



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

Monday, May 3, 2021 at 5:00 P.M.

via Video Conference call

(pursuant to Texas Government Code, Section 551.127)

Join Zoom Meeting

<https://zoom.us/j/4891798404>

Meeting ID: 489 179 8404

One tap mobile

+13462487799,,4891798404# US (Houston)

+12532158782,,4891798404# US (Tacoma)

Dial by your location

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+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

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+1 929 205 6099 US (New York)

Meeting ID: 489 179 8404

Find your local number: <https://zoom.us/j/4891798404>

In compliance with the recommendation of the CDC and other governmental agencies, to avoid the spread of the COVID19 Virus, the Planning and Zoning Commission meeting will be held as a teleconference on Zoom virtual meeting platform. Comments may also be submitted via email or request made to be contacted by phone during the meeting to make comments during the public hearing to the Planning Director at jabraham@richmondtx.gov

A quorum of the City Commission may be present at this meeting.

AGENDA

- A1. Call to Order, Determine Quorum, Declare Meeting Open.
- A2. Public comments. (Public comment is limited to a maximum of 3 minutes per item. Time may not be given to another speaker. No Deliberations with the Commission).

CONSENT AGENDA

- B1. Review and approve minutes from the April 5, 2021, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, June 7, 2021, at 5:00 p.m.

REGULAR AGENDA

Plat Applications

- C1a. Public hearing to receive comments for or against a request by Matthew May, to replat approximately .0952 acre tract of land being Lot 10, Block 5 of Grand River, a subdivision in Fort Bend County Texas, according to the plat recorded in Slide No. 1650/B & 1651/A, and Lot 38 in Block 5 of Grand River Replat No. 1, a subdivision in Fort Bend County Texas according the plat there of recorded in Slide No. 1868/A plat records of Fort Bend County, Texas in order to create one lot. The proposed replat is called Grand River Replat No. 5.
- C1b. Review and recommendation of a final report to City Commission for a Replat - Grand River Replat No. 5 – 9.0952 acres of land – 1 Block – 1 Lot – 0 Reserves. The subject site is part of the Grand River Residential Subdivision located at 2015 Grand River Drive and 1934 Man O War Ct.
- C2. Review and recommendation of a final report to City Commission for a Final Plat – Mandola Farms Section 2 – 25.04 acres of land – 109 Lots – 3 Blocks – 3 Reserves. The subject site is the final section within Mandola Farms Residential Development located on the south side of U.S. Highway 90A, demarcated by Hennessey Road, Edgewood Drive and Damon Street.
- C3. Review and recommendation of a final report to City Commission for a Preliminary Plat – FM 723 Boat and RV Storage – 2.5049 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is located along the eastside of FM 723 South of Riverside Boulevard.
- C4. Review and recommendation of a final report to City Commission for a

Preliminary Plat – Veranda Section Thirty-Two – 19.9 acres of land – 34 Lots – 1 Block – 4 Reserves. The subject site is a section within Veranda master planned community.

Other

- C5. Consider agenda item requests by Commissioners for June 7, 2021 regular meeting.
- C6. Development related staff update.
- C7. Adjournment.

In compliance with Americans with Disabilities Act, City of Richmond will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Secretary's Office at 281-342-5456 for accommodations.



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting Minutes

Zoom Teleconferencing Meeting Room

Monday, April 5, 2021, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, April 4, 2021, at 5:00 p.m. In compliance with recommendations from the Centers for Disease Control (CDC) and local governmental agencies to avoid the spread of COVID-19, the Planning and Zoning Commission meeting was teleconferenced via the Zoom Virtual meeting platform. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Chair)
Aimee Frederick
Melissa Schultz
Ernest Hogue
Noell Myska

Staff in attendance: Jose Abraham, Planning Director; Mason Garcia, Associate Planner; Howard Christian, Assistant City Manager; Christine Cappel, Public Works Administrative Manager; Lori Bownds, Building Official; Duane Whitehead and Llarance Turner, City Engineers, and Gary Smith, City Attorney.

Commissioner Kubelka introduced agenda A2., Public comments, and asked if there were any public comments. Manard Paige residing at 5318 Winding River Road spoke on agenda item C1b. Mr. Paige expressed his opposition against the replat of the subject site located at 5202 Winding River Drive, citing flooding related concerns. Hearing no more public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda A3., Discuss and consider taking action on reciting the Pledge of Allegiance to the U.S. flag and Texas flag before each meeting. Mr. Smith explained that the City Commission adopted a policy to recite the Pledge of Allegiance to the United States of America and Texas flags before each meeting. He added that the policy allows each Board and Commission to decide whether or not to recite the pledges at their respective meetings. Planning and Zoning Commissioners discussed the policy and expressed their preference to recite the pledge of allegiance only at in-person meetings. Commissioner Hogue moved to start reciting the Pledge of allegiance to the Pledge of Allegiance to the United States of America and Texas flags when in-person meetings resume. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Commissioner Kubelka introduced the consent agenda items:

B1. Review and approve minutes from the March 1, 2021, meeting.

B2. Next Planning and Zoning Commission meeting is Monday, May 3, 2021, at 5:00 p.m.

Commissioner Frederick moved to approve the consent agenda. The motion was seconded by Commissioner Hogue. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C1a., Public hearing to receive comments for or against a request by Ryan Moeckel on behalf of Billy R. Corbin and Mary O. Corbin, to replat approximately 4.072 acre tract of land in the Samuel Isaac League Survey, Abstract No. 35; also being Lot 6 Block 4, River Forest Sec. 3 as recorded in Slide No. 1494A Fort Bend County Plat Records in order to create two lots and one block. The proposed replat is called River Forest Section Three Lot Six, Block 4 Replat No. 1 and includes a plat variance request. Kent Hanszen, representing the applicant, briefly explained the application, and mentioned that the request letter submitted elaborates the reasons for the variance request. Commissioner Myska acknowledged the support letters provided by the applicant but indicated that most of the support letters are from residents who are not in close vicinity to the subject site. She further added that objections presented by owners of the property adjoining the subject site generate concerns. Hearing no more public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C1b., Review and recommendation of a final report to City Commission for a Replat - River Forest Section Three Lot Six, Block 4 Replat No. 1 – 4.072 acres of land – 1 Block – 2 Lots – 0 Reserves and associated Plat variance. The subject site is part of the River Forest Residential Subdivision located at 5202 Winding River Drive. Mr. Abraham explained that the subject site is an existing flag lot within River Forest Residential subdivision. He elaborated that the applicant is requesting to replat the lot to create two lots out of which one lot will be accessed through a shared driveway easement and will not have street frontage. He further added that since the existing lot was platted as a flag lot, the approval of the replat is dependent on the granting of a variance to the minimum frontage requirement of Section 4.1.101.C.1. of the Unified Development Code. Commissioner Myska asked Mr. Paige residing at 5318 Winding River Road which lot belonged to him. Mr. Paige explained that his property abuts the subject site on the west side and is concerned that the proposed replat could negatively impact his property in terms of flooding.

Commission Hogue enquired if flooding related issues were considered by staff as part of the review. Mr. Abraham explained that the report included the City Engineer's review and that the replat is also being reviewed by Fort Bend County Engineering and Fort Bend County Drainage District for conformance to drainage and flooding related requirements. Commissioner Hogue asked if the City Engineer approved this, to which Mr. Abraham explained that staff's recommendation includes City Engineer's recommendation as well. Mr. Abraham concluded by presenting Staff's recommendation of approval with specific conditions listed in the report. Commissioners Myska expressed her concerns about the proposed replat in terms of shared access easement and drainage related issues cited by the neighbor. Greg Schmidt, President of Texas Engineering and Mapping (TEAM), generally discussed drainage design within the subdivision and highlighted that the impact of proximity to Brazos River is somewhat uniform within the subdivision and explained that the proposed replat and subsequent construction of homes will not result in any added risk in terms of flooding.

Commissioner Myska indicated that her parents lived down the road and was flooded out twice, and that adding two homes on the subject site could result in more flooding. Mr. Abraham explained that the subject site is 4.072 acres and the replat results in Lot 1 being 1.750 and Lot 2 being 2.322 acres. Mr. Whitehead, City Engineer, generally explained flood plain management and indicated that all proposed construction will be based on the minimum standards and requirements adopted by Fort Bend County and City of Richmond.

Commission Frederick explained that the replat is just the first step, and there are a lot of other steps required prior to home construction. Mr. Paige added that the proposed construction includes homes, driveways and a pond and that his property will be a sponge for both of those lots due to the lake

flooding and coming over to his property. Commission Frederick explained that she understood Mr. Paige's concern, but what he explained is hypothetical because the agenda item is only for a replat. Commissioner Hogue moved to forward Staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Frederick. Commissioners Hogue, Commissioner Frederick, and Commissioner Schultz voted Yay, and Commissioner Myska voted Nay.

