



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

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **September 12, 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. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

Consider approval of the minutes of the August 8, 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 Oyster Creek Commerce Reserves D & E
- (2) Consider approval of a final plat for Oyster Creek Commerce Reserves A, B & C
- (3) Consider approval of a final plat for Fort Bend Parkway Business Park Phase 1

B. PARKS EDGE

- (1) Consider approval of a revised concept plan for Parks Edge
- (2) Consider approval of a preliminary plat for Parks Edge Section Eight

7. ZONING MAP AMENDMENTS

None

8. ZONING TEXT AMENDMENTS

None

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

A. PARKLAND DEDICATION

- (1) Consider approval of a parkland dedication for Murphy Village Townhomes

10. CLOSED EXECUTIVE SESSION

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

11. RECONVENE

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

12. ADJOURN

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

CERTIFICATION

I certify that a copy of the September 12, 2018, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on September 7, 2018.



Egima Brown
Planning Technician



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: September 12, 2018

AGENDA ITEM SUBJECT: Preliminary Plat of Oyster Creek Commerce Reserves D & E

AGENDA ITEM NUMBER: 6.A.(1)

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

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

PERMIT NUMBER: PLAT1800060

PROPERTY ID: 0077-00-000-1120-907

LOCATION: Highway 6

ZONING DISTRICT DESIGNATION: LC-2, local retail district / LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

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 lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves. **Please revise the reference from Reserve "A" to Reserve "D" in the reserve table.**
 - b. Please remove the owner's acknowledgement, Certificate for Planning and Zoning Commission, and County Clerk Filing Acknowledgement Statement from the preliminary plat. These will need to be added to the final plat and the Certificate for Planning and Zoning Commission should be revised to reflect the language found in Exhibit F. The language found references the Planning Director for the City of Baytown.

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. Please provide minimum slab elevation as indicated in plat note #17.
 - d. Please provide offsite storm sewer calculations to verify existing storm system has capacity.

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a revised .dwg file as 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
None

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

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



APPLICATION FOR PLAT APPROVAL

Check One: CONCEPTUAL PLAN PRELIMINARY
 REVISED CONCEPTUAL PLAN REVISED PRELIMINARY

Date of Application:

1. Name of plat:	Oyster Creek Commerce Reserves D & E		
2. Name of conceptual plan that encompasses this plat (if applicable):	N/A		
3. Type of use (Circle one or more):	Multifamily Residential	<u>Commercial</u>	Industrial Planned Development
	Single Family Residential	Specific Use Permit	
	Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer):	Beau Evans		
Mailing Address:	15010 Lakefair Dr., Richmond TX 77406		
Phone No.:(281)	944 - 9660		
Email:	evans@rlpartners.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.):	Terra Associates c/o Joel Vitela		
Mailing Address:	1445 N. Loop West #450 Houston TX 77008		
Phone No.:(713)	993 - 0333 x124		
Email:	jjv@terraassoc.com		
6. Is plat located inside the City limits or City's ETJ? (Circle One):	<u>CITY LIMITS</u>	ETJ	
7. Is plat located inside the City's ETJ? (Circle One):	YES	<u>NO</u>	
8. Total acreage:	2.151		
9. Estimated # of Sections:	<u>0</u>	Blocks: <u>1</u>	Reserves: <u>2</u>
10. Estimated # of residential lots/dwelling units:	0		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>			
Private Streets:	Public Streets:	Residential Lots:	
Lakes/Ponds (non-recreational):	Irrigation/Drainage Canals: <u>0.305</u>	Recreational Uses:	
Utility Easements:	Public Parkland:		
Other (explain): <u>Commercial</u>	<u>LC-2 & LC-3</u>	(acres):	<u>1.846</u>
12. Residential lot dimensions:	N/A	Average:	Smallest:
13. Lot area:	N/A	Non cul-de-sac:	Cul-de-sac:
14. Front width (At property line):	N/A	Non cul-de-sac:	Cul-de-sac:
15. Front width (At building line):	N/A	Non cul-de-sac:	Cul-de-sac:
16. Depth:	N/A	Non cul-de-sac:	Cul-de-sac:
17. Block Length:	N/A	Average:	Longest: Shortest:
18. Type of Streets (Circle One):	<u>Public</u>	Private	Combination Public/Private
19. Type of Water System (Circle One):	<u>Public</u>	Individual Water Wells	Other (attach explanation)
20. Type of Sanitary System (Circle One):	<u>Public</u>	Individual Septic Tanks	Other (attach explanation)
21. Municipal Utility District:	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 49		

City of Missouri City, TX

Received

AUG 24 2018

STATE OF TEXAS
COUNTY OF FORT BEND

We, Oyster Creek Place, LLC, acting by and through Beau Evans and Patricia Hamilton, its Managers being officers of Oyster Creek Place, LLC, owner hereinafter referred to as owners (whether one or more) of the 2,151 acre tract described in the above foregoing plat of Oyster Creek Commerce Reserves D & E, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city.

No, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 11 feet, six inches for ten feet perimeter ground easements or seven feet, six inches for 14 feet perimeter ground easement or five feet, six inches for 16 feet perimeter ground easements, from a place 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 depict thereon, whereby the aerial easements total 21 feet, six inches in width.

IN TESTIMONY WHEREOF, Oyster Creek Place, LLC, has caused these presents to be signed by Beau Evans, its Manager, thereto authorized, attested by its Manager, Patricia Hamilton, and its common seal hereunto affixed this _____ day of _____ 2018.

By: Beau Evans, Manager
By: Patricia Hamilton, Manager

STATE OF TEXAS
COUNTY OF FORT BEND
BEFORE ME, the undersigned authority, on this day personally appeared Beau Evans, Manager & Patricia Hamilton, Manager of Oyster Creek Place, 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 _____ 2018.

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

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

George Collison
Registered Professional Land Surveyor
Texas Registration No. 4461

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Oyster Creek Commerce Reserves D & E, 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: Tiffany Foster
Director of Planning and Development

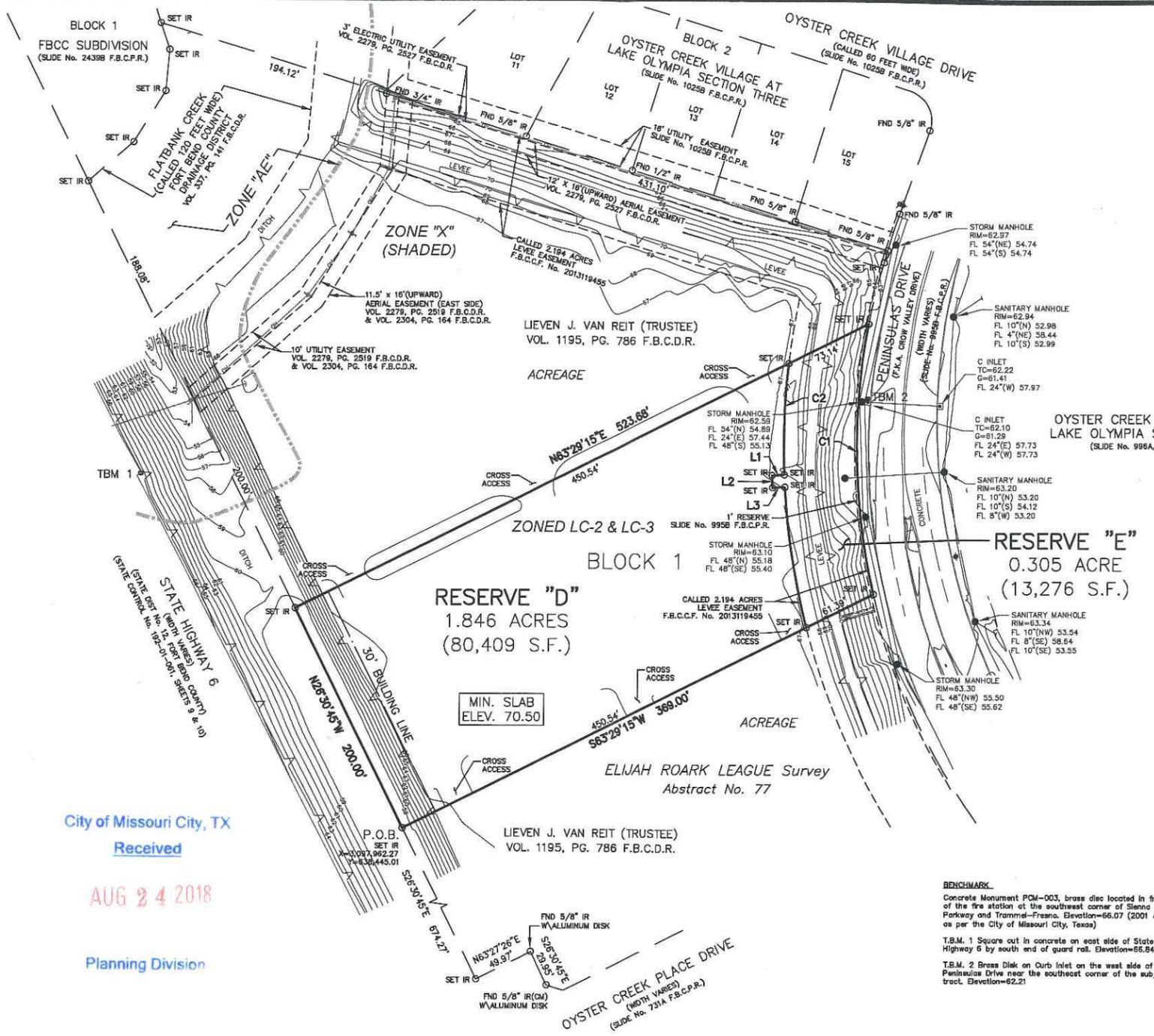
I, Laura Richard, Clerk of the Commissioners' Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ 2018, at _____ o'clock _____ M., and duly recorded on _____ 2018, at _____ o'clock _____ M., and its Volume _____ page _____ of the Map Records of Fort Bend County for said county.

