cul-de-sac: 25'
16. Depth:	Non cul-de-sac: 135' Cul-de-sac 150'
17. Block Length: ____	Average: 600' Longest: 1150' Shortest: 180'
18. Type of Streets (Circle One):	Public Private Combination Public/Private
19. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:	Sienna Plantation Municipal Utility District No. 4

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY OWNER OF THE 10.298 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 17A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 17A WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

THIS _____ DAY OF _____, 2018.

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

BY: _____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LUCY CHALCRAFT
Notary Public, State of Texas
Comm. Expires 03-06-2017
Notary ID 13933477-2

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

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 17A 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 _____, 2018.

_____
SONYA BROWN-MARSHALL, CHAIRMAN

_____
TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
SURVEY MARKER NO. PCM-011
ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)

2. T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG"
ELEV. = 53.75 2001 ADJUSTMENT

3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.

4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____ DATED _____. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.

7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

8. THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.

10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

11. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

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

14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.

15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.

17. SIDEWALKS SHALL BE BUILD OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.

18. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

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

20. 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.

21. 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.

22. 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.

23. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

24. 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.

25. 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.

26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.

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

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

29. THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.

30. 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.

31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.

32. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.

33. THIS PLAT IS SUBORDINATED BY:
ALYSSA PRATKA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

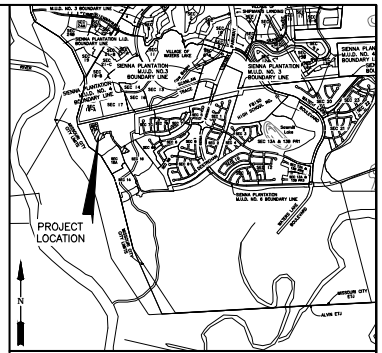
34. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

35. THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.R.

36. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

37. U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGH-OF-WAY.

38. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 650T

I, RICHARD W. STOLLEIS, 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.

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

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

THIS _____ DAY OF _____, 2018.

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

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
ROBERT E. HEBERT
COUNTY JUDGE

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

_____
JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2018 AT _____ O'CLOCK _____.M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

_____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

SIENNA PLANTATION SECTION 17A

A SUBDIVISION OF 10.298 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25
FORT BEND COUNTY, TEXAS.

46 LOTS 7 RESERVES (2.184 ACRES) 5 BLOCKS

APRIL 19, 2018 JOB NO. 1414-1517A

OWNERS:

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYORS:

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LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.com
TBPLS FIRM # 10130300

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

ENGINEER:

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

AMANDA CARRIAGE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 105912

MYLAR CHECK: _____
CAD: _____
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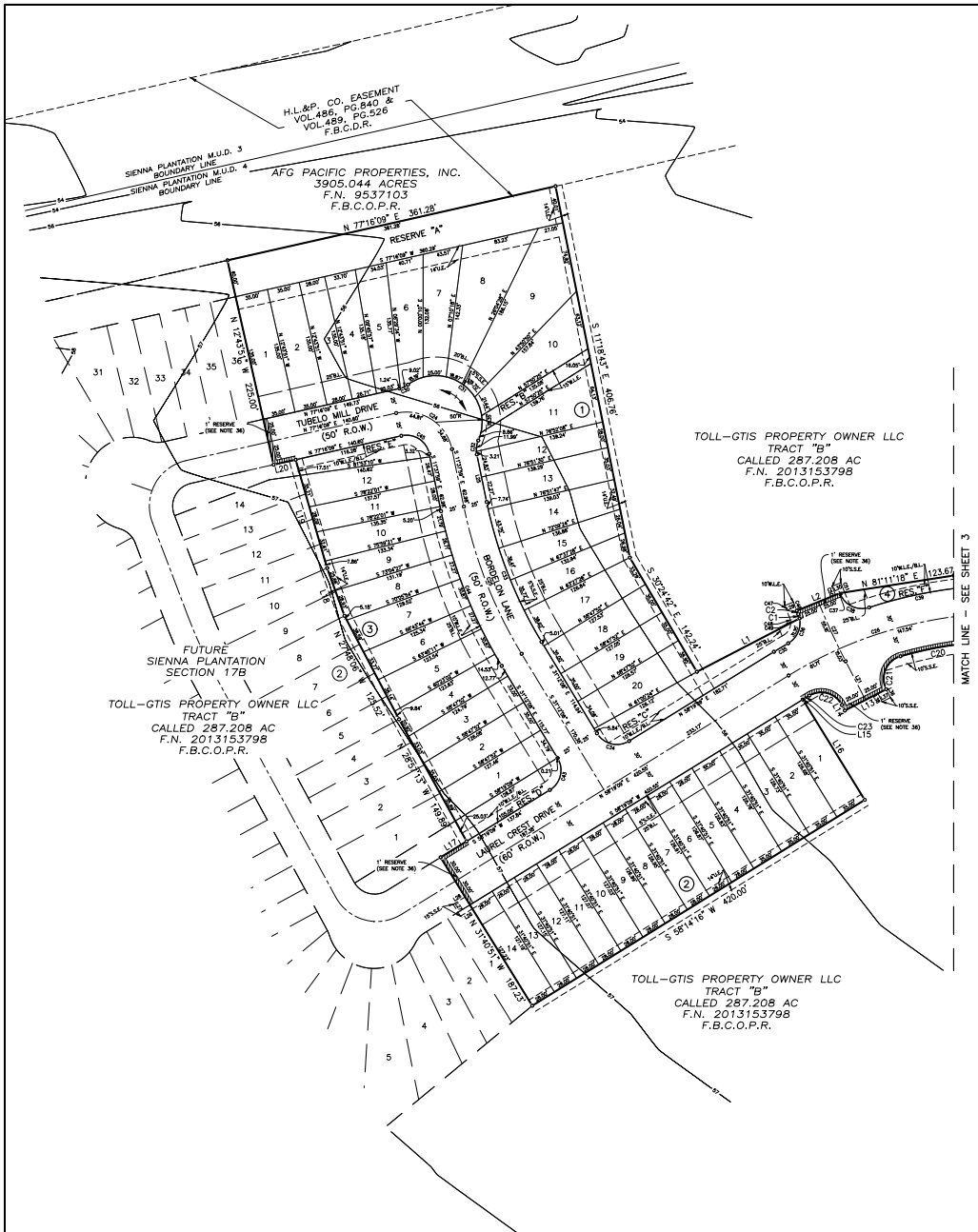
Date\Time : Thu, 19 Apr 2018 - 3:34pm