Commissioner Kubelka introduced agenda item C2., Review and recommendation of a final report to City Commission for a Short Form Final Plat – Intex United – 10.000 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is located along the west side of Collins Rd, North of Highway 90A and south of Preston St. Mr. Abraham explained that this part of an older plat, Borden's 2nd Addition and this has a replat component to it. He added that the subject site is being replated so that a Sign fabrication company is able to use the existing building. Mr. Abraham concluded by presenting Staff's recommendation of approval with specific conditions listed in the report. Commissioner Myska moved to forward Staff's recommendation of approval with the specific conditions listed in the report to the City Commission. The motion was seconded by Commissioner Schultz. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C3., Review and recommendation of a final report to City Commission for a Final Plat – Veranda Section Thirty-Eight – 22.83 acres of land – 58 Lots – 2 Blocks – 4 Reserves. The subject site is a section within Veranda master planned community located at the northeast corner of former Fort Bend Country Club Tract. To avoid a conflict of interest, Commissioner Hogue abstained from any discussion and voting. Mr. Abraham explained that the subject site is located within Veranda Residential Development which is governed by a Development Agreement between the City of Richmond and HW 589 Holdings LLC. He added that proposed subdivision includes 58 Lots that are minimum 65' wide in 2 blocks. He further explained that the acreage within this proposed final plat was part of the approved Veranda Section Thirty-Eight Preliminary Plat. Mr. Abraham concluded by presenting Staff's recommendation of approval with specific conditions listed in the report. Commissioner Frederick and staff discussed about the existing HL&P easement and how it separates this section from adjoining subdivisions. Commissioner Myska moved to forward Staff's recommendation of approval with the specific conditions listed in the report to the City Commission. The motion was seconded by Commissioner Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C4., Review and recommendation of a final report to City Commission for a Final Plat– Veranda Section Thirty-Nine – 6.83 acres of land – 25 Lots – 1 Block – 3 Reserves. The subject site is a section within Veranda master planned community. Commissioner Hogue abstained from any discussion and voting. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Schultz. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C5., Review and recommendation of a final report to City Commission for a Final Plat – Lamar CISD Maxine Phelan Elementary School – 15.835 acres of land – 0 Lots –1 Block – 1 Reserve. The subject site is a proposed school site within the Veranda master planned community. Commissioner Hogue abstained from any discussion and voting. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C6., Review and recommendation of a final report to City Commission for a Final Plat – Pecan Grove Municipal Utility District Administration Building – 3.461 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is located at 751 Pitts Rd; north of Pecan

Grove Volunteer Fire Department and south of The Grove residential subdivision. Mr. Abraham explained the application and identified a typographical error on the report where the plat is identified as a preliminary plat instead of final plat. Mr. Abraham concluded by presenting Staff's recommendation of approval with specific conditions listed in the report. Commissioner Hogue moved to forward Staff's recommendation of approval with the specific conditions listed in the report to the City Commission. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C7a., Public hearing to receive comments for or against a request by Brant Phillips to rezone an approximate 0.28 acres tract of land from GR, General Residential to OT, Olde Town district and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located at 1215 Main St; the southeast corner of the Main Street and South Union Street intersection. Commissioner Schultz generally inquired about the circumstances when a Commissioner should abstain from participating in discussion and voting. Mr. Smith explained that if a Commissioner has an interest in the property being discussed in terms of ownership or investment or if the property will cause a benefit or detriment to one's personal property then there is a conflict of interest. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C7b., Consideration of the approval of a final report to City Commission on agenda item C7a., above. Mr. Garcia explained that the subject site is located at 1215 Main Street and includes a 1,388 square foot house, a detached garage, and a shed. He made a presentation explaining that the proposed rezoning aligns with the goals and Future Land Use Plan of the Comprehensive master plan and that the proposed rezoning is not anticipated to negatively impact the general area. He highlighted that in the past certain properties in the general area were rezoned to OT district and in reviewing the request, both Planning and Zoning Commission and City Commission observed that OT designation would be more appropriate for the general area demarcated by S Union St, Thompson Rd, Main St, and Austin St, given the mix of existing residential and non-residential uses in the area. Mr. Garcia concluded by presenting Staff's recommendation of approval of the proposed rezoning of the subject site from General Residential (GR) to Olde Town (OT), and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide an amendment thereto. Staff and Commissioners generally discussed the rezoning request. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C8., Consider agenda item requests by Commissioners for May 3, 2021 regular meeting. No request was made.

Commissioner Kubelka introduced agenda item C9., Development related staff update. Mr. Garcia provided an overview of development projects discussed at pre-application conferences and that are under review since the last regular meeting.

The pre-application projects discussed included the following proposed projects:

- Rezoning of 1203 Main Street;
- Offices at 401 Austin Street;
- Meeting area for Church Group at 409 S. 11th Street;
- New home at 206 Clark Street;
- Office at 605 Austin Street;
- Duplex at 812 6th Street;

- Meadery at 611 Calhoun Street;
- Art Center at 515 Austin Street;
- Event Center at 815 Edgewood;
- General office at 303 Austin Street; and
- Existing home at 1903 Center Street.

Projects under reviews discussed included the following proposed projects:

- HEB Fuel Station/Carwash at 23520 Circle Oak Parkway;
- Cambridge Rehab Gazebo Addition at 1106 Golfview Drive;
- Richmond Town Center at 3415 FM 762;
- Tiny Toon’s Childcare and Learning Center at 821 E. Hwy 90A;
- Fort Bend Commissary Services at 729 FM 359;
- Maxine Phelan Elementary School at 1600 Great Blue Heron; and
- Veranda Dog Park Parking Lot at Veranda.

Commissioner Kubelka asked Mr. Abraham about the next meeting. Mr. Abraham explained that the next City Commission meeting will be held in person and on Zoom. He suggested that this might be an opportunity for Commissioners and the Public to be able to meet in person.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 6:30 p.m.

Approved:

Katherine M. Graeber-Kubelka (Chair)



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: May 3, 2021

Agenda Item: C1a. & C1b.

Plat Name: Grand River Replat No. 5

Applicant: Matthew May

Project Description: A subdivision of 9.0952 acre tract of land being Lot 10, Block 5 of Grand River, A Subdivision in Fort Bend County Texas , according to the map or plat recorded in Slide No.(s) 1650/ B, 1651/A, Lot 38 in Block 5 of Grand River Replat No. 1, A Subdivision in Fort Bend County Texas according the map or plat there of recorded in Slide No. 1868/A plat records of Fort Bend County, Texas.

Project Location: The subject site is located at 2015 Grand River Drive: within the Grand River Residential Subdivision south of FM 359

Zoning Designation: NA / ETJ

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Mason Garcia, Associate Planner

Background/Review Notes

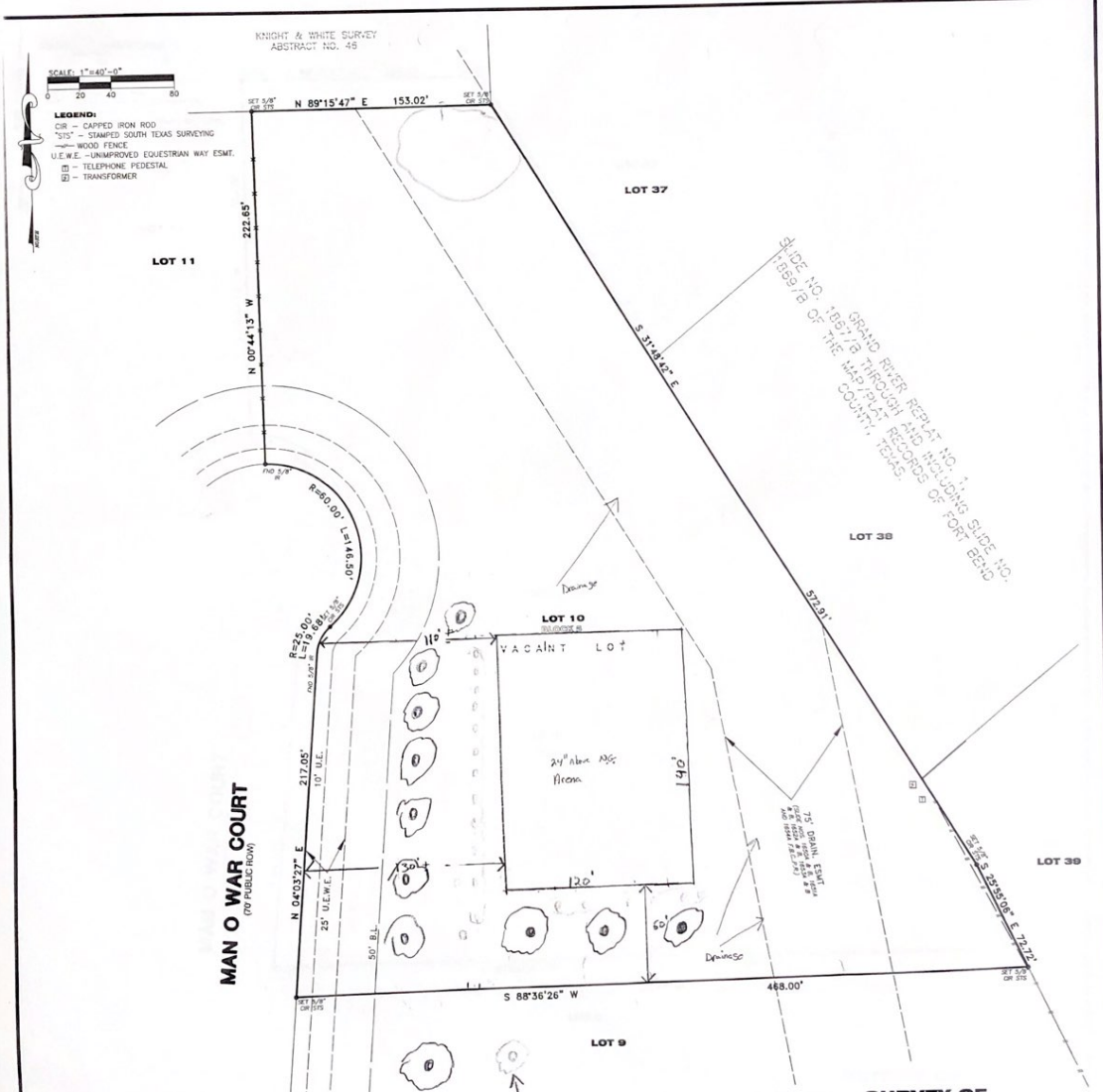
- *The subject site is part of the Grand River Residential Subdivision located at 2015 Grand River Dr and 1934 Man O War Ct.*
- *The proposed replat combines the two lots at the subject site into one lot. Unlike common replats the two lots combined currently abut each other at the rear side and the lots front two different streets.*
- *The applicant intends to combine the two lots to allow for the addition of a personal arena for horse-riding. Currently the owner’s residence is located at 2015 Grand River Dr and the arena is proposed to be built on the lot along Man O War Ct. (Sketch Plan attached).*
- *The plan and proposed plat have been reviewed and approved by the Homeowner’s Association.*