Laura Richard
County Clerk of Fort Bend County, Texas

By: _____
Deputy

I, George Collison, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the owner owns or has legal interest in.

George Collison
Registered Professional Land Surveyor
Texas Registration No. 4461



- NOTES:
1. This tract lies in Zone "X" (shaded), designated as "Area protected from the 0.1% annual chance flood or greater by a levee system. Overtopping or failure of any levee system is possible, as per the National Flood Insurance Program Flood Community Panel Number 4815700295L, latest available published revision dated April 2, 2014.
2. All coordinates shown hereon are surface coordinates referenced to the Texas State Plane Coordinate System, South Central Zone No. 4204; NAD 83 (NA2011). Distances are surface distances based on the U.S. Survey Foot and may be converted to grid by multiplying by a combined scale factor of 0.99987072.
3. Drainage facilities are to be owned, operated, and maintained by the owner and not the City of Missouri City.
4. Any Drainage Easements shall be kept clear of fences, building, planting and other obstructions to the operations and maintenance of drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.
5. All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
6. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
7. In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
8. Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
9. 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.
10. There are no existing and proposed pipeline easements within the limits of the subdivision.
11. 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.
12. The placement of fire hydrants shall be provided based on the minimum options' 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.
13. Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
14. All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
15. The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open spaces as required by Section 3.C.(12) of the Administrative Platting Manual of the City of Missouri City (June 2014).
16. No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-208 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
17. 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).

City of Missouri City, TX
Received
AUG 24 2018
Planning Division

METES AND BOUNDS DESCRIPTION
2,151 ACRES (93,885 SQUARE FEET)
ELIJAH ROARK LEAGUE, A-77
MISSOURI CITY, FORT BEND COUNTY, TEXAS
BEING A TRACT OF PARCEL CONTAINING 2,151 ACRES (93,885 SQUARE FEET) OF LAND SITUATED IN THE ELIJAH ROARK LEAGUE, A-77, MISSOURI CITY, FORT BEND COUNTY, TEXAS, AND BEING OUT OF AND A PORTION OF A CALLED 11,9603 ACRE TRACT OF LAND CONVEYED TO LIEVEN J. VAN REIT, TRUSTEE BY DEED RECORDED IN VOLUME (VOL.) 1195, PAGE (PG.) 786 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), SAME BEING OUT OF AND A PORTION OF A CALLED 1,2875 ACRE TRACT OF LAND CONVEYED TO LIEVEN J. VAN REIT, TRUSTEE BY DEED RECORDED IN VOL. 1260, PG. 684 F.B.C.D.R. AND OUT OF AND A PORTION OF A CALLED 0.0204 ACRE TRACT OF LAND CONVEYED TO LIEVEN J. VAN REIT, TRUSTEE BY DEED RECORDED IN VOL. 1223, PG. 341 F.B.C.D.R., SAID 2,151 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON OYSTER CREEK AT LAKE OLYMPIA SECTION THREE, A SUBDIVISION PLAT OF RECORD AT SLIDE NUMBER (NO.) 10258 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.):
COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "TERRA SURVEYING" SET MARKING AN ANGLE POINT IN THE NORTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 6 (WIDTH VARIES) AS RECORDED ON TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MAP (STATE DIST NO. 12, FORT BEND COUNTY, STATE CONTROL NO. 192-01-061, SHEETS 9 & 10), SAME BEING AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID CALLED 11,9603 ACRE TRACT;
THENCE, NORTH 26°30'45" WEST, ALONG THE NORTHEAST R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 674.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "TERRA SURVEYING" SET MARKING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

Line Table with columns: No., Bearing, Length. Rows 1-19.

Curve Table with columns: NO., Length, Radius, Delta, Chord, Chord Length. Rows C1-C3.

Reserve Table with columns: Reserve, Acreage, Sq. Ft., Type. Rows A, E.

OYSTER CREEK COMMERCE
RESERVES D & E
PRELIMINARY PLAT

A SUBDIVISION OF 2,151 ACRES OF LAND
SITUATED IN
THE ELIJAH ROARK LEAGUE SURVEY, ABSTRACT NO. 77
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

2 RESERVES 1 BLOCK

OWNER: BEAU EVANS, MANAGER & PATRICIA HAMILTON, MANAGER OYSTER CREEK PLACE, LLC 15010 LAKEFAIR DR RICHMOND, TEXAS 77406 (281) 944-9660
ENGINEER: LYLE HENKEL, P.E. TERRA ASSOCIATES, INC. 1445 NORTH LOOP WEST, SUITE 450 HOUSTON, TEXAS 77008 (713) 993-0333
SURVEYOR: GEORGE COLLISON, R.P.L.S. TERRA SURVEYING COMPANY, INC. 3000 WEST LOOP SOUTH, SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327

PROJECT NO.: 2310-1802 SCALE: 1" = 50' DATE: AUGUST, 2018



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: September 12, 2018

AGENDA ITEM SUBJECT: Final Plat of Oyster Creek Commerce Reserves A, B & C

AGENDA ITEM NUMBER: 6.A.(2)

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

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

PERMIT NUMBER: PLAT1800061

PROPERTY ID: 0077-00-000-1120-907 / 0077-00-000-1113-907

LOCATION: Hwy 6

ZONING DISTRICT DESIGNATION: LC-2, local retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

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. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.
 - b. The following aerial easements requested by CenterPoint Energy must be inserted in the owner's acknowledgement, following the language of Appendix A:

"Further, Owners have dedicated and by these presents do dedicate the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total thirty feet (30'0") in width."
 - c. 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 correct the name and title. The Missouri City Planning and Zoning Commission Chair and Vice Chair should be referenced as provided in Exhibit F.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.
 - 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. Please provide minimum slab elevation as indicated in plat note #17.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An electronic plat shall be submitted in accordance with Section 2.D(2). Please provide a revised .dwg file as the one provided was not referenced properly.

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**-----

STATE OF TEXAS
COUNTY OF FORT BEND

I, Lieven J. Van Riet, Trustee, acting by and through Lieven J. Van Riet, owner hereinafter referred to as owner (whether one or more) of the 3.752 acre tract described in the above foregoing plat of Oyster Creek Commerce Reserves A, B & C, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or easements 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 easements made herein.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 11 feet, six inches for ten feet perimeter ground easements or seven feet, six inches for 14 feet perimeter ground easement or five feet, six inches for 16 feet perimeter ground easements, from a place 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 depict thereon, whereby the aerial easements total 21 feet, six inches in width.

WITNESS, my hand in the City of Missouri City, Texas, this _____ day of _____, 2018.

By: Lieven J. Van Riet

STATE OF TEXAS
COUNTY OF FORT BEND
BEFORE ME, the undersigned authority, on this day personally appeared Lieven J. Van Riet, 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 _____, 2018.

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

I, George Collison, 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, single points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.

George Collison
Registered Professional Land Surveyor
Texas Registration No. 4481

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Oyster Creek Commerce Reserves A, B & C, 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: Tiffany Foster
Director of Planning and Development

I, Laura Richard, Clerk of the Commissioners' Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2018, at _____ o'clock _____ M., and is duly recorded on _____, 2018, at _____ o'clock _____ M., and in Volume _____ page _____ of the Map Records of Fort Bend County for said county.