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	11°02'03"	4.81'	4.81'	N 16°55'28" W
C2	825.00'	0°16'35"	3.99'	3.99'	N 22°18'11" W
C3	25.00'	26°33'28"	11.59'	11.48'	N 08°08'19" E
C4	770.00'	16°53'28"	222.52'	221.75'	S 13°25'09" E
C5	25.00'	92°01'04"	40.15'	35.97'	S 67°42'25" E
C6	25.00'	95°40'58"	41.75'	37.06'	S 18°26'34" W
C7	770.00'	13°33'35"	182.23'	181.80'	S 36°10'42" E
C8	830.00'	6°44'46"	97.73'	97.67'	S 39°35'07" E
C9	25.00'	86°38'51"	37.81'	34.31'	S 79°32'09" E
C10	1025.00'	3°40'29"	65.74'	65.73'	N 55°18'11" E
C11	50.00'	209°23'10"	182.73'	96.73'	S 09°08'04" E
C12	25.00'	68°41'21"	29.10'	27.48'	S 80°28'59" E
C13	425.00'	0°29'30"	3.49'	3.49'	S 46°53'23" E
C14	25.00'	110°04'10"	48.03'	40.97'	S 08°23'36" W
C15	425.00'	5°45'11"	42.67'	42.66'	S 66°18'17" W
C16	25.00'	91°46'01"	40.04'	35.90'	N 64°56'07" W
C17	770.00'	23°54'23"	321.28'	318.95'	N 31°00'18" W
C18	830.00'	32°04'44"	464.70'	458.66'	N 20°55'08" W
C19	25.00'	84°09'30"	36.72'	33.51'	N 52°57'31" W
C20	420.00'	11°01'01"	80.76'	80.63'	S 79°27'13" W
C21	25.00'	101°08'10"	44.13'	38.62'	S 23°22'38" W
C22	25.00'	93°26'29"	40.77'	36.40'	N 73°54'41" W
C23	420.00'	1°02'55"	7.69'	7.69'	S 58°50'37" W
C24	50.00'	91°05'52"	79.50'	71.38'	S 57°10'55" E
C25	500.00'	19°34'10"	170.77'	169.95'	S 21°25'04" E
C26	450.00'	26°38'35"	209.25'	207.37'	N 71°36'27" E
C27	800.00'	5°01'35"	70.18'	70.16'	S 24°40'39" E
C28	800.00'	37°49'05"	528.04'	518.51'	S 24°02'57" E
C29	800.00'	23°54'23"	333.80'	331.38'	S 31°00'18" E
C30	25.00'	23°30'36"	10.26'	10.19'	N 60°30'52" E
C31	50.00'	149°26'59"	130.43'	96.47'	S 51°30'57" E
C32	25.00'	34°50'32"	15.20'	14.97'	S 05°47'17" W
C33	475.00'	19°34'10"	162.24'	161.45'	S 21°25'04" E
C34	25.00'	90°28'42"	39.48'	35.50'	S 76°26'30" E
C35	480.00'	2°07'49"	17.85'	17.85'	N 59°23'04" E
C36	25.00'	82°53'28"	36.17'	33.10'	N 19°00'14" E
C37	775.00'	0°05'14"	1.18'	1.18'	S 22°12'29" E
C38	25.00'	85°55'50"	37.49'	34.08'	S 65°13'01" E
C39	480.00'	13°08'40"	110.12'	109.88'	N 78°23'24" E
C40	25.00'	90°06'09"	39.31'	35.39'	N 39°54'40" E
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C42	830.00'	10°27'18"	151.46'	151.25'	S 24°16'46" E
C43	25.00'	89°31'18"	39.06'	35.21'	S 13°33'30" W
C44	525.00'	19°34'10"	179.31'	178.44'	S 21°25'04" E
C45	25.00'	91°05'52"	39.75'	35.69'	S 57°10'55" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 62°32'25" E	124.23'
L2	N 67°50'08" E	50.00'
L3	N 84°51'35" E	60.00'
L4	S 05°08'25" E	24.51'
L5	N 66°17'03" E	3.20'
L6	S 23°42'57" E	50.00'
L7	S 32°51'34" E	50.00'
L8	S 36°32'03" E	18.38'
L9	S 05°33'31" W	20.00'
L10	S 70°56'53" W	60.00'
L11	N 19°03'07" W	76.03'
L12	S 84°57'44" W	95.44'
L13	S 62°48'33" W	50.00'
L14	N 27°11'27" W	6.72'
L15	S 58°19'09" W	0.55'
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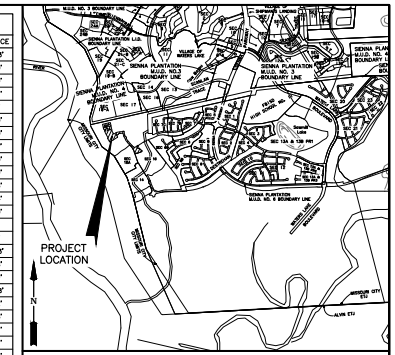
L17	N 58°19'09" E	32.78'
L18	N 20°03'14" W	54.59'
L19	N 16°10'03" W	121.28'
L20	S 77°16'09" W	24.32'
L21	S 27°11'27" E	46.63'
L22	S 05°08'25" E	24.51'
L23	N 66°17'03" E	58.31'
L24	N 57°08'26" E	53.54'
L25	S 11°37'59" E	52.10'



VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 650T

N

100 50 0 100
SCALE: 1"=100'

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
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F.N.	INDICATES FILE NUMBER
S.N.	INDICATES SEE NOTE
RES.	INDICATES RESERVE
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RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
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C	0.135	5,860	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
D	0.071	3,102	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
E	0.072	3,120	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
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AMANDA CARRIAGE
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TEXAS REGISTRATION NO. 105912