Staff Recommendation

CONDITIONAL APPROVAL: Staff recommends approval of this replat conditioned upon addressing the comments listed below:

Comments to ensure accuracy and clarity and conformance to Section 6.3.503 of the UDC:

1. Revise the vicinity map to identify the City of Richmond’s City Limits and ETJ.
2. The 16’ UE & AE listed on the plat references a different County Clerk Slide Number range than the City Planning Letter (CPL). Please have the appropriate document revised so both the CPL and the plat match.
3. Revise to provide missing information to complete note #9 for the minimum slab elevation.



SCALE: 1"=40'-0"

LEGEND:
 --- CAPPEED IRON ROD
 --- STAMPED SOUTH TEXAS SURVEYING
 --- WOOD FENCE
 --- UNIMPROVED EQUESTRIAN WAY ESMT.
 () TELEPHONE PEDESTAL
 () TRANSFORMER

KNIGHT & WHITE SURVEY
 ABSTRACT NO. 49

MAN O WAR COURT
 (ON PUBLIC ROAD)

SLIDE NO. 1653/A THROUGH 1654/B INCLUDING SLIDE NO. 1655/A & B OF THE MAP PLAT RECORDED OF FORT BEND COUNTY, TEXAS.

SURVEY OF

LOT 10, BLOCK 5 OF GRAND RIVER, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN SLIDE NO. (S) 1650/A & B, 1651/A & B, 1652/A & B, 1653/A & B, AND 1654/A OF THE MAP OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
 I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

OF 20-486571-55 of FIRST NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton
 Fred W. Lawton, Registered Professional Land Surveyor No. 22021



NOTES:

1. BEARING BASIS IS THE EASTERLY R.O.W. LINE OF MAN O WAR COURT BEING N 04°03'27" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. ENCUMBRANCES, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY CLIENT.
3. NATIONAL TITLE INSURANCE COMPANY FILE NO. 20-486571-55 EFFECTIVE APRIL 29, 2020.
4. BEARING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OF TITLE.
5. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
6. THE FINDER'S AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PROVIDED CONFIDENTIAL AND INTENDED FOR THE USE OF THE MEMORANDUM OR ENTRY FOR WHICH THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF BELIEF OR OPINION OF SURVEYOR IN WHOLE OR IN PART BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WRITTEN CONSENT OF SUTHERLAND SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, MISUSE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE "AE" ACCORDING TO F.A.R.M. MAP NO. 04-88-2814. DATE: 04-88-2814. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS INITIATED, THE COMPANY, CITY AND COUNTY TO WHICH SUBJECT TRACT SHOULD BE CONTACTED. SAID ENTRIES MAY VARY LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.A.R.M. MAPS THAT WILL AFFECT DEVELOPMENTS.

ADDRESS: 1934 MAN O WAR COURT
 CITY: RICHMOND, TEXAS 77406

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
 11281 Richmond Ave. Bldg. J, Suite 101, Houston, Texas 77082
 (281) 556-6918 FAX: (281) 556-9331
 TRM NUMBER: 1004400

DRAWN BY: BC DATE: 5-25-20
 CHECKED BY: GS SCALE: 1"=40'
 JOB NO.: 0762-20 SHEET 1 OF 1

GRAND RIVER H.O.A.

2825 Wilcrest Dr. Ste 600

HOUSTON, TX 77042

713-334-8000 Phone | 713-334-5055 Fax

arc@grahammanagementhouston.com

June 26, 2020

MATTHEW MAY
4603 DRAKE FALLS CT
KATY TX 77450

RE: 1934 MAN O'WAR COURT

Dear Owner,

Replat with lot located at 2015 Grand River - Approved as submitted

Thank you for your submission to the Grand River Architectural Review Committee (GRARC). A meeting of the GRARC was convened and it is the view of the Committee that the proposed plans for the above improvements be approved at this time, subject to the items required below. The owner/builder may proceed with the construction at this time.

Any conditions will be listed here:

-

The owner/builder should be encouraged to diligently proceed to answer the Committee's findings, as the Committee finds that provided the information contained in those answers satisfactory, this residence would be in harmony with the Grand River environment and a welcome addition to the community.

(Note: All construction must be completed 1 year from the date of your approval letter and landscaping must be completed prior to move in.)

From time to time, the GRARC, on behalf of the Grand River Homeowner's Association, Inc. performs inspections of the lots and improvements within Grand River in an effort to enforce the restrictive covenants and building guidelines within the community. In addition, the GRARC inspects improvements before, during and after they are completed to determine if they were constructed in accordance with the plans which were approved by the GRARC.

General Conditions and Important Notes

The Recorded Plat and the Plans for Construction of Grand River which were approved by Fort Bend County contain the minimum requirements for various aspects of construction. You are advised to obtain written confirmation from your builder that the proposed plans conform to all of the minimum requirements contained in the Plat and in the Subdivision Construction Plans. Copies of the Plat and the Construction Plans are on file with Fort Bend County.

Because of the nature of the soils in Southeast Texas, we strongly recommend that the foundation be designed and the structural drawings "sealed" or otherwise certified by a registered structural engineer prior to construction.

Fort Bend County, the Texas Water Commission and the Fort Bend County Subsidence District have certain requirements and minimum standards for the placement and construction of water wells and septic systems. We recommend that you obtain written confirmation from your water well and septic provider(s) that the proposed construction they will provide conforms to all applicable laws and regulatory rules governing such items. In addition, a general water well and septic system layout has been adopted for the entire subdivision and is on file with the Fort Bend County Health Department. All water wells and septic systems are required to comply with this schematic layout.

The GRARC makes no determination as to whether the above minimum standards have been met.

Sincerely,

ACC Department
On behalf of the GRAND RIVER H.O.A.
Board of Directors

NOTES:

1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.

2.) BENCHMARK: GENERAL LOCATION: 32.64 FEET FROM THE NORTHWEST CORNER OF LOT 44, BLOCK 5, 127.28 FEET FROM THE SOUTHWESTERLY END OF WERNA DRIVE AND 1.71 FEET FROM THE BACK OF CURB SUBDIVISION: BA VISTA, SEC. 1 PLAT NO. 20060206 FORT BEND COUNTY PLAT RECORDS; RIO VISTA, SEC. 2 PLAT NO. 20100151 FORT BEND COUNTY PLAT RECORDS. NAVD-88, ELEVATION=83.540 FEET.

3.) TBM INDICATES TEMPORARY BENCHMARK; SET MAG NAIL; ELEVATION = 85.93 FEET NAVD 88 ADJUSTMENT;

4.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99987597460560.

5.) THIS PLAT WAS PREPARED TO MEET CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.

6.) THIS PLAT LIES WHOLLY WITHIN FORT BEND MUD 118, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND I.S.D., AND IN THE ETJ OF THE CITY OF HOUSTON.