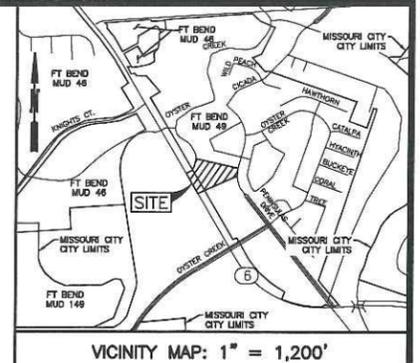
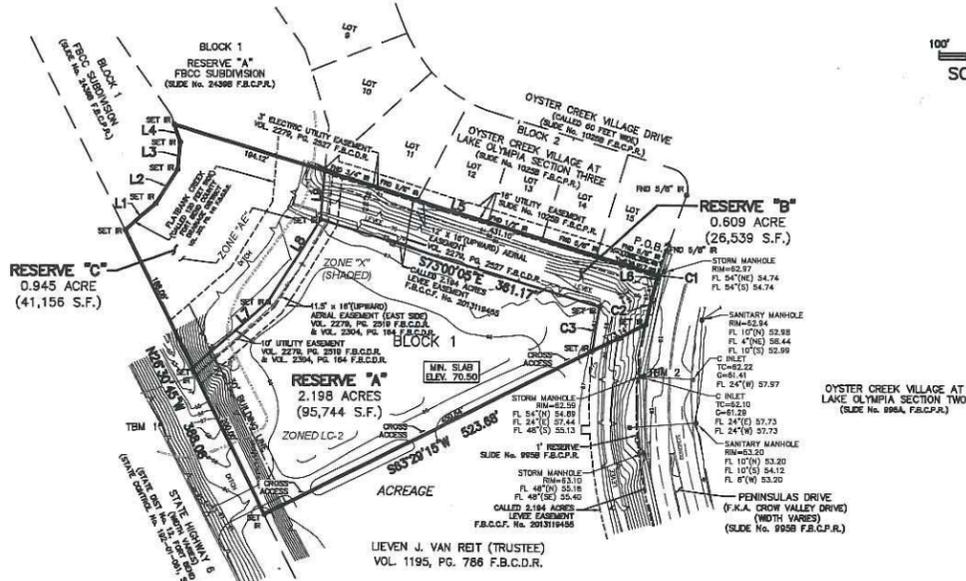
Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
County Clerk of
Fort Bend County, Texas

By: _____
Deputy

I, George Collison, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the owner owns or has legal interest in.

George Collison
Registered Professional Land Surveyor
Texas Registration No. 4481



NOTES:

- 1. This tract lies partially Zone "X" (shaded), designated as "Area protected from the 0.1% annual chance flood or greater by a levee system. Overlapping or failure of any levee system is possible. This tract also lies partially in Zone "AL", defined as "special flood hazard areas subject to inundation by the 0.1% annual chance flood event, where no base flood elevations are determined", as per the National Flood Insurance Program FEMA Community Panel Number 4815700295L, latest available published revision dated April 2, 2014.
- 2. All coordinates shown herein are surface coordinates referenced to the Texas State Plane Coordinate System, South Central Zone No. 4204; NAD 83 (NAD2011). Distances are surface distances based on the U.S. Survey Foot and may be converted to grid by multiplying by a combined scale factor of 0.99987072.
- 3. Drainage facilities are to be owned, operated, and maintained by the owner and not the City of Missouri City.
- 4. Any Drainage Easements shall be kept clear of fences, building, planting and other obstructions to the operations and maintenance of drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.
- 5. All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- 6. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
- 7. In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- 8. Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 9. 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.
- 10. There are no existing and proposed pipeline easements within the limits of the subdivision.
- 11. 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.
- 12. The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 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.
- 13. Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- 14. All drainage and roadway 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(4) 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 property owner shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.(12) of the Administrative Platting Manual of the City of Missouri City (June 2014).
- 16. No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-208 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- 17. 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).

City of Missouri City, TX
Received
AUG 24 2018
Planning Division

METES AND BOUNDS DESCRIPTION
3.752 ACRES (163,439 SQUARE FEET)
ELIJAH ROARK LEAGUE, A-77
MISSOURI CITY, FORT BEND COUNTY, TEXAS

Being a tract of parcel containing 3.752 acres (163,439 square feet) of land situated in the Elijah Roark League, A-77, Missouri City, Fort Bend County, Texas, and being out of and a portion of a called 11,960.3 acre tract of land conveyed to Lieven J. Van Riet, Trustee by deed recorded in Volume (Vol.) 1195, Page (Pg.) 786 of the Fort Bend County Deed Records (F.B.C.D.R.), same being out of and a portion of a called 1,287.5 acre tract of land conveyed to Lieven J. Van Riet, Trustee by deed recorded in Vol. 1360, Pg. 684 F.B.C.D.R., and out of and a portion of a called 0.0204 acre tract of land conveyed to Lieven J. Van Riet, Trustee by deed recorded in Vol. 1523, Pg. 341 F.B.C.D.R., said 3.752 acre tract being more particularly described by metes and bounds as follows (all bearings are based on Oyster Creek at Lake Olympia Section Three, a subdivision plot of record at Slide Number (No.) 10258 of the Fort Bend County Plat Records (F.B.C.P.R.):

BEGINNING at a found 5/8-inch iron rod in the curved west right-of-way (R.O.W.) line of Peninsula Drive (Formerly-Know-As Crow Valley) (Width Varied) as recorded at Slide No. 9958 F.B.C.P.R., same marking the southeast corner of Lot 15, Block 2 of said Oyster Creek at Lake Olympia Section Three and the northeast corner of the herein described tract, same being in a curve to the left;

THENCE, along the west R.O.W. lines of said Peninsula Drive, the following three courses;

Southerly, an arc distance of 0.04 feet, along said curve to the left, having a radius of 535.00 feet, a central angle of 0°00'14" and a chord which bears South 151°24'59" West, 0.04 feet to the end of said curve (Corner not set);

South 161°24'42" West, a distance of 10.20 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the beginning of a curve to the left;

Southerly, an arc distance of 51.85 feet, along said curve to the left, having a radius of 527.09 feet, a central angle of 05°38'09" and a chord which bears South 13°23'38" West, 51.83 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the southeast corner of the herein described tract;

THENCE, South 53°29'15" West, departing said west R.O.W. line, over and across said called 0.0204 acre tract, said called 1.2875 acre tract, and said called 11,960.3 acre tract, a distance of 523.68 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set making the intersection of northeast line of Flatbank Creek (Called 120.00 feet wide with the northeast R.O.W. line of said State Highway 6, same being the most westerly corner of the herein described tract;

THENCE, North 28°30'45" West, along the northeast R.O.W. line of said State Highway 6, a distance of 388.08 feet, to a 5/8-inch iron rod with cap stamped "Terra Surveying" set making the intersection of northeast line of Flatbank Creek (Called 120.00 feet wide with the northeast R.O.W. line of said State Highway 6, same being the most westerly corner of the herein described tract;

THENCE, departing the northeast R.O.W. line of said State Highway 6 and along the northwesterly lines of said Flatbank Creek, the following four (4) courses;

North 48°48'05" East, a distance of 49.20 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set making an angle point;

North 32°10'39" East, a distance of 48.15 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set making an angle point;

North 04°48'01" East, a distance of 33.68 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set making an angle point;

North 18°11'43" West, a distance of 23.11 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set making the northwest corner of the herein described tract;

THENCE, South 73°00'05" East, departing a northwesterly line of said Flatbank Creek, at a distance of 194.12 feet passing a found 3/4-inch iron rod (bent) marking the southwest corner of Lot 11, Block 2 of the aforesaid Oyster Creek at Lake Olympia Section Three, and continuing in all a total distance of 825.22 feet to the POINT OF BEGINNING and containing 3.752 acres (163,439 square feet) of land.

Line Table

No.	Bearing	Length
L1	N48°48'05"E	49.20'
L2	N32°10'39"E	48.15'
L3	N04°48'01"E	33.68'
L4	N18°11'43"W	23.11'
L5	S73°00'05"E	625.22'
L6	S16°12'42"W	10.20'
L7	N48°45'32"E	122.47'
L8	N32°08'06"E	118.29'
L9	N04°45'28"E	59.33'

Curve Table

NO.	Length	Radius	Delta	Chord	Chord Length
C1	0.04'	535.00'	0°00'14"	S161°24'59"W	0.04'
C2	51.85'	527.09'	5°38'09"	S13°23'38"W	51.83'
C3	54.69'	587.09'	3°20'16"	S08°56'11"W	54.67'

Reserve Table

Reserve	Acres	Sq. Ft.	Type
A	2.198	95,744	Restricted to Commercial
B	0.609	26,539	Restricted to Levee & Utilities
C	0.945	41,156	Restricted to Drainage

OYSTER CREEK COMMERCE RESERVES A, B & C FINAL PLAT

A SUBDIVISION OF 3.752 ACRES OF LAND
SITUATED IN
THE ELIJAH ROARK LEAGUE SURVEY, ABSTRACT NO. 77
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

3 RESERVES 1 BLOCK

OWNER:
LIEVEN J. VAN RIET, TRUSTEE

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

SURVEYOR:
GEORGE COLLISON, R.P.L.S.
TERRA SURVEYING COMPANY, INC.
3009 WILCREST DR., SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: September 12, 2018

AGENDA ITEM SUBJECT: Final Plat of Fort Bend Parkway Business Park Phase I

AGENDA ITEM NUMBER: 6.A.(3)

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

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

PERMIT NUMBER: PLAT1800065

PROPERTY ID: Various – main parcel:
0070-00-000-0395-907

LOCATION: Trammel Fresno Rd

ZONING DISTRICT DESIGNATION: PD, Planned Development District #88
(Ordinance O-16-13)

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should 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).
 - b. The name of the owner, subdivider or principal officer of the owner shall be indicated in the title block in accordance with Section 2.D.(4). **Please revise to include all owners. The City of Missouri city, as an owner of the Hurricane Lane right-of-way should be reflected.**
 - c. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please clearly distinguish the city's boundary line as well as MUD boundaries within view.**
 - d. The Owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(a). **Please revise to include all owners.**
 - e. The Certificate for engineer and surveyor must be made a part of the final plat drawing in accordance with Section 3.C(8)(e).
 - 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).
 - g. The County clerk filing acknowledgement statement must be made a part of the final plat in accordance with Section 3.C(8)(g).
 - h. 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. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.