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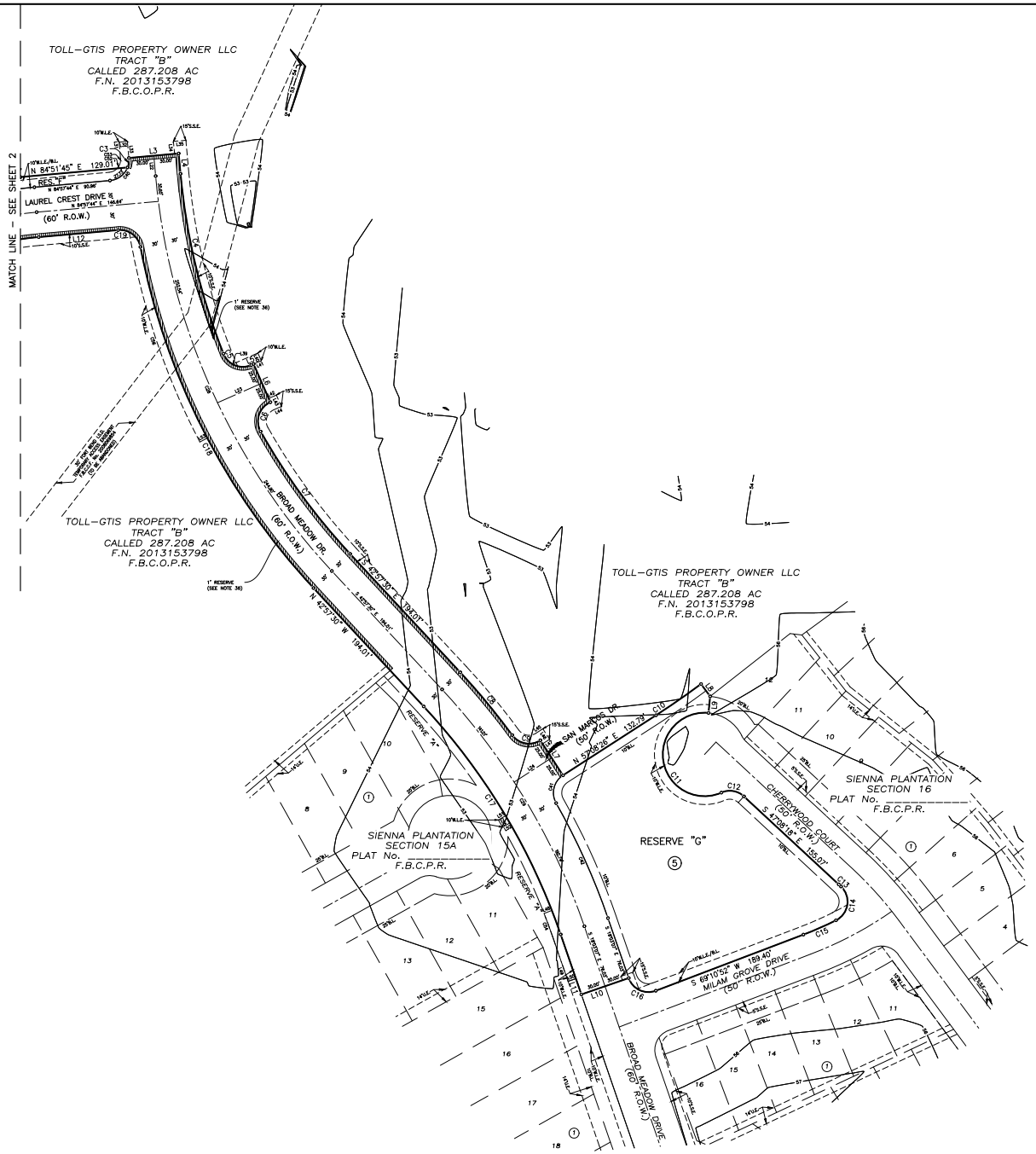

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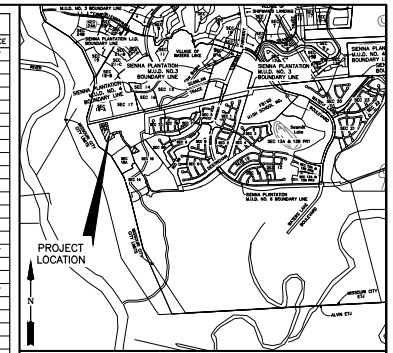