7.) THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

8.) FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.

9.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF OF _____ (PER FT BEND MUD 118) ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERMETER OF THE SLAB ELEVATION AT ANY POINT ON THE PERMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

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

11.) THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. L23.

12.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT OF WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH THE A.D.A.

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

14.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANGLED WOODEN FENCED ALONG THE PERMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNERS EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANGLED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

15.) ALL DRAINAGE EASEMENTS REQUIRED TO ACCOMMODATE OFFSITE DRAINAGE MUST BE RECORDED FOR PUBLIC RECORD PRIOR TO CONSTRUCTION ON THE RESERVES.

16.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EXHIBIT COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

17.) ALL DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM.

18.) NO CONFORMANCE HAS BEEN DONE FOR THE CALCULATIONS OF DRAINAGE ACROSS THE PROPERTY. THE ELEVATION SHALL NOT BE LESS THAN 12" ABOVE THE MAXIMUM FLOODING SHEET FLOW ELEVATION DURING AN EXTREME EVENT.

**STATE OF TEXAS
COUNTY OF FORT BEND**

I, Matthew May, owner hereinafter referred to as Owners of the 9.0952 acres tract described in the above and foregoing map of GRAND RIVER REPLAT NO 5, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

FURTHER, Owners do hereby dedicate to the public a strip of land twenty feet (20' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plot, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plot was limited by deed restriction to residential use for not more than two (2) residential units per lot.

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 amendments.

WITNESS my hand in the city of Houston, Texas, this _____ day of _____, 20____.

Matthew May, owner

**STATE OF TEXAS
COUNTY OF FORT BEND**

BEFORE ME, the undersigned authority, on this day personally appeared Matthew May 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
Print Name

My Commission expires: _____

I, Fred W. Lawton, 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.



Fred W. Lawton
Texas Registration No. 2321

I, Fred W. Lawton, P.E., a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the Fort Bend County to the best of my knowledge.

Fred W. Lawton, P.E.
Texas Registration No. 44878

**STATE OF TEXAS
COUNTY OF FORT BEND**

The Plat of GRAND RIVER REPLAT NO 5 subdivision approved by the City Manager of the City of Richmond, Texas,

This the _____ day of _____, 20____.

Signed _____
Terri Vela
City Manager

**STATE OF TEXAS
COUNTY OF FORT BEND**

The plot of GRAND RIVER REPLAT NO 5 subdivision approved on _____ day of _____, 20____, by The City of Richmond City Commission, and signed this the _____ day of _____, 20____, provided, however, this approval shall be invalid, and null, and void, unless this Plat is filed with the county clerk of Fort Bend County, Texas, Within one (1) year hereafter.

Signed _____
Rebecca K. Hoas
City of Richmond Mayor

Signed _____
Laura Scariato
City Secretary

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 plot number _____ of the plat records of Fort Bend County, Texas.

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

County Clerk Fort Bend County, Texas

By: _____
Joshua Esparzo, deputy

I, RICHARD W. STOLLES, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2021.

VINCENT MORALES JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2021 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

GRAND RIVER REPLAT NO 5

1 BLOCK, 1 LOT

A SUBDIVISION OF 9.0952 ACRES (396,188 SQ.FT.) OF LAND BEING LOT 10, BLOCK 5 OF GRAND RIVER, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN SLIDE NO.(S) 1650/A & B AND 1651/A AND LOT 38, IN BLOCK 5, OF GRAND RIVER REPLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO.(S) 1867/B AND 1868/A OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR PLAT:
TO CREATE 1 LOT
SCALE: 1"= 60' DATE: 3/2021
SHEET 2 OF 2

OWNER: MATTHEW MAY
ADDRESS: 2015 GRAND RIVER DR.
RICHMOND, TEXAS 77406



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave, Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: May 3, 2021

Agenda Item: C2.

Plat Name: Mandola Farms Section Two – Final Plat

Applicant: John Camarillo | Miller Surveying Group

Project Description: A subdivision of 25.04 acre tract of land located in the William Morton Survey, A-62, Fort Bend County, Texas.

Project Location: The subject site is located on the south side of U.S. Highway 90A. It is a large tract of land with the boundary of Hennessey Road, Edgewood Drive, and Damon Street.

Zoning Designation: GR, General Residential

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Mason Garcia, Associate Planner

Background/Review Notes

- *The proposed subdivision is located within Mandola Farms Residential Development which is governed by a Service and Development Agreement between the City of Richmond and Meritage Homes.*
- *The proposed final plat is in conformance with the approved Mandola Farms Section Two preliminary plat and Mandola Farms General Plan. (General Plan attached for reference)*
- *The proposed plat includes a total of 109 lots. The proposed plat includes typical 50' and 55' wide single-family residential lots.*

Staff Recommendation

CONDITIONAL APPROVAL: Staff recommends approval of this final plat conditioned upon addressing the comments listed below:

Comments to ensure accuracy, clarity and conformance to Section 6.5.503 of the UDC:

1. Provide a revised City Planning Letter (CPL) for the property which is accurate. The survey referenced on the CPL provided is inaccurate, the subject site is in the William Morton Survey. Please note that if the revised CPL result in significant changes to the proposed plat, additional comments and approval by the City Commission will be required.



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

WE, DAVID JORDAN, ITS SENIOR VICE PRESIDENT OF LAND AND KYLE DAVISON, ITS DIVISION PRESIDENT, BEING OFFICERS OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND WE GARY TESCH, ITS PRESIDENT AND KEITH E. FASELER, ITS DIVISION PRESIDENT BEING OFFICERS OF MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 25.04 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MANDOLA FARMS SECTION TWO, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), 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.

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

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

FURTHER, 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 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 MANDOLA FARMS SECTION TWO 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.

IN TESTIMONY WHEREOF, THE MERITAGE HOMES OF TEXAS, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID JORDAN, ITS SENIOR VICE PRESIDENT OF LAND AND KYLE DAVISON, ITS DIVISION PRESIDENT, HEREUNTO AUTHORIZED.

AND ITS COMMON SEAL HEREUNTO AFFIXED THIS ____ DAY OF _____, 2021.

MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

BY: _____
DAVID JORDAN
SENIOR VICE PRESIDENT OF LAND

ATTEST: _____
KYLE DAVISON
DIVISION PRESIDENT

IN TESTIMONY WHEREOF, THE MHI PARTNERSHIP, LTD, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GARY R. TESCH, ITS PRESIDENT AND KEITH E. FASELER, ITS DIVISION PRESIDENT, HEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS DAY OF _____, 2021.

MHI PARTNERSHIP, LTD, A TEXAS LIMITED PARTNERSHIP.

BY: _____
GARY R. TESCH
PRESIDENT

ATTEST: _____
KEITH E. FASELER
DIVISION PRESIDENT

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID JORDAN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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 _____, 2021.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE DAVISON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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 _____, 2021.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY R. TESCH, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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 _____, 2021.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH E. FASELER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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 _____, 2021.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

I, CAROLYN J. QUINN, 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 AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REIED UPON AS A FINAL DOCUMENT.

FOR REVIEW: 04/13/2021

CAROLYN J. QUINN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF MANDOLA FARMS SECTION TWO SUBDIVISION APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.

THIS THE ____ DAY OF _____, 2021.

SIGNED _____
TERRI VELA
CITY MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF MANDOLA FARMS SECTION TWO SUBDIVISION APPROVED ON _____ BY

THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE ____ DAY OF

_____, 2021. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL, AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

SIGNED _____
REBECCA K. HAAS
MAYOR

SIGNED _____
LAURA SCARLATO
CITY SECRETARY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORDATION IN MY OFFICE ON THE ____ DAY OF _____, 2021, AT