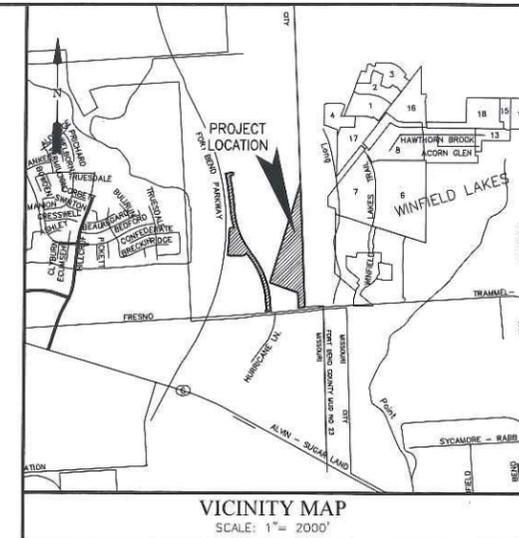
- b. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
 - c. Please provide minimum slab elevation as indicated in plat note #7.
 - d. The benchmark is to required to be a primary benchmark from the city's benchmark system in accordance with the Public Infrastructure Design Manual, Chapter 2.12.A.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
- a. An electronic plat shall be submitted in accordance with Section 2.D(2).
Please provide a .dwg file of the plat.

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 revise plat note #9 to indicate that "All existing and proposed pipelines or pipeline easements through the subdivision have been shown." Additionally, ensure that all easements are 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."
 - c. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
- a. Please revise plat note #7 to correct the section number included in the following: "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)."
 - b. Please revise plat note #13, to include that the City will not be responsible for maintenance of the drainage facilities (including swales, drainage ponds, outfall pipes, etc.). Additionally, please indicate the entity which will be responsible as the property is not located within Liberty Ridge and the City owns land within the boundaries of the plat.

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



STATE OF TEXAS
COUNTY OF FORT BEND

WE, FLC PARKWAY, LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP, ACTING BY AND THROUGH ROCKY LAI, PRESIDENT, BEING AN OFFICER OF FLC PARKWAY, LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP, OWNERS OF THE 40.668 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FORT BEND COUNTY BUSINESS PARK PHASE 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 COMFORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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

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

FURTHER, WE DO HEREBY 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, CULLETS, RAVINES, DRAINS AND DRAINAGE EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FORT BEND COUNTY BUSINESS PARK PHASE 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRES.

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-GIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2018.

FLC PARKWAY, LLP,
A TEXAS LIMITED LIABILITY PARTNERSHIP

BY: _____
ROCKY LAI, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROCKY LAI, PRESIDENT OF FLC PARKWAY, LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP, 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

NOTES:

- BENCHMARK - TROPICAL STORM ALLISON RECOVERY BENCHMARK NO. 010565A BRASS NGS DISK STAMPED "L 888 1942" LOCATED ON THE TOP OF A HEADWALL ON THE SOUTH SIDE OF W. SYCAMORE ST. BETWEEN FM 521 AND THE RAILROAD TRACKS.
ELEV. = 72.28 FEET (NAVD88, 2001 ADJUSTMENT)
- TBM: MISSOURI CITY SURVEY SECONDARY BENCHMARK NO. SCM-11021A BRASS DISK STAMPED "C.D.M.C. 504-11021" LOCATED ON THE TOP OF ACURE INLET ON THE WESTERLY SIDE OF HURRICANE LANE, APPROXIMATELY 3,070 FEET (0.6 MILES) NORTH OF TRAMMEL FRESNO ROAD.
ELEV. = 68.18 FEET (NAVD88, 2001 ADJUSTMENT)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.9998720820.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. _____ DATED _____, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN THE CITY OF MISSOURI CITY, FORT BEND COUNTY.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM, OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "CBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES, AND THE LIBERTY RIDGE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACE AS REQUIRED BY SECTION 3.0(12) OF THE ADMINISTRATIVE PLATING MANUAL OF THE CITY OF MISSOURI CITY, (JUNE 2014)

- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (SOFT, FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- NO BUILDINGS OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS [THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (C)] OR [THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISION OF SUBSECTION (E)] OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

City of Missouri City, TX
Received

AUG 24 2018

Planning Division

FINAL PLAT OF
FORT BEND PARKWAY
BUSINESS PARK PHASE 1

A SUBDIVISION OF 40.668 ACRES OF LAND SITUATED IN
THE ELIJAH ROARK LEAGUE, ABSTRACT 77,
FORT BEND COUNTY, TEXAS,

0 LOTS 3 RESERVES (32.394 ACRES) 0 BLOCKS
AUGUST 24, 2018 JOB NO. 2319-3000.802

OWNERS:

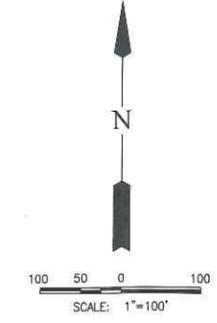
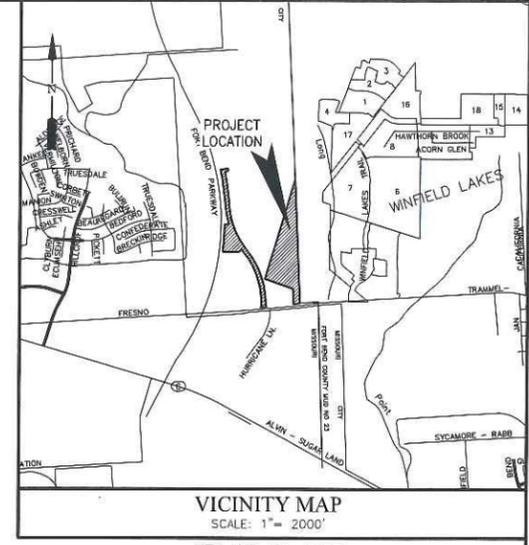
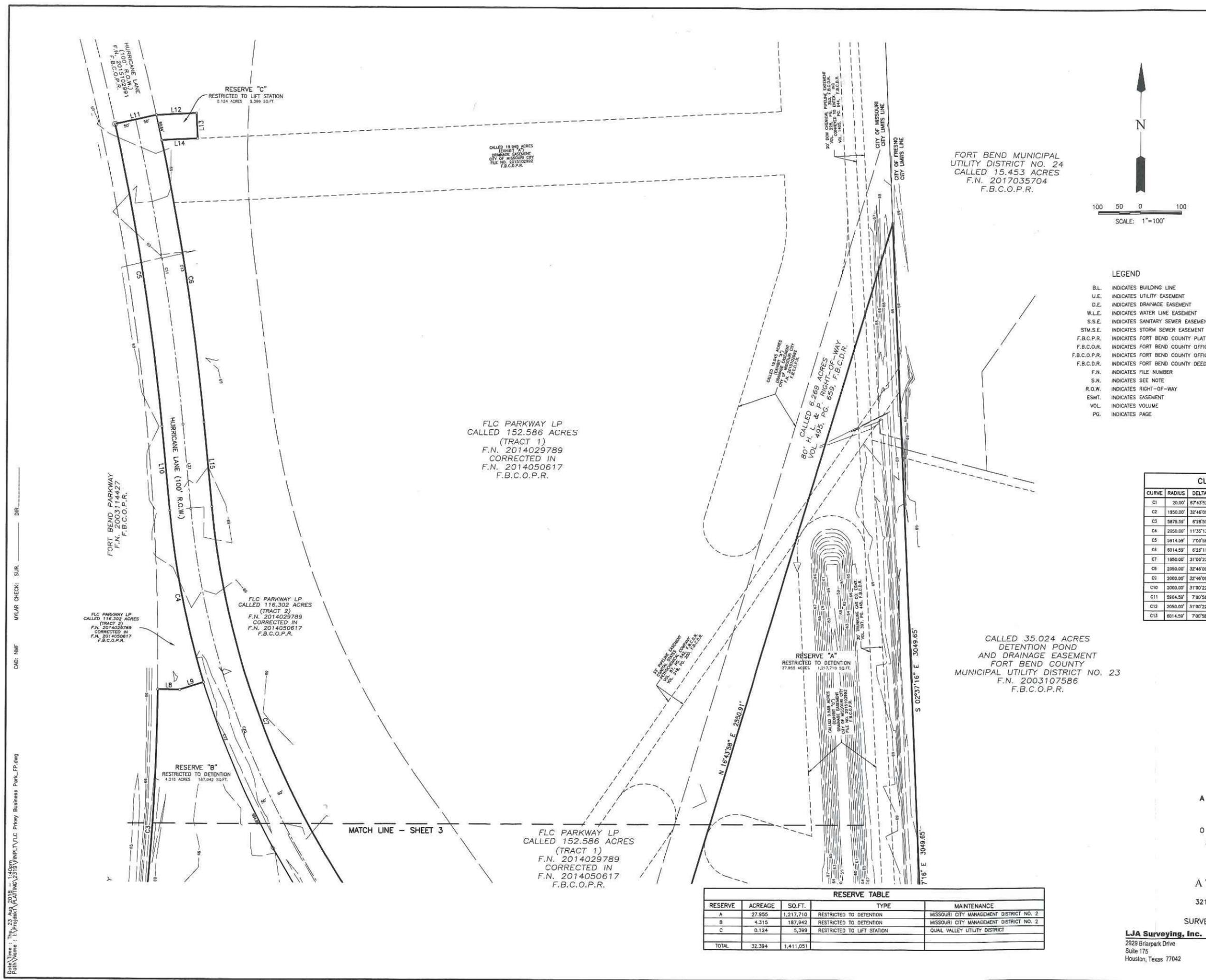
FLC PARKWAY, LLP,
A TEXAS LIMITED LIABILITY PARTNERSHIP
ROCKY LAI, PRESIDENT
3217 MONTROSE BOULEVARD, SUITE 222, HOUSTON, TEXAS 77006
PH: (281) 888-1919