VICINITY MAP
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KEY MAP NO. 650T

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100 50 0 100
SCALE: 1"=100'

LEGEND

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JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYORS:

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. ◆ MISSOURI CITY, TX 77489
PHONE: 281-499-4539 ◆ www.gbisurvey.com
TBPLS FIRM # 10130300

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

ENGINEER:

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

AMANDA CARRIAGE
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 105912

Date\Time : Thu, 19 Apr 2018 - 3:34pm Path\Name : I:\Projects\PLATTING\1414\FNPLT\Sienna Plantation Section 17A.dwg CAD: _____ MYLAR CHECK: _____

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	May 9, 2018
AGENDA ITEM SUBJECT:	Sienna Plantation Section 22 Partial Replat No. 1
AGENDA ITEM NUMBER:	6.E.
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JCH for **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	1800003
PROPERTY ID:	Various; Main parcel: 0025-00-000-1971-907
LOCATION:	West of FM 521 South of the intersection of Steep Bank Trace and Sienna Parkway; South of Ridgepoint High School

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 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

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

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the replat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   None.

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

   a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

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

   None.

B. STANDARD PLAT NOTES:

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

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

   None

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

   None

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

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat: SIENNA PLANTATION SECTION 22 PARTIAL REPLAT No. 1	
2. Name of preliminary plat that encompasses this plat (if applicable): Sienna Plantation Section 22	
3. Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):	
4. Landowner's name (If company or corporation, list chief officer): Toll-GTIS Property Owner, LLC - Jimmie F. Jenkins	
Mailing Address: 10110 West Sam Houston Parkway North, Suite 350, Houston, TX 77064	
Phone No.: (281) 894 - 8655	Fax No.: ( ) -
Email: jjenkins@tollbrothers.com	
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. - Marie Escue	
Mailing Address: 1904 West Grand Parkway North, Suite 100, Katy, TX 77449	
Phone No.: (713) 380 -4443	Fax No.: ( ) -
Email: mescue@lja.com	
6. Is plat located inside the City limits? (Circle One): YES NO	
7. Is plat located inside the City's ETJ? (Circle One): YES NO	
8. Total acreage: 5.744	
9. Number of sections: 1 Blocks: 2 Reserves: 0	
10. Number of residential lots/dwelling units: 33	
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*: Private Streets: _____ Public Streets: _____ Residential Lots: 5.744 Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): _____ (acres): _____	
12. Average lot area: 0.174 Ac. / 7,582 s.f.	
13. Typical lot area:	
14. Block Length: Average: _____ Longest: _____ Shortest: _____	
15. Type of Streets (Circle One): Public Private Combination Public/Private	
16. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)	
17. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)	
18. Municipal Utility District: Sienna Plantation MUD #4	

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, OF TOLL-GTIS PROPERTY OWNER LLC. A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 5.744 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 22 PARTIAL REPLAT No. 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

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

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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

THIS _____ DAY OF _____, 2018.

TOLL-GTIS PROPERTY OWNER LLC
A TEXAS LIMITED LIABILITY COMPANY

BY:_____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

_____
OMAR NOE ESCOBAR, JR., P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 107281

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 22 PARTIAL 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 _____, 2018.

_____
SONYA BROWN-MARSHALL, CHAIRMAN

_____
TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

1. BENCHMARK: FOUND 3-1/2 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST AT THE SOUTHWEST CORNER OF WATERS LAKE BOULEVARD AND THE EAST ENTRANCE TO THE RIDGE POINT HIGH SCHOOL IN SIENNA. 2.3 FEET SOUTH OF SIDEWALK.
MISSOURI CITY SURVEY MARKER NO. 11015
ELEV. = 59.15 (NAVD88 2001 ADJUSTMENT)

2. T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS
ELEV. = 55.81 2001 ADJUSTMENT.

3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651

4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1690426CPL DATED JUNE 2, 2017 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY AND PARTIALLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4 AND PARTIALLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 7.

7. BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (SHADED) ON THE FIRM MAP, ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD", NOTE 1" READS AS FOLLOWS: "THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE." AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0435L, MAP REVISED APRIL 2, 2014. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS".

8. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION.

9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.

10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 57.70 FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE II REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

12. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

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

14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.

15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.

17. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.

18. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

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

20. DRIVEWAY LOCATION – FOR THE LOTS ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.

21. 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.

22. 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.

23. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

24. 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.

25. 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.

26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.

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

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

29. 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.

30. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.

31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.

32. 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.

33. THE TEMPORARY DRAINAGE EASEMENT AND RIGHT-OF-WAY SHALL EXPIRE AND TERMINATE AT SUCH TIME AS OTHER DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN PERMANENT EASEMENTS OR RIGHT-OF-WAY IN SUCH MANNER AS TO PROVIDE AN ALTERNATE ROUTE OF DRAINAGE OF STORM WATER FLOWING FROM PORTIONS OF SIENNA PLANTATION. AT SUCH TIME AS SUCH ALTERNATE DRAINAGE ROUTE IS PROVIDED AND CONSTRUCTED, THE TEMPORARY EASEMENT AND RIGHT-OF-WAY SHALL AUTOMATICALLY CEASE, AND TERMINATE AS PER DEED RECORDED IN VOLUME 2077, PAGES 216-232, FORT BEND COUNTY DEED RECORDS. THE ABOVE REFERENCED EASEMENT WILL DISSOLVE ONCE THE PLAT IS RECORDED.

34. THIS PLAT IS SUBORDINATED BY:
AYLSSA PRATNA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

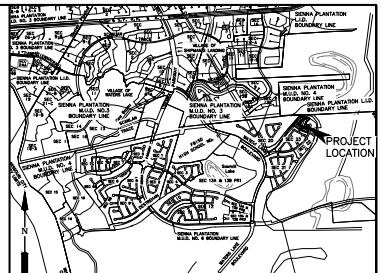
35. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

36. THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259, F.B.C.O.R.

37. U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGH-OF-WAY.

38. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

39. A MINIMUM DISTANCE OF THIRTY-FIVE (35) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF THE SIDEWALK.


SIENNA PLANTATION
B.U.D. NO. 5
BOUNDARY LINE
SIENNA PLANTATION
B.U.D. NO. 4
BOUNDARY LINE
SIENNA PLANTATION
B.U.D. NO. 7
BOUNDARY LINE
SIENNA PLANTATION
B.U.D. NO. 6
BOUNDARY LINE
SIENNA PLANTATION
B.U.D. NO. 8
BOUNDARY LINE
SIENNA PLANTATION
B.U.D. NO. 9
BOUNDARY LINE
SIENNA PLANTATION
B.U.D. NO. 2
BOUNDARY LINE
SIENNA PLANTATION
B.U.D. NO. 1
BOUNDARY LINE
SIENNA PLANTATION
B.U.D. NO. 3

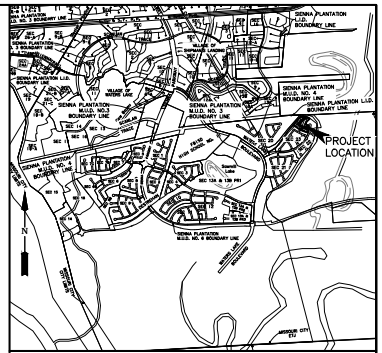
LEGEND

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

N

60 30 0 60

SCALE: 1"=60'

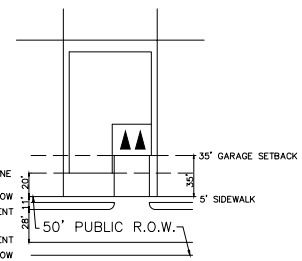


VICINITY MAP

SCALE: 1"=1/2 MILE

KEY MAP NO. 650-R&V

BUILDING LINE EXHIBIT



BUILDING LINE NOTES:

1. UNLESS OTHERWISE NOTED ALL LOTS WITHIN THIS SUBDIVISION ARE:

1.a. RESTRICTED TO A 20-FOOT FRONT BUILDING LINE AND;

1.b. RESTRICTED TO A 35-FOOT GARAGE SETBACK.