____ O'CLOCK ____ M., IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

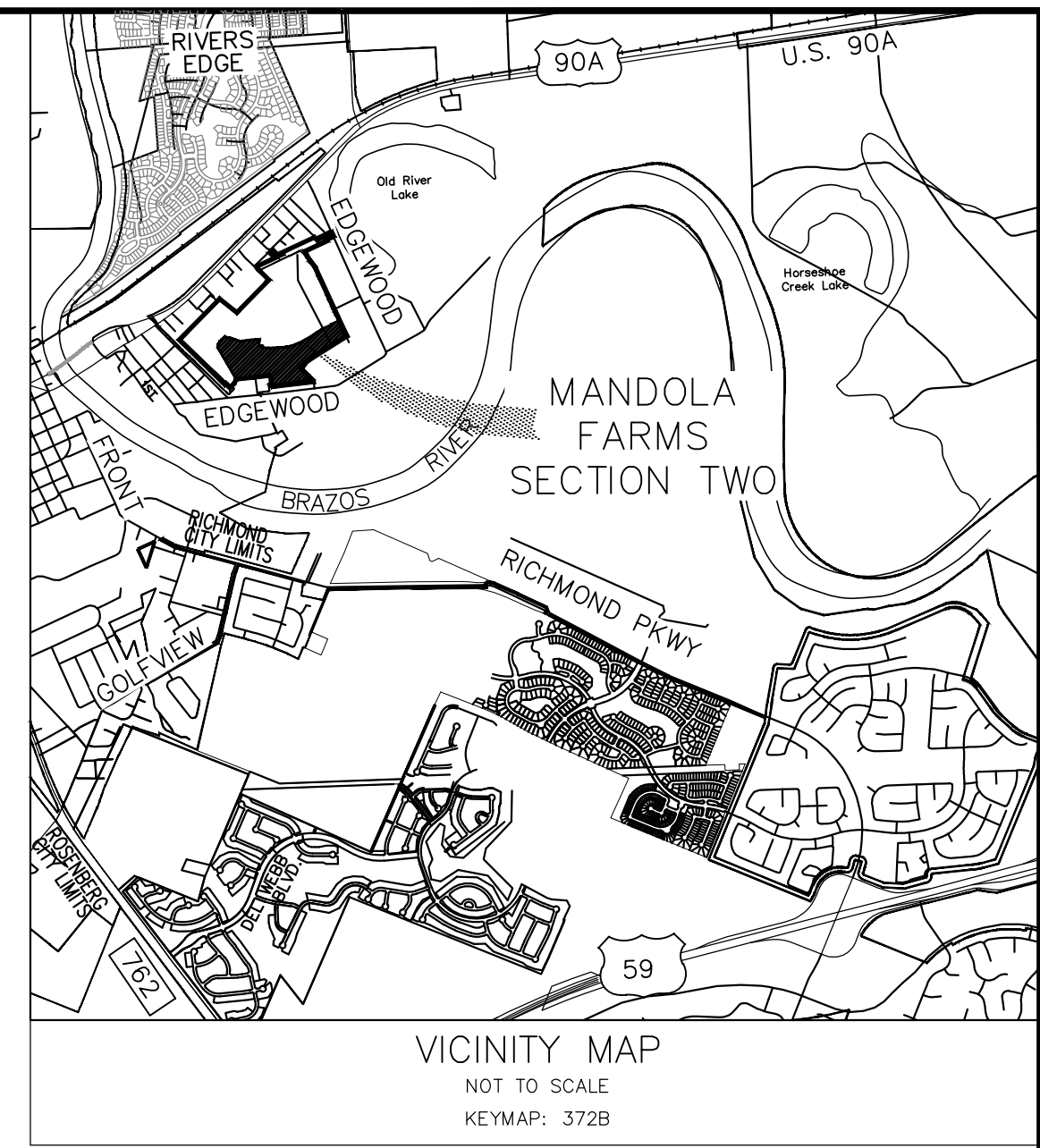
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

GENERAL NOTE:

- "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.
- ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDEYARD SETBACK.
- NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS SHOWN.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 84.5 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 GRADE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48157C0235L & 48157C0255L, REVISED DATE OF 04/02/2014, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD AND "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATION DETERMINED.
- ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SURFACE COORDINATES. TO CONVERT TO GRID MULTIPLY THE AVERAGE COMBINED SCALE FACTOR: 0.999873259.
- THIS PROPERTY LIES WITHIN LIGHTING ZONE L23 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING" OF FORT BEND COUNTY.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WHOLLY WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF RICHMOND, FORT BEND COUNTY, AND THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 1988. CONTROL BENCHMARK: NGS MONUMENT HGCS072; STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD. ELEVATION 69.6, NAVD-88.
- RESTRICTED RESERVES "A", "B", AND "C" ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- ALL SIDEWALKS SHALL BE BUILT PER SECTION 4.5.201 OF THE CITY OF RICHMOND U.D.C.
- THIS PLAT IS PREPARED IN COMPLIANCE TO THE DEVELOPMENT AGREEMENT WITH THE CITY OF RICHMOND.
- PER THE CITY COMMISSION OF THE CITY OF RICHMOND, TEXAS RESOLUTION NO. 324-2020: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF RICHMOND, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE AN ABANDONMENT OF A DRAINAGE EASEMENT DATED NOVEMBER 23, 1982 AND FILED FOR RECORD AT VOLUME 1219, PAGE 343 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, FORT BEND COUNTY, TEXAS AND AN EASEMENT FOR ROAD, UTILITY, AND DRAINAGE PURPOSES DATED NOVEMBER 23, 1982 AND FILED FOR RECORD AT VOLUME 1219, PAGE 346 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FORT BEND COUNTY, TEXAS
- PROPERTY SUBJECT TO EASEMENTS AND TERMS, CONDITIONS AND STIPULATIONS AS RECORDED UNDER CLERK'S FILE NO. 2020090280 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- PROPERTY SUBJECT TO MEMORANDUM OF JOIN DEVELOPMENT AND ESCROW AGREEMENT AND NOTICE OF ACCESS RIGHTS AS SET FORTH UNDER CLERK'S FILE NO. 2019134309 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.



MANDOLA FARMS SECTION TWO

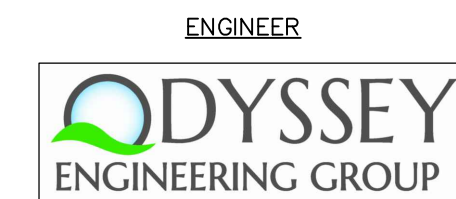
A SUBDIVISION OF
25.04 ACRES OF LAND LOCATED IN THE
WILLIAM MORTON SURVEY, A-62
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

3 BLOCKS 109 LOTS 3 RESERVES

DATE: APRIL 13, 2021 SCALE: 1" = 100'

OWNER:
MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
3250 BRIARPARK, SUITE 100A
HOUSTON, TEXAS 77042
ATTN. SHANNON WIESEPAPPE,
(713) 690-1166