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - ESMT. INDICATES EASEMENT
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE

City of Missouri City, TX
 Received
 AUG 24 2018
 Planning Division

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	20.00'	87°43'52"	23.84'	22.29'	N 30°29'12" W
C2	1950.00'	32°46'09"	1115.26'	1100.12'	N 20°14'00" W
C3	5878.59'	6°28'35"	885.15'	864.80'	N 03°30'52" E
C4	2050.00'	11°35'13"	414.57'	413.86'	N 11°24'18" W
C5	5914.59'	7°00'58"	724.26'	723.81'	N 09°07'11" W
C6	6014.59'	8°26'11"	875.87'	875.31'	S 08°49'48" E
C7	1950.00'	31°00'22"	1055.26'	1042.43'	S 21°06'53" E
C8	2050.00'	32°46'09"	1172.45'	1158.24'	S 20°14'00" E
C9	2000.00'	32°46'09"	1143.85'	1128.33'	N 20°14'00" E
C10	2000.00'	31°00'22"	1062.32'	1059.16'	S 21°06'53" E
C11	5984.59'	7°00'58"	730.38'	729.92'	N 09°07'11" W
C12	2050.00'	31°00'22"	1109.38'	1095.89'	N 21°06'53" E
C13	6014.59'	7°00'58"	736.50'	736.04'	S 09°07'11" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81°24'35" W	160.87'
L2	S 86°14'24" W	150.00'
L3	N 41°11'45" E	35.33'
L4	N 03°30'55" W	216.71'
L5	S 36°37'04" W	170.06'
L6	S 53°22'56" W	79.84'
L7	N 83°05'40" W	63.32'
L8	S 89°34'35" E	52.04'
L9	N 72°42'26" E	58.83'
L10	N 05°36'42" W	200.00'
L11	N 77°22'20" E	100.00'
L12	N 87°18'53" E	95.06'
L13	S 02°49'07" E	80.00'
L14	S 87°10'53" W	85.00'
L15	S 05°36'42" E	200.00'
L16	S 36°37'04" E	200.00'
L17	S 03°30'56" E	216.88'
L18	S 48°48'16" E	35.33'
L19	N 03°30'55" W	241.79'
L20	S 36°37'04" W	200.00'
L21	N 05°36'42" W	200.00'
L22	N 36°37'04" W	200.00'

RESERVE TABLE

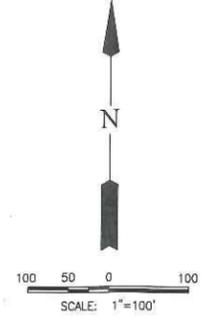
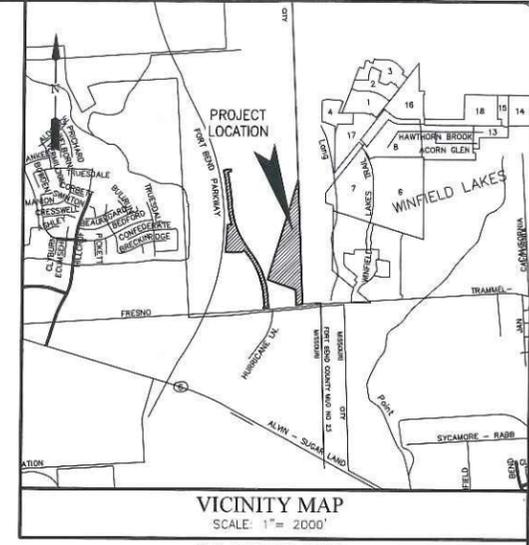
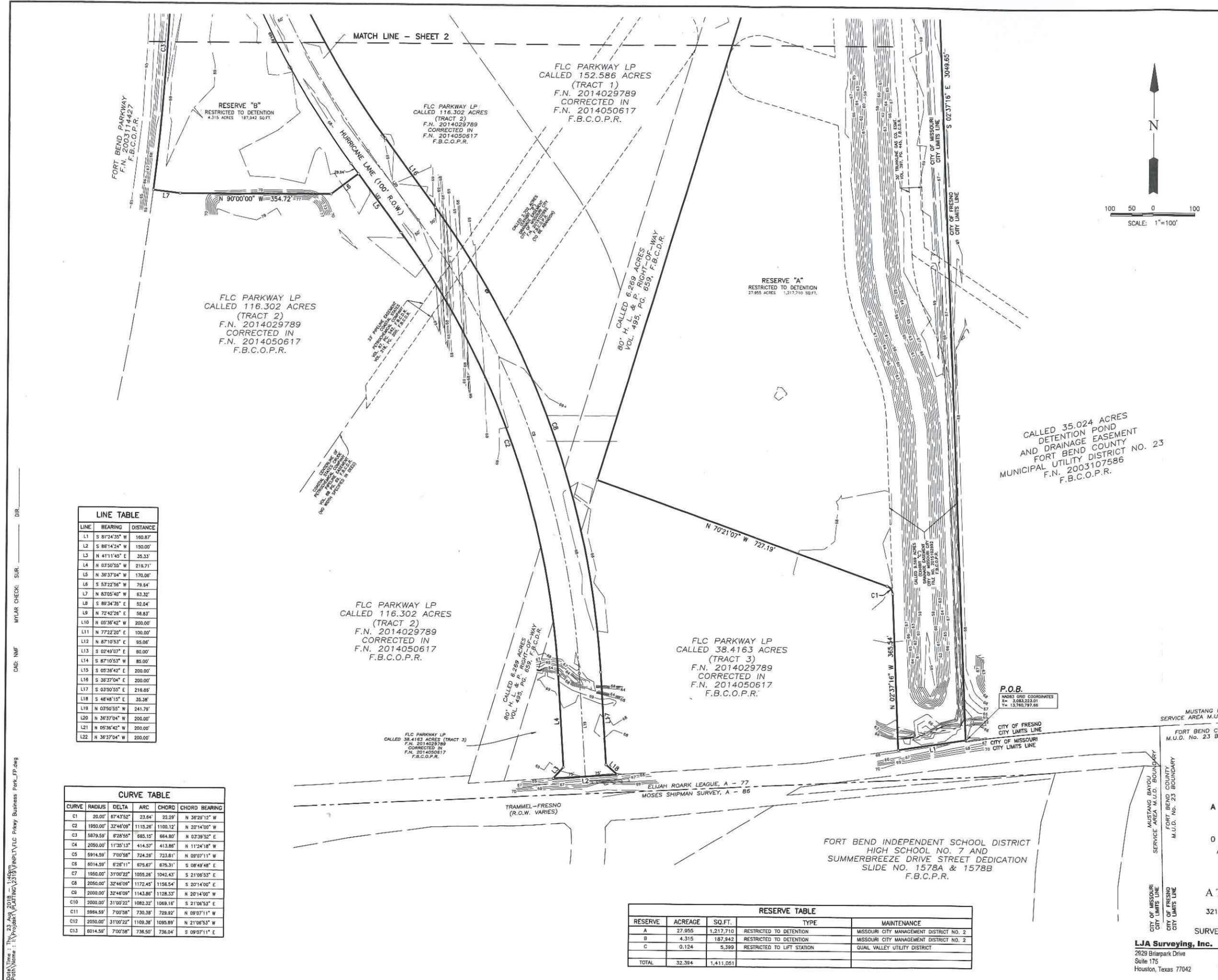
RESERVE	ACREAGE	SQ. FT.	TYPE	MAINTENANCE
A	27.955	1,217,710	RESTRICTED TO DETENTION	MISSOURI CITY MANAGEMENT DISTRICT NO. 2
B	4.315	187,842	RESTRICTED TO DETENTION	MISSOURI CITY MANAGEMENT DISTRICT NO. 2
C	0.124	5,399	RESTRICTED TO LIFT STATION	QUAL VALLEY UTILITY DISTRICT
TOTAL	32.394	1,411,051		