NOTE:

ALL LANDSCAPING AND OBSTRUCTIONS LOCATED WITHIN THESE UNOBSTRUCTED VIEW EASEMENT (U.V.E.) SHALL CONFORM TO CITY OF MISSOURI CITY PUBLIC INFRASTRUCTURE DESIGN MANUAL SECTION 11.11 (D) WHICH STATES:

A. LANDSCAPING AND OBSTRUCTIONS REQUIREMENTS FOR CORNER VISIBILITY AND SIGHT LINE TRIANGLE:

A.1. NO FENCE, WALL, SCREEN SIGN, STRUCTURE, FOLIAGE, HEDGE, TREE, BUSH, SHRUB, BERM, DRIVEWAY PLANTING, PARKING, OR ANY OTHER ITEM, EITHER MAN-MADE OR NATURAL SHALL BE ERECTED, PLANTED, OR MAINTAINED IN A POSITION THAT WILL OBSTRUCT OR INTERFERE WITH A DRIVER'S CLEAR LINE OF SIGHT WITHIN THE CORNER VISIBILITY AND SIGHT LINE TRIANGLE (I.E. VAM'S)

A.2. VISION AT ALL INTERSECTIONS BE CLEAR FROM OBSTRUCTIONS AT ELEVATIONS BETWEEN THIRTY INCHES (30") AND TEN FEET (10') ABOVE THE AVERAGE GUTTER ELEVATION WITHIN EACH SIGHT LINE TRIANGLE. EXISTING TREES SHALL HAVE A CLEAR TRUNK OF EIGHT FEET (8') ABOVE AVERAGE GUTTER ELEVATION WITHIN EACH SIGHT TRIANGLE. TRAFFIC CONTROL DEVICES SHALL REMAIN VISIBLE AT ALL TIMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE TMUTCD.

FORT BEND COUNTY WILL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY. SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. WILL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°07'56" E	9.48'
L2	S 08°48'24" W	131.30'
L3	N 74°13'42" W	48.39'
L4	N 74°13'42" W	91.17'
L5	N 70°04'31" W	45.17'
L6	N 68°46'46" W	45.10'
L7	N 67°11'46" W	93.19'
L8	N 58°17'21" W	127.44'
L9	N 51°49'14" W	74.90'
L10	N 61°08'41" W	166.28'
L11	S 42°47'16" E	44.49'
L12	S 48°52'59" W	66.56'
L13	S 44°07'32" W	128.16'
L14	S 28°12'01" W	128.13'
L15	S 72°28'36" E	115.58'
L16	S 76°01'13" E	43.52'
L17	S 12°39'27" W	135.55'
L18	S 48°07'56" W	30.19'
L19	N 05°10'27" W	6.48'
L20	S 82°07'02" E	21.74'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	475.00'	12°25'20"	102.98'	102.78'	N 41°55'16" E
C2	25.00'	77°28'12"	33.80'	31.29'	N 74°24'42" E
C3	1075.00'	12°13'48"	229.47'	229.03'	S 72°56'06" E
C4	1025.00'	22°03'14"	394.53'	392.10'	N 66°18'53" W
C5	25.00'	96°30'56"	42.11'	37.31'	N 07°01'52" W
C6	25.00'	51°13'00"	22.35'	21.61'	N 66°50'06" E
C7	50.00'	276°13'46"	241.06'	66.76'	N 45°40'16" W
C8	25.00'	45°00'44"	19.64'	19.14'	S 18°43'14" W
C9	25.00'	375°79"	14.82'	14.60'	S 58°12'36" W
C10	50.00'	147°47'08"	128.97'	96.07'	S 01°18'01" W
C11	25.00'	18°17'29"	7.98'	7.95'	S 63°26'49" E
C12	1075.00'	7°12'35"	135.27'	135.18'	S 57°54'22" E
C13	25.00'	99°43'29"	43.51'	38.22'	S 11°38'54" E
C14	425.00'	9°50'05"	73.57'	73.48'	S 43°10'23" W

SIENNA PLANTATION
SECTION 22
PARTIAL REPLAT No. 1

A SUBDIVISION OF 5.744 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25,
FORT BEND COUNTY, TEXAS.
ALSO BEING A PARTIAL REPLAT OF
SIENNA PLANTATION SECTION 22
AS RECORDED IN PLAT No. 20170223, F.B.C.P.R.