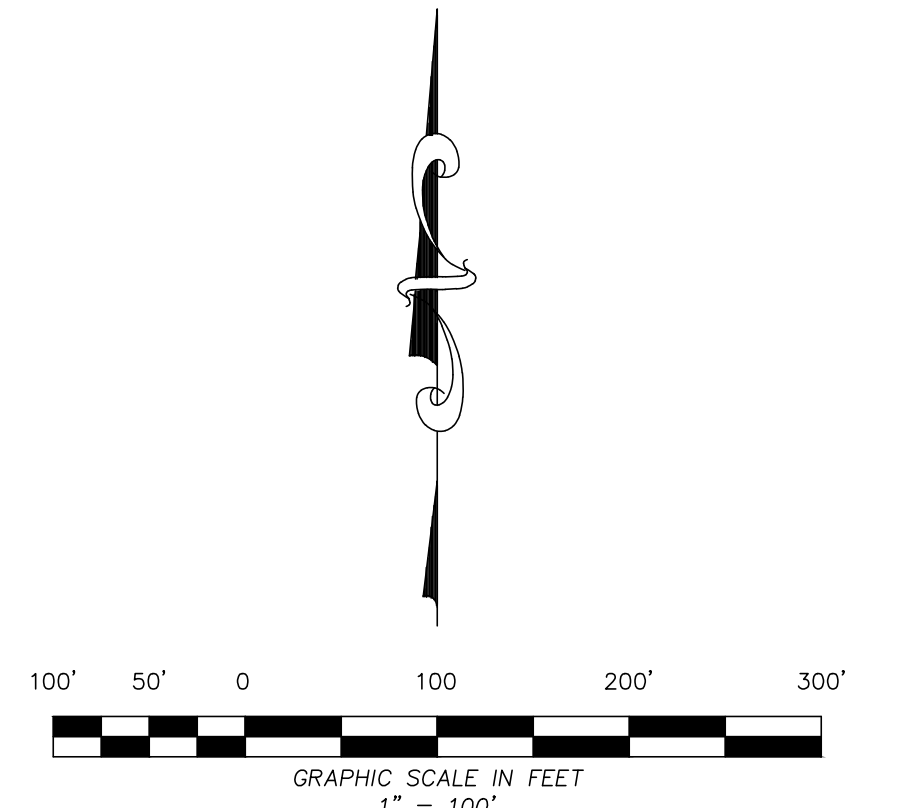
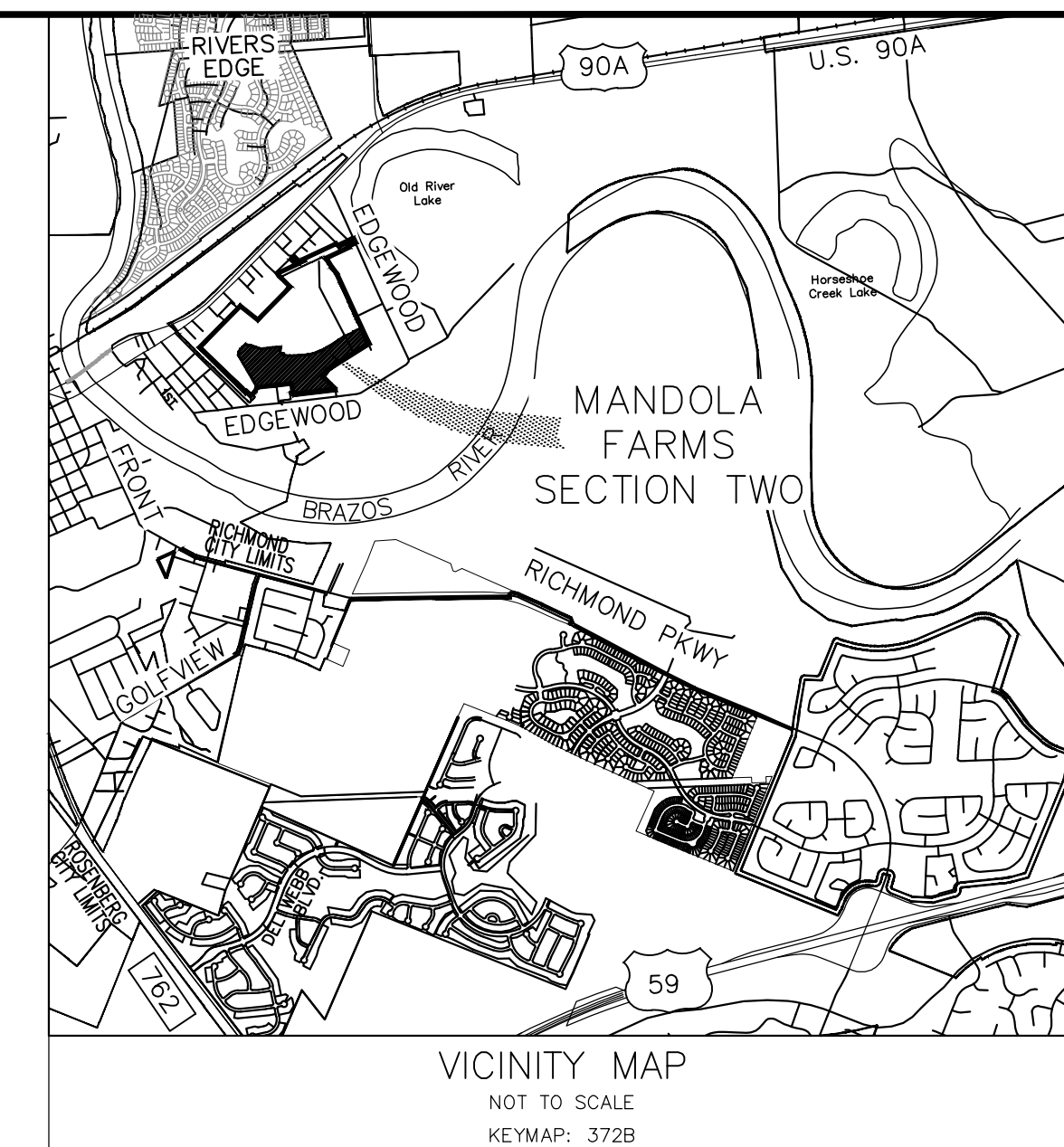
MHI PARTNERSHIP, LTD.
A TEXAS LIMITED PARTNERSHIP
7670 WOODWAY DR., SUITE 104
HOUSTON, TEXAS 77063
ATTN. TREY THOMPSON,
(713) 952-6767



2500 TANGLEWILDE STREET, SUITE 480, HOUSTON TEXAS 77063
PHONE 281-306-0240
WWW.ODYSSEYEG.COM
TBE NO. F-17637
JUSTIN R. RING, P.E.



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



SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE	1.821 AC. - 79,307 S.F.
(B)	RESTRICTED RESERVE "B"	LANDSCAPE/OPEN SPACE	0.094 AC. - 4,093 S.F.
(C)	RESTRICTED RESERVE "C"	LANDSCAPE/OPEN SPACE	0.069 AC. - 3,017 S.F.
TOTAL			1.984 AC. - 86,417 S.F.

MANDOLA FARMS SECTION TWO

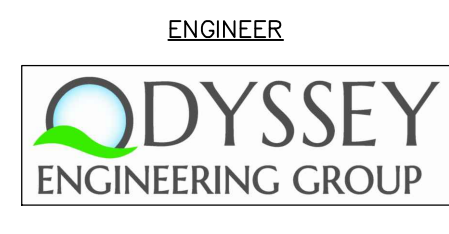
A SUBDIVISION OF
25.04 ACRES OF LAND LOCATED IN THE
WILLIAM MORTON SURVEY, A-62
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

3 BLOCKS 109 LOTS 3 RESERVES

DATE: APRIL 13, 2021 SCALE: 1" = 100'

OWNER:
HERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
3250 BRIARPARK, SUITE 100A
HOUSTON, TEXAS 77042
ATTN: SHANNON WIESEPAPE,
(713) 690-1166

MHI PARTNERSHIP, LTD.
A TEXAS LIMITED PARTNERSHIP
7670 WOODWAY DR., SUITE 104
HOUSTON, TEXAS 77063
ATTN: TREVY THOMPSON,
(713) 952-6767



2500 TANGLEWIDE STREET, SUITE 480, HOUSTON TEXAS 77063
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TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

LEGEND

A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
E.S.M.T. = EASEMENT
F.C. = FILM CODE
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
F.B.C.D.D. = FORT BEND COUNTY DRAINAGE DISTRICT
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
NO. = NUMBER
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
S.T.M.S.E. = STORM SEWER EASEMENT
U.E. = UTILITY EASEMENT
W.L.E. = WATER LINE EASEMENT
X = EASTING COORDINATE
Y = NORTHING COORDINATE
① = BLOCK NUMBER
● = FOUND 3/4" IRON ROD WITH "MSG" CAP
● = SET 5/8" IRON ROD WITH "MSG" CAP

Line Table

Line Length	Direction
L1	146.56 N06°24'07"W
L2	60.00 N02°03'06"W
L3	125.01 N00°11'54"W
L4	105.65 N79°28'59"W
L5	105.93 N66°17'47"W
L6	53.84 N54°09'12"W
L7	53.29 N39°39'09"W
L8	53.03 N22°03'37"W
L9	32.21 N14°33'58"W
L10	49.45 N11°52'52"E
L11	48.82 N26°37'16"E
L12	52.85 N42°01'43"E
L13	70.90 N50°08'09"E
L14	102.41 S77°12'45"E
L15	66.10 S72°27'36"E
L16	76.98 S72°38'56"E
L17	104.50 N89°17'49"E
L18	80.69 N83°10'20"E
L19	112.65 N84°38'35"E
L20	64.53 S89°10'59"E

Line Table

Line Length	Direction
L21	60.00 S85°01'24"E
L22	108.29 S86°37'08"E
L23	98.41 N84°33'32"E
L24	98.30 N77°56'00"E
L25	98.30 N71°18'13"E
L26	98.30 N64°40'27"E
L27	49.17 N59°42'07"E
L28	49.94 N57°48'59"E
L29	105.02 N56°34'54"E
L30	192.73 N65°19'43"E
L31	24.91 N24°40'17"W
L32	145.00 N65°19'43"E
L33	19.33 S06°37'35"E
L34	20.00 N06°37'35"W
L35	30.00 S83°18'25"W
L36	175.00 N06°37'35"W
L37	6.15 N51°43'19"W
L38	12.24 N02°28'12"W
L39	0.82 N39°09'13"E
L40	2.85 N73°25'54"W

Line Table

Line Length	Direction
L41	83.87 S24°40'17"E
L42	20.15 S87°41'53"W
L43	18.47 N06°56'49"E
L44	111.99 N55°43'41"W
L45	122.02 S06°37'35"E
L46	20.90 N57°47'41"W
L47	76.77 S73°19'38"W

Curve Table

Curve Length	Radius	Delta	Chd Direction	Chd Length
C1	15.20	470.00	151°12'	15.20
C2	105.78	1530.00	357°41'	105.78
C3	28.90	1470.00	1107°35'	28.90
C4	37.96	500.00	421°01'	37.96
C5	86.23	35.00	89°50'01"	77.67
C6	293.53	1500.00	1112°43'	293.06
C7	190.27	1000.00	1054°07'	189.89
C8	257.74	350.00	421°134'	251.86
C9	87.64	1200.00	411°05'	87.62
C10	83.18	55.00	86°39'16"	75.48
C11	156.34	900.00	957°10'	156.14
C12	519.33	1000.00	294°51'9"	515.51
C13	79.17	55.00	82°28'46"	72.51
C14	35.69	470.00	421°01'	35.68
C15	39.20	25.00	89°50'01"	35.30
C16	190.94	1530.00	709°01'	190.81
C17	40.40	25.00	91°45'14"	35.89
C18	128.59	970.00	735°45'	128.50
C19	238.33	380.00	342°5'38"	224.91
C20	17.06	25.00	390°53'	16.73