**FINAL PLAT OF
 FORT BEND PARKWAY
 BUSINESS PARK PHASE 1**
 A SUBDIVISION OF 40.668 ACRES OF LAND SITUATED IN
 THE ELIJAH ROARK LEAGUE, ABSTRACT 77,
 FORT BEND COUNTY, TEXAS,
 0 LOTS 3 RESERVES (32.394 ACRES) 0 BLOCKS
 AUGUST 24, 2018 JOB NO. 2319-3000.802
 OWNERS:
FLC PARKWAY, LLP.
 A TEXAS LIMITED LIABILITY PARTNERSHIP
 ROCKY LAI, PRESIDENT
 3217 MONTROSE BOULEVARD, SUITE 222, HOUSTON, TEXAS 77006
 PH: (281) 888-1919

SURVEYOR: LJA Surveying, Inc.
 2929 Briarpark Drive, Suite 175, Houston, Texas 77042
 Phone 713.953.5200, Fax 713.953.5026, T.B.P.L.S. Firm No. 10194382

ENGINEER: LJA Engineering, Inc.
 2929 Briarpark Drive, Suite 600, Houston, Texas 77042
 Phone 713.953.5200, Fax 713.953.5026, FRN - F-1386

Date: 23 Aug 2018 1:40pm
 Path: I:\Projects\PLATTING\2319\FINAL\FLC Parkway Business Park_LP.dwg
 CAD: NMF
 MYCAR CHECK: SUR
 DIR:



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81°24'35" W	160.87
L2	S 86°14'24" W	150.00
L3	N 41°11'45" E	35.33
L4	N 03°50'55" W	216.71
L5	N 38°37'04" W	170.00
L6	S 53°22'56" E	79.64
L7	N 83°05'40" W	63.32
L8	S 89°34'35" E	50.04
L9	N 72°42'28" E	58.83
L10	N 05°36'42" W	200.00
L11	N 77°22'29" E	100.00
L12	N 87°10'53" E	95.06
L13	S 02°49'07" E	80.00
L14	S 87°10'53" W	85.00
L15	S 05°36'42" E	200.00
L16	S 38°37'04" E	200.00
L17	S 03°50'55" E	216.65
L18	S 48°48'15" E	35.38
L19	N 03°50'55" W	241.79
L20	N 38°37'04" W	200.00
L21	N 05°36'42" W	200.00
L22	N 38°37'04" W	200.00

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	20.00	87°43'52"	23.84	22.29	N 38°29'12" W
C2	1950.00	32°46'09"	1115.26	1100.12	N 20°14'00" W
C3	5879.55	8°28'55"	685.15	664.80	N 02°39'52" E
C4	2050.00	11°30'13"	414.57	413.88	N 11°24'18" W
C5	5914.59	7°00'58"	724.26	723.81	N 09°07'11" W
C6	6014.59	6°28'11"	675.67	675.31	S 08°49'48" E
C7	1950.00	31°00'22"	1055.26	1042.43	S 21°06'53" E
C8	2050.00	32°46'09"	1172.45	1156.54	S 20°14'00" E
C9	2000.00	32°46'09"	1143.86	1128.33	N 20°14'00" W
C10	2000.00	31°00'22"	1082.32	1069.16	S 21°06'53" E
C11	5964.59	7°00'58"	730.38	729.92	N 09°07'11" W
C12	2050.00	31°00'22"	1109.38	1095.89	N 21°06'53" W
C13	6014.59	7°00'58"	736.50	736.04	S 09°07'11" E

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	27.955	1,217,710	RESTRICTED TO DETENTION	MISSOURI CITY MANAGEMENT DISTRICT NO. 2
B	4.315	187,842	RESTRICTED TO DETENTION	MISSOURI CITY MANAGEMENT DISTRICT NO. 2
C	0.124	5,399	RESTRICTED TO LIFT STATION	QUAIL VALLEY UTILITY DISTRICT
TOTAL	32.394	1,411,051		

- 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.D.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.P.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - INDICATES STREET NAME CHANGE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - ESMT. INDICATES EASEMENT
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE

FINAL PLAT OF FORT BEND PARKWAY BUSINESS PARK PHASE 1
 A SUBDIVISION OF 40.668 ACRES OF LAND SITUATED IN THE ELIJAH ROARK LEAGUE, ABSTRACT 77, FORT BEND COUNTY, TEXAS,
 0 LOTS 3 RESERVES (32.394 ACRES) 0 BLOCKS
 AUGUST 24, 2018 JOB NO. 2319-3000.802
 OWNERS:
FLC PARKWAY, LLP.
 A TEXAS LIMITED LIABILITY PARTNERSHIP
ROCKY LAI, PRESIDENT
 3217 MONTROSE BOULEVARD, SUITE 222, HOUSTON, TEXAS 77006
 PH: (281) 888-1919

SURVEYOR: LJA Surveying, Inc. 2929 Briarpark Drive, Suite 175, Houston, Texas 77042
 Phone 713.953.5200 Fax 713.953.5026 T.B.P.L.S. Firm No. 10194382
ENGINEER: LJA Engineering, Inc. 2929 Briarpark Drive, Suite 600, Houston, Texas 77042
 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

City of Missouri City, TX
 Received
 AUG 24 2018
 Planning Division

Date/Time: Thu, 23 Aug 2018 14:49:00
 Path/Name: \\ProJakt\PLATTING\2319\FIN\PLAT\FLC Bkwy Business Park_LP.dwg



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: September 12, 2018

AGENDA ITEM SUBJECT: Revised Concept Plan of Parks Edge

AGENDA ITEM NUMBER: 6.B.(1)

PROJECT PLANNER: **Mason A. Garcia**, Planner I

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

PERMIT NUMBER: PLAT1800052

PROPERTY ID: 313-00-000-0143-907 and various other parcels

LOCATION: Lake Olympia Pkwy

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

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is subject to a Development Agreement between the City and 349 Memorial LLC created for the Missouri City Management District No. 1 to provide Development standards, utility and road agreements.

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. In title block, indicate "Revised" conceptual plan,
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None.

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

Parks Edge Revised Conceptual

Acreage difference between approved PD, Planned Development District #95 and proposed revised conceptual plan
September 12, 2018