REASON FOR REPLAT:
TO REDUCE THE FRONT BUILDING LINE FROM 25' TO 20', TO ESTABLISH A 35' GARAGE SETBACK LINE AND TO REMOVE A PORTION OF THE AERIAL EASEMENT FROM LOT 14, BLOCK 2.

33 LOTS 0 RESERVES 2 BLOCKS

MARCH 21, 2018 JOB NO. 2489-1522P

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. MISSOURI CITY, TX 77489
PHONE: 281-499-4539 www.gbisurvey.com
TBPLS FIRM # 10130300
JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North, Suite 100, Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
OMAR NOE ESCOBAR, JR.
LICENSED PROFESSIONAL ENGINEER.
TEXAS REGISTRATION NO. 107281

Path\Name : I:\Projects\1PLATTING\2489\FNR\1\Sienna Plantation Section 22_Partial Replat No.1.dwg
Date\Time : Wed, 21 Mar 2018 - 7:28am
CAD: _____ MYLAR CHECK: _____

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
AGENDA REQUEST

AGENDA DATE: May 9, 2018

AGENDA ITEM SUBJECT: Exterior Mural Wall Artwork on private property, Conceptual Review

AGENDA ITEM NUMBER: 8.A.

PROJECT NUMBER: ZTA180001

PROJECT PLANNER: **Otis T. Spriggs, AICP**, Director of Development Services

SUMMARY:

Recently, City staff has received requests from business and property owners and a homeowner's association seeking to locate artwork (i.e. - art, murals, and/or paintings) on the exterior walls of private property. These inquiries were seeking options for permanent displays which would allow for the flexibility to change and update the artwork over time.

RECOMMENDED ACTION: (1) Staff recommends that the P&Z Commission hold this discussion as a conceptual review and (2) authorize staff to call a public hearing and prepare a preliminary report for future consideration.

HISTORY:

A. This item was introduced and discussed by Staff at the February 5, 2018 Special Meeting of the City Council and Staff was requested to present this item as a zoning text amendment consideration.

GENERAL PARAMETERS:

At least one business and property owner and one homeowner's association has contacted City staff recently concerning options to locate artwork on the exterior walls of private property.

Presently, the consideration for such allowances would be subject to the City's Zoning Ordinance; particularly *section 7A, Architectural design standards*; *section 8, Planned Development Districts*; and/or *section 13, Sign regulations.*

Section 7A provides for the types of materials, colors and percentage use of each for all exterior walls of nonresidential, multifamily or condominium developments. Generally, these standards require 100 percent masonry materials and allow for the use of an earth tone color palette for both primary and accent wall materials. Colors that are not specifically permitted are considered as business identity colors and are limited in use to no more than 5 percent of a total wall area.

Section 8, through the creation of a PD, Planned Development District, could provide flexibility to allow for the placement and maintenance of artwork. However this option would only provide flexibility on a site by site basis and would require a zoning process and applicable fee for each site seeking such option.

Section 13, provides that wall signs must consist of white channel letters, a registered/nonregistered logo or trademark, or a pan sign (non-internally illuminated). Wall signage is limited in size based upon the linear frontage of a business. Wall signs within a shopping center/integrated business development must be consistent in materials, location, illumination, construction and installation.

Except for the creation of Planned Development Districts, amendments to the regulations of the City's zoning ordinance would be required in order to allow for either of these business and property owners to locate exterior artwork and/or to consider such allowance citywide.

Other Supportive Document Attached to this Item:

1. Exhibit A: Examples of Exterior Wall Art

Next Steps: Consider public input, Commission's recommendations, and forward a formal text amendment approval for adoption by the City Council by April, 2018.

Upcoming Meetings:

6/13/2018: P&Z Preliminary Report Ordinance Amendment
7/11/2018: P&Z Final Report Ordinance Amendment
8/06/2018: Council: First Reading: ZTA

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

Agenda item 8A - Examples of exterior wall artwork