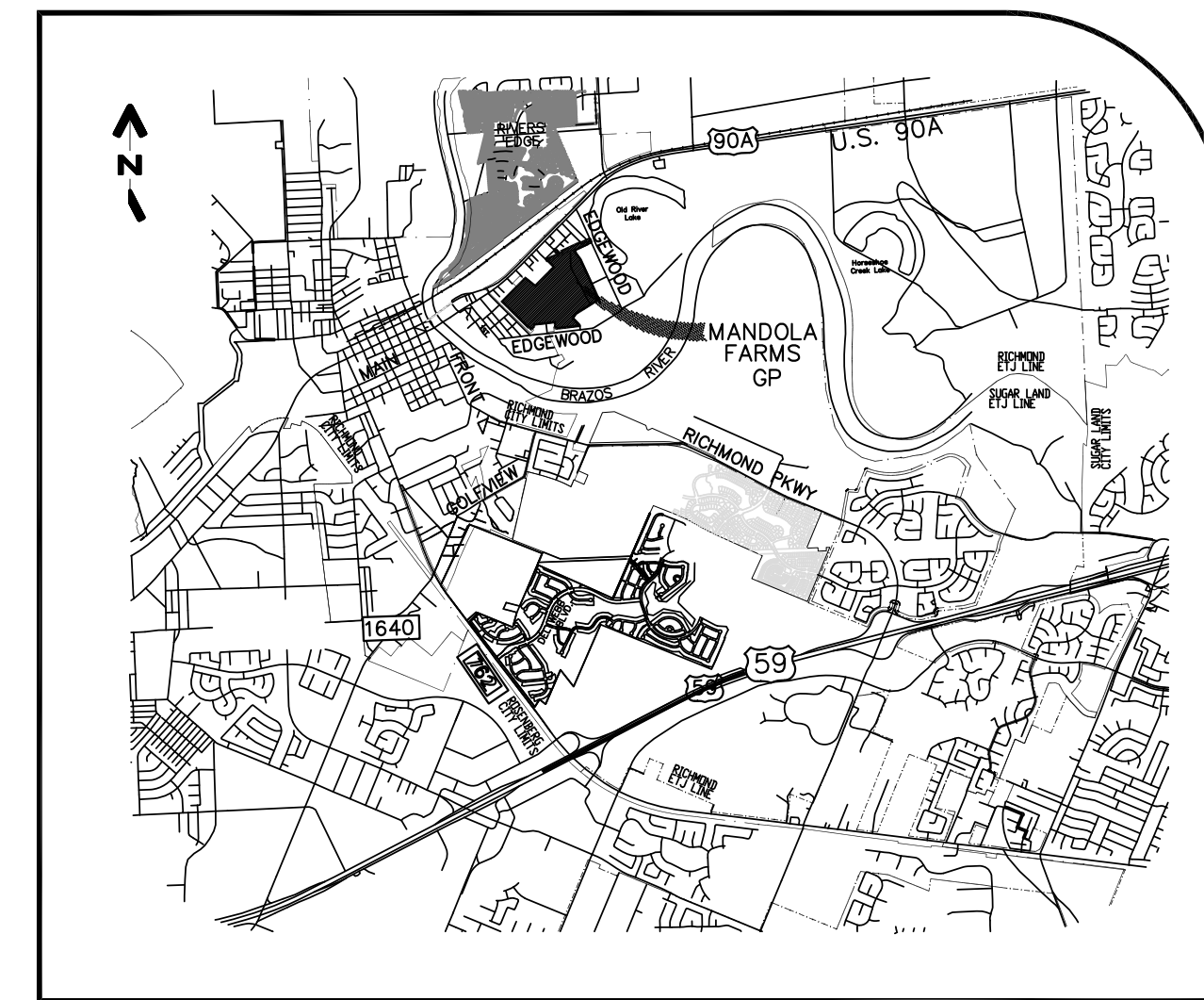
Curve Table

Curve Length	Radius	Delta	Chd Direction	Chd Length
C21	231.55	50.00	265°20'06"	73.53
C22	20.76	25.00	47°34'43"	20.17
C23	184.82	320.00	33°05'28"	182.26
C24	143.65	1030.00	75°9'27"	143.53
C25	36.90	25.00	84°34'46"	33.64
C26	134.23	1470.00	51°3'55"	134.19
C27	40.22	25.00	92°10'53"	36.02
C28	503.75	970.00	294°51'9"	498.10
C29	35.99	25.00	82°28'46"	32.96
C30	12.02	25.00	27°32'34"	11.90
C31	519.66	1030.00	28°54'26"	514.17
C32	12.02	25.00	27°32'34"	11.90
C33	519.66	1030.00	28°54'26"	514.17
C34	39.83	25.00	91°7'11"	35.75
C35	41.87	1170.00	2°03'01"	41.86
C36	37.81	25.00	86°39'16"	34.31
C37	151.13	870.00	95°7'10"	150.94
C38	18.69	25.00	42°50'00"	18.26
C39	238.33	50.00	265°40'01"	73.33
C40	18.69	25.00	42°50'00"	18.26

Curve Table

Curve Length	Radius	Delta	Chd Direction	Chd Length
C41	169.08	930.00	102°4'59"	168.84
C42	10.47	25.00	23°59'05"	10.39
C43	114.51	50.00	131°12'54"	91.07
C44	9.18	25.00	21°02'22"	9.13
C45	47.92	1230.00	21°35'6"	47.92
C46	38.42	25.00	88°02'51"	34.75
C47	40.22	25.00	92°10'53"	36.02
C48	11.94	25.00	27°21'56"	11.83
C49	125.86	50.00	144°13'21"	95.17
C50	11.65	25.00	26°42'17"	11.55
C51	40.24	530.00	41°10'1"	40.23

M.A. JOB: FOLDER\371021-MANDOLA FARMS SECTION TWO\17637-19AL.DWG, 4/27/21, 9:41 AM, 6/20/21



Vicinity Map



- GENERAL NOTES:
- 1) TYPICAL LOT DIMENSIONS ARE 50'x120' AND 6,000 SQUARE FEET.
 - 2) MAXIMUM NUMBER OF LOTS WITHIN THIS DEVELOPMENT IS 275 PER THE DEVELOPMENT AGREEMENT BETWEEN MERITAGE HOMES AND THE CITY OF RICHMOND.
 - 3) NUMBER OF LOTS CURRENTLY SHOWN IN THIS GENERAL PLAN IS 262 AND IS SUBJECT TO CHANGE; HOWEVER, THE ULTIMATE LOT COUNT WILL NOT EXCEED 275 WITHOUT APPROVAL FROM THE CITY OF RICHMOND.
 - 4) ALL PUBLIC RIGHTS-OF-WAY WITHIN THIS GENERAL PLAN SHALL BE A MINIMUM OF 60' IN WIDTH.
 - 5) A SECOND POINT OF ACCESS WILL BE PLATTED PRIOR TO OR SIMULTANEOUSLY WHEN THE NUMBER OF PLATTED LOTS EXCEEDS 75.

ABBREVIATION TABLE	
"B.L."	INDICATES BUILDING LINE.
"P.O.B."	INDICATES POINT OF BEGINNING.
"ESMT"	INDICATES EASEMENT
"F.B.C.P.R."	INDICATES FORT BEND COUNTY PLAT RECORDS.
"F.B.C.L.D."	INDICATES FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT
"VOL."	INDICATES VOLUME.
"PG."	INDICATES PAGE.
"H.L.P."	INDICATES HOUSTON LIGHTING AND POWER.
"F.B.C.R."	INDICATES FORT BEND COUNTY DEED RECORDS.
"O.P.R.F.B.C."	INDICATES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY.
"M.U.D."	INDICATES MUNICIPAL UTILITY DISTRICT.
"R.O.W."	INDICATES RIGHT OF WAY.
"DET."	INDICATES PROPOSED DETENTION BASIN.
"F.B.C.C.F."	INDICATES FORT BEND COUNTY CLERK FILE

A GENERAL PLAN OF
MANDOLA FARMS
 BEING 88.0± ACRES OF LAND
 OUT OF THE
WILLIAM MORTON SURVEY, A-62
 CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

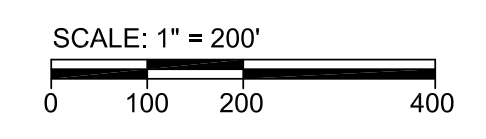
OWNER:
MERITAGE HOMES
 3250 BRIARPARK, SUITE 100A
 HOUSTON, TEXAS 77042
 ATTN. SHANNON WIESEPAPE, (713) 690-1166

MHI
 7670 WOODWAY DR, SUITE 104
 HOUSTON, TEXAS 77063
 ATTN. TREY THOMPSON, (713) 952-6767

PLANNER:



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



OCTOBER 8, 2019
 MTA# 23006

DISCLAIMER AND LIMITED WARRANTY
 THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE IN EFFECT AT THE TIME THIS GENERAL PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF RICHMOND CITY COMMISSION. 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 META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: May 3, 2021

Agenda Item: C3.