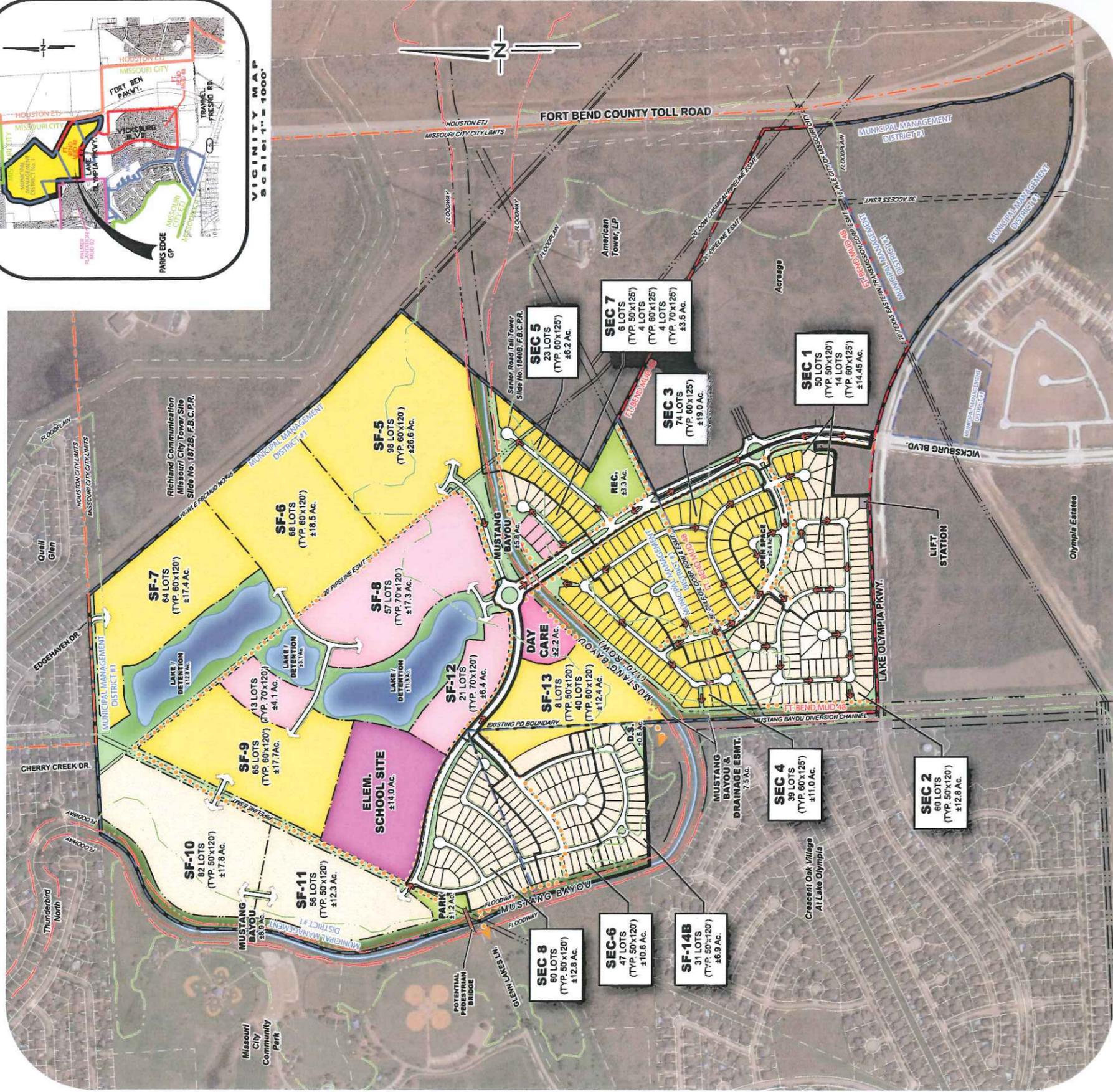
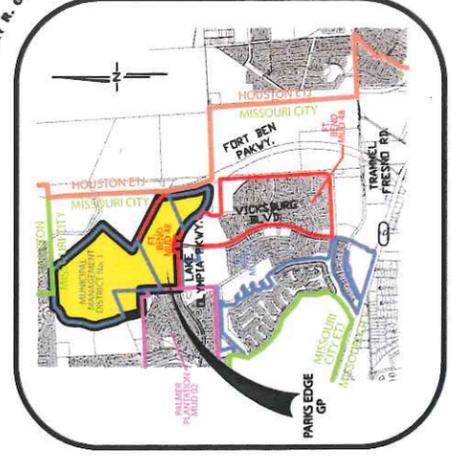
Parks Edge			
	Acreage		
	Current PD	Proposed Changes*	Within 10%
50' x 120' lots	72	66	yes (-8%)
60' x 120' lots	139.6	129.6	yes (-7%)
70' x 120' lots	32.5	29.3	yes (-10%)
School	12.9	14	yes (+8%)
Day Care	2.3	2.2	yes (-4%)
Total	259.3	241.1	

	50' x 120'	60' x 120'	70' x 120'
Sec 1	11.1	3.3	
Sec 2	12.8		
Sec 3		19	
Sec 4		11	
Sec 5		6.2	
Sec 6/SF 14B (Outside PD)	21.6		
Sec 8	10.8		
Sec 7	1.2	0.8	1.5
SF-5		26.6	
SF-6		18.5	
SF-7		17.4	
SF-8			17.3
SF-9		17.7	4.1
SF-10	17.8		
SF-11	12.3		
SF-12			6.4
SF-13 (area outside PD)	1.2	2	
SF-13 (area inside PD)		9.1	
Total*	66	129.6	29.3
Max. Permitted Acreage Range Per 10% increase allowed in PD	64.8 to 79.2 Ac	125.7 to 153.56 Ac	29.3 to 35.75 Ac.

*excludes the acreage outside PD

Lot Counts			
	50' x 120'	60' x 120'	70' x 120'
Sec 1	50	14	
Sec 2	60		
Sec 3		74	
Sec 4		39	
Sec 5		23	
Sec 6/SF 14B (Outside PD)	78		
Sec 8	60		
Sec 7	6	4	4
SF-5		98	
SF-6		68	
SF-7		64	
SF-8			57
SF-9		68	13
SF-10	82		
SF-11	56		
SF-12			21
SF-13 (area outside PD)	8		
SF-13 (area inside PD)		40	
249.7 Total	400	492	95

987



PARKS EDGE

± 352.6 ACRES OF LAND

a concept plan for
 OUT OF THE
H. SHROPSHIRE SURVEY, A-313
D. BRIGHTON LEAGUE SURVEY, A-13
 FORT BEND COUNTY, TEXAS
ENGINEER/SURVEYOR:
 J. CARTER & ASSOCIATES
 22330 N. Loop West, Suite 170
 Katy, Texas 77449
 832-913-4000
 Attn: Mr. Sean Burch
OWNER:
DRH Land Opportunities I, Inc.
PLANNER:



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

SCALE 1" = 350'
 AUGUST 20, 2018
 RGA 171002E

LAND USE ANALYSIS

RESIDENTIAL	\$249.7 AC.
50' X 120' (within PD)	± 86.0 AC.
50' X 120' (outside PD)	± 21.6 AC.
60' X 120' (within PD)	± 129.6 AC.
70' X 120' (outside PD)	± 29.9 AC.
COMMUNITY	± 18.2 AC.
SCHOOL	± 14.0 AC.
DAY CARE	± 2.2 AC.
OPEN SPACE	± 365.0 AC.
DETENTION/DRAINAGE	± 49.9 AC.
O.S./PARKS/CRENSHIELD	± 43.3 AC.
RECREATION CENTER	± 43.3 AC.
CIRCULATION	± 113.6 AC.
THOROUGHFARE STREET	± 4.6 AC.
COLLECTOR STREETS	± 9.0 AC.
UTILITIES	± 71.1 AC.
PIPELINE EASEMENTS	± 6.4 AC.
WATER LINE EASEMENTS	± 0.7 AC.
PROJECT TOTALS	± 352.6 AC.

LEGEND

PROPOSED TRAIL SYSTEM
 ○ ○ ○ ○ ○
 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 VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MISSOURI CITY PLANNING COMMISSION. THE PREPARATION OF THIS GENERAL PLAN HAS BEEN MADE IN ACCORDANCE WITH THE 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 NOR ANY OTHER REPRESENTATIONS, EXPRESS OR IMPLIED, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, AS TO THE LOCATION, QUALITY OR CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: September 12, 2018
AGENDA ITEM SUBJECT: Preliminary Plat of Parks Edge Section Eight
AGENDA ITEM NUMBER: 6.B.(2)
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

PERMIT NUMBER: PLAT1800053
PROPERTY ID: 0313-00-000-0126-907
LOCATION: Lake Olympia Pkwy
ZONING DISTRICT DESIGNATION: PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is subject to a Development Agreement between the City and 349 Memorial LLC created for the Missouri City Management District No. 1 to provide Development standards, utility and road agreements.

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 clarify the spelling of street name "Everett Terrance Ct." or "Everett Terrace Ct."
 - c. 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.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The Parks Edge Phase II Drainage Analysis must be approved before final plats will be accepted by the City.
 - b. Please incorporate all comments noted by the Fort Bend Drainage District in the letter dated July 23, 2018.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please submit a revised .dwg file as 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. 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. 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: **CONCEPTUAL PLAN** **PRELIMINARY**
 REVISED CONCEPTUAL PLAN **REVISED PRELIMINARY**

Date of Application:

1. Name of plat: Parks Edge Section Eight		
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@krqa.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: 17.8		
9. Estimated # of Sections: <u> 1 </u> Blocks: <u> 2 </u> Reserves: <u> 3 </u>		
10. Estimated # of residential lots/dwelling units: 60		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>		
Private Streets: _____ Public Streets: <u> 4.30 </u> Residential Lots: <u> 9.99 </u>		
Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: <u> 1.68 </u> Recreational Uses: <u> 1.20 </u>		
Utility Easements: _____ Public Parkland: _____		
Other (explain): <u> Landscape/Open Space </u> (acres): <u> 0.63 </u>		
12. Residential lot dimensions: Average: <u> 50' x 120' </u> 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		

City of Missouri City, TX

Received

AUG 24 2018



Called 36.599 Acres
to City of Missouri City
By Warranty Deed
Vol. 1943 Pg. 2541
F.B.C.O.P.R.R.P.

GLENN LAKES LANE
80' R.O.W.
(NO DEDICATION FOUND OF RECORD)

Called 12.620 Acres
to City of Missouri City
By Warranty Deed
Vol. 1943 Pg. 2541
F.B.C.D.R.

Remainder of
Called 40.787 Acres
to Teahouse Beverage, Inc.
By Deed Without Warranties
CF No. 2013030020 F.B.C.O.P.R.R.P.

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

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



A PRELIMINARY PLAT OF
PARKS EDGE
SECTION EIGHT
BEING 17.8± ACRES OF LAND
CONTAINING 60 LOTS (50' X 120' TYP.) AND
THREE RESERVES IN TWO BLOCKS.

OUT OF THE
DAVID BRIGHTON LEAGUE, 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) 666-2100

ENGINEER:
JONES & CARTER
6335 GULFTON, SUITE 100
HOUSTON, TEXAS 77081
ATTN: MR. SEAN BURCH
(713) 777-6337
PLANNER:



- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-679-0340

City of Missouri City, TX
Received

AUG 24 2018

Planning Division

- NOTE:
- A** RESTRICTED RESERVE "A"
DRAINAGE ESMT.
±1.68 ACRES
 - B** RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.63 ACRE
 - C** RESTRICTED RESERVE "C"
PARK
±1.20 ACRES

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.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: September 12, 2018
AGENDA ITEM SUBJECT: Murphy Village Townhomes - parkland dedication
AGENDA ITEM NUMBER: 9.A
PROJECT PLANNER: Thomas K. White Jr., Planner II
APPROVAL:  Otis T. Spriggs, AICP, Director, Development Services

PERMIT NUMBER: 2018-0011
PROPERTY ID: 0089-00-000-2401-907
LOCATION: FM 1092
ZONING DISTRICT DESIGNATION: R-5, townhouse residential district
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None.

RECOMMENDED ACTION:

The Planning and Zoning Commission should adopt the following as its Final Report and forward it to City Council with a positive recommendation for consideration and adoption thereof, and following the requirements of Subdivision Ordinance Section 82-174e regarding the dedication of land for neighborhood parks; reservation of land for public purposes.

APPLICANT'S PROPOSAL:

Murphy Village Townhomes is a proposed 9.65 acre development to be located west of the intersection of FM 1092 and Fifth Street. The proposed subdivision is being platted to contain 66 dwelling units.

A preliminary plat for Murphy Village Townhomes was conditionally approved on October 11, 2017 and a final plat was conditionally approved on June 13, 2018 by the Planning and Zoning Commission.

The applicant, Ryan Moeckel, Texas Engineering and Mapping Co. made an application to the Parks Board seeking to provide for 50 percent of the parkland dedication as cash in lieu of parkland and 50 percent in the form of private parkland.

The applicant described in a proposal letter, the construction of a walkway around the rear perimeter of the subdivision that would connect to the interior sidewalks of the subdivision. The applicant is seeking to provide as an amenity, the area immediately adjacent to the city's drainage system. The applicant indicated that the trail, being located within both encumbered and unencumbered reserves, would provide approximately 14,434 square feet of private parkland.

PARKS BOARD ACTION:

The Parks and Recreation Board considered the applicant's proposal at their August 2, 2018 meeting. The Board expressed concern with the limited amount of open space throughout the subdivision, not sufficient enough for use by children or pets. The Board recommended that the developer pay cash in lieu of parkland in the full amount and not get credit for a private parkland dedication.

The proposed development is located within Park Zone #6.

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



Parks Board 2017-2018

Jason Mangum, Director of Parks & Recreation
Randy Troxell, Assistant Director of Parks & Recreation
Shane Mize, Recreation Superintendent
Barry Hamilton, Parks Superintendent
Pamela Andrews, Board Member
J.R. Atkins, Board Member
Diane Giltner, Board Member
Don Johnson, Board Member
Thomasine Johnson, Board Member

Adrian Matteucci, Board Member
Sharman McGilbert, Vice-Chair
Brian Merchant, Board Member
Loveless Mitchell, Board Member
Victoria Porter, Board Member
Rafik Sandford, Board Member
Buddy Snyder, Board Member
Llarance Turner, Chairman

PARKS BOARD MEETING MINUTES August 2, 2018 7:00 O'CLOCK P.M. CITY COUNCIL CHAMBER

ATTENDEES

Parks Board members in attendance: Pamela Andrews, J.R. Atkins, Alan Atwater, Diane Giltner, Don Johnson, Thomasine Johnson, Adrian Matteucci, Vice-Chair Sharman McGilbert, Brian Merchant, Victoria Porter, Buddy Snyder, and Chairman Llarance Turner. **Absent:** Loveless Mitchell.

Staff in attendance: Director of Parks & Recreation Jason Mangum, Recreation Superintendent Kevin Browne, Parks Superintendent Barry Hamilton, Facility Operations Manager Kyle Frye, Recreation Manager Julia Thompson, City Manager Anthony Snipes, First Assistant City Attorney James Santangelo, and Administrative Assistant Tricia Yurcak.

Others in attendance: Shotzie Price, Scotty Schmidt, Pei Pei Han, Guo Ping He, and Karen Rogers.

5. CONSIDER RECOMMENDATION FOR MURPHY VILLAGE PARKLAND DEDICATION

Chairman Turner assumed the chair upon his arrival. Director Mangum presented the agenda item. The developer has proposed half parkland and half fee in lieu of. Mr. Schmidt stated there were no amenities, but on the backside where the drainage is, there will be a paved trail that ties into sidewalks, which residents can use. The Board discussed concern about the limited amount of open space, which was not enough private parkland, nor for children or pets to use.

Chairman Turner recommended the developer to pay the full cash in lieu of, or lose some lots and come up with usable free space.

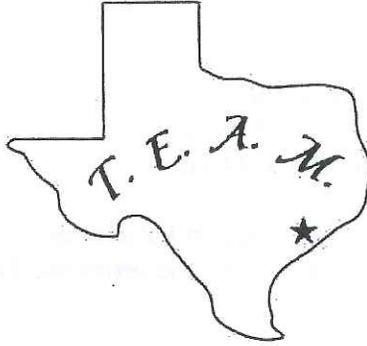
Board member Atkins made a motion to recommend the developer offer a full cash in lieu of for a full amount. Merchant seconded.

The motion passed.

AYES: Board members Atkins, Merchant, Andrews, Chairman Turner, and Giltner

NAYS: Adrian, Snyder, Sharman McGilbert, Porter

ABSTENTIONS: Alan Atwater, T. Johnson.



**Texas
Engineering
And
Mapping Co.**

July 24, 2018

City of Missouri City Parks Board
1522 Texas Parkway,
Missouri City, Texas 77489

RE: *Murphy Village Townhomes - Parkland Dedication (66 dwelling units)*

The owner of the proposed subdivision of Murphy Village Townhomes requests that the Parks Board accept the parkland dedication for this development per Section 82-174(e) of the City of Missouri City Subdivision Ordinance through a combination of private parkland plus cash-in-lieu-of-land as follows:

1. Fifty percent of the parkland dedication can be met by private neighborhood parkland. In this case, 50% would be:
 - 1 Acre for every 100 dwelling units multiplied by 33 dwelling units = 0.33 acre. This part of the parkland requirement will be met by the dedication of the various reserves throughout the subdivision as shown below:

Unencumbered Parkland Reserves

Reserve "A" - 3,100 sq. ft.
Reserve "G" - 2,200 sq. ft.
Reserve "H" - 4,932 sq. ft.
Total - 10,232 sq. ft.

Parkland Reserves Encumbered w/ Easements (1/3 credit)

Reserve "A" - 3,140 sq. ft.
Reserve "B" - 1,460 sq. ft.
Reserve "C" - 2,000 sq. ft.
Reserve "D" - 2,426 sq. ft.
Reserve "E" - 1,580 sq. ft.
Reserve "F" - 2,000 sq. ft.
Total - 12,606 sq. ft.

T.E.A.M. Works For You!

12718 Century Drive Stafford, Texas 77477 (281) 491-2525 / 491-2535 - FAX

Total Parkland Credit Dedication:
10,232 sq. ft. + 12,606 sq. ft.(1/3) = 14,434 sq. ft.
14,434 sq. ft. / 43,560 sq. ft./acre = **0.3314 acre**

The dedication of these reserves with the construction of walkways will also open up substantial green space around the perimeter of the subdivision to be enjoyed by the residents. This green space will enhance this parkland dedication even more.

2. The remaining fifty percent of the parkland dedication is proposed to be made by cash-in-lieu-of-land. The amount of this cash payment is computed on the basis of \$1,400 per dwelling unit. This payment calculates to be:

33 Dwelling Units X \$1,400/unit = **\$46,200.00**

The above combination of private parkland and cash-in-lieu-of-land meets the city's requirements for parkland dedication for this proposed subdivision. The owner hereby requests that the Parks Board recommend approval of this offering combination.

If you have any questions, please feel free to contact me at

Sincerely,



Ryan Moeckel
Platting Manager