Plat Name: FM 723 Boat and RV Storage – Preliminary Plat

Applicant: Ryan Moeckel | TEAM

Project Description: A subdivision of 2.5049 acres in the William Andrews Survey, abstract No. 3, Fort Bend County Texas.

Project Location: The subject site is located along the east side of FM 723 south of the Entouch Systems building.

Zoning Designation: NA / ETJ

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Mason Garcia, Associate Planner

Background/Review Notes

- *The subject site is located along the east side of FM 723 and west of River Ranch Residential subdivision.*
- *The subject site is proposed to be developed to include Boat and RV storage facility.*
- *The proposed plat will create one (1) block and one (1) reserve.*

Staff Recommendation

CONDITIONAL APPROVAL: Staff recommends approval of this final plat conditioned upon addressing the comments listed below:

Comments to ensure accuracy, clarity and conformance to Section 6.5.503 of the UDC:

1. Please remove all signature blocks from the face of the plat. Signature blocks are required on final plats.
2. Please provide documentation supporting plat note #15. Ensure that the documentation includes drawings indicating the subject site and or communications with city staff supporting the note.
3. Extend the adjoining 20' storm sewer easement along FM 723 through this reserve.
4. Extend the 10' utility and drainage easement along River Ranch South Drive through this reserve.

STATE OF TEXAS :
COUNTY OF FORT BEND:

We, FM 723 Boat & RV Storage, LLC, a Texas limited liability company, acting by and through Todd James Mushovic, Sr., President; hereinafter referred to as Owners of the 2.5049 acres shown hereon and described in the above and foregoing map of FM 723 BOAT AND RV STORAGE, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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, Owners 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 tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20' 0") feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any times for the purpose of construction and maintenance of drainage facilities and structures.

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

FURTHER, Owners 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 THE, FM 723 Boat & RV Storage, LLC, a Texas limited liability company, has caused these presents to be signed by Todd James Mushovic, Sr.,

President, thereunto authorized, this ____ day of _____, 2021.

FM 723 Boat & RV Storage, LLC
a Texas limited liability company,

By: _____
Todd James Mushovic, Sr., President

STATE OF TEXAS :
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Todd James Mushovic, Sr., President of FM 723 Boat & RV Storage, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and for the State of Texas _____
Notary

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF FORT BEND

This Plat of FM 723 BOAT AND RV STORAGE approved by the City Manager of the City of Richmond, Texas.

This the ____ day of _____, 2021.

Terri Vela, City Manager

STATE OF TEXAS
COUNTY OF FORT BEND

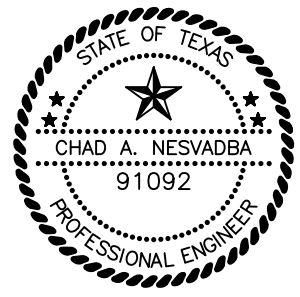
This Plat of FM 723 BOAT AND RV STORAGE approved on _____ by the City of Richmond City Commission, and signed this the ____ day of _____, 2021, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within one (1) year hereafter.

Rebecca K. Haas, Mayor _____
Laura Scariato, City Secretary _____

- NOTES:
- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987505768.
 - 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 9"? FEET ABOVE MEAN SEA LEVEL, OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. THE TOP OF SLAB ELEVATIONS SHALL BE NO LESS THAN 12" ABOVE EXTREME EVENT FLOODING AND SHEET FLOW ELEVATIONS AS CALCULATED IN FUTURE SITE DESIGNS.
 - 3.) BENCHMARK: NATIONAL GEODETIC SURVEY MARKER PID AW4693, DESIGNATED L 1212, IS A BENCHMARK DISK STAMPED "L 1212 1973" SET IN CONCRETE HEADWALL ON THE EAST SIDE OF FARM ROAD 723, APPROXIMATELY 4.05 MILES NORTH FROM ROSENBERG, TEXAS.
 - 4.) TEMPORARY BENCHMARK: (TBM D) BOX CUT ON THE NORTHWEST END OF A 24" RCP LOCATED NEAR THE SOUTHEAST CORNER OF THE SUBJECT TRACT. ELEVATION=90.08'
 - 5.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF RICHMOND'S ETJ, AND FORT BEND COUNTY, TEXAS.
 - 6.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
 - 7.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - 8.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - 9.) ACCORDING TO THE FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 3 (L23). L23 = 2.0% OR LESS TOTAL ZONAL FIXTURE UPLIGHT.
 - 10.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0235-L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
 - 11.) NO PIPELINE OR PIPELINE EASEMENTS APPEAR TO CROSS THIS TRACT AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
 - 12.) - INDICATES A SET 5/8" IR W/ CAP STAMPED "TEAM 281-491-2525", UNLESS OTHERWISE NOTED.
 - 13.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
 - 14.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4.5.2011, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
 - 15.) THE PLAT FOR RIVERSIDE RANCH SEC 1, DATED 5/7/2002, SET OUT AN APPROVED DRAINAGE PLAN FOR THIS REPLAT; THEREFORE GRANDFATHERING IT TO THE RULES AND REGULATIONS IN PLACE AT THE TIME OF FILING.
 - 16.) SUBJECT TO TERM, CONDITIONS, AND STIPULATIONS IN RESTRICTIONS, EASEMENTS, RIGHTS, AND AGREEMENTS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NOS. 2014056162 AND 2015119353.

I, Chad A. Nesvadba, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

Chad A. Nesvadba, P.E.
Texas Registration No. 91092



RIVERSIDE BOULEVARD
(120' R.O.W.)
(SLIDE NOS. 2310B & 2311A; F.B.C.P.R.)

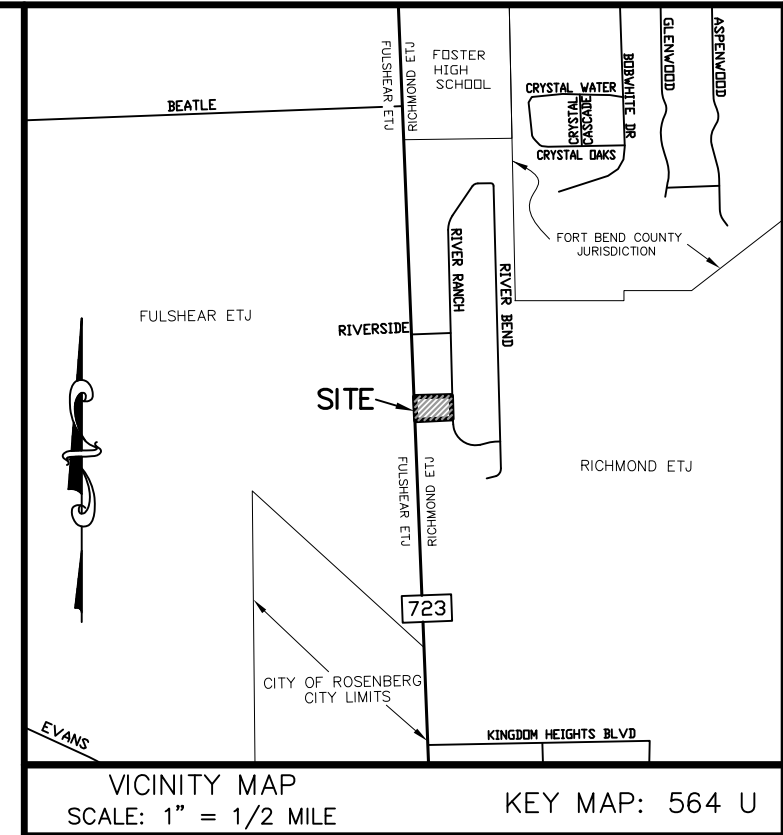
I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points 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 three (3) feet unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

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

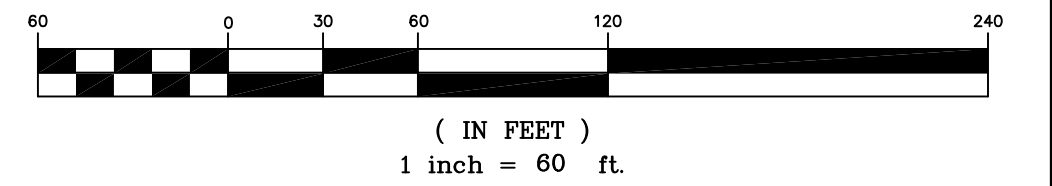


LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- L.E. - LANDSCAPE EASEMENT
- N.T.S. - NOT TO SCALE
- R.O.W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- W/ - WITH



GRAPHIC SCALE



I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS ____ DAY OF _____, 2021.

VINCENT M. MORALES, JR., COMMISSIONER
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER
PRECINCT 2

KP GEORGE, COUNTY JUDGE

W. A. "ANDY" MEYERS, COMMISSIONER
PRECINCT 3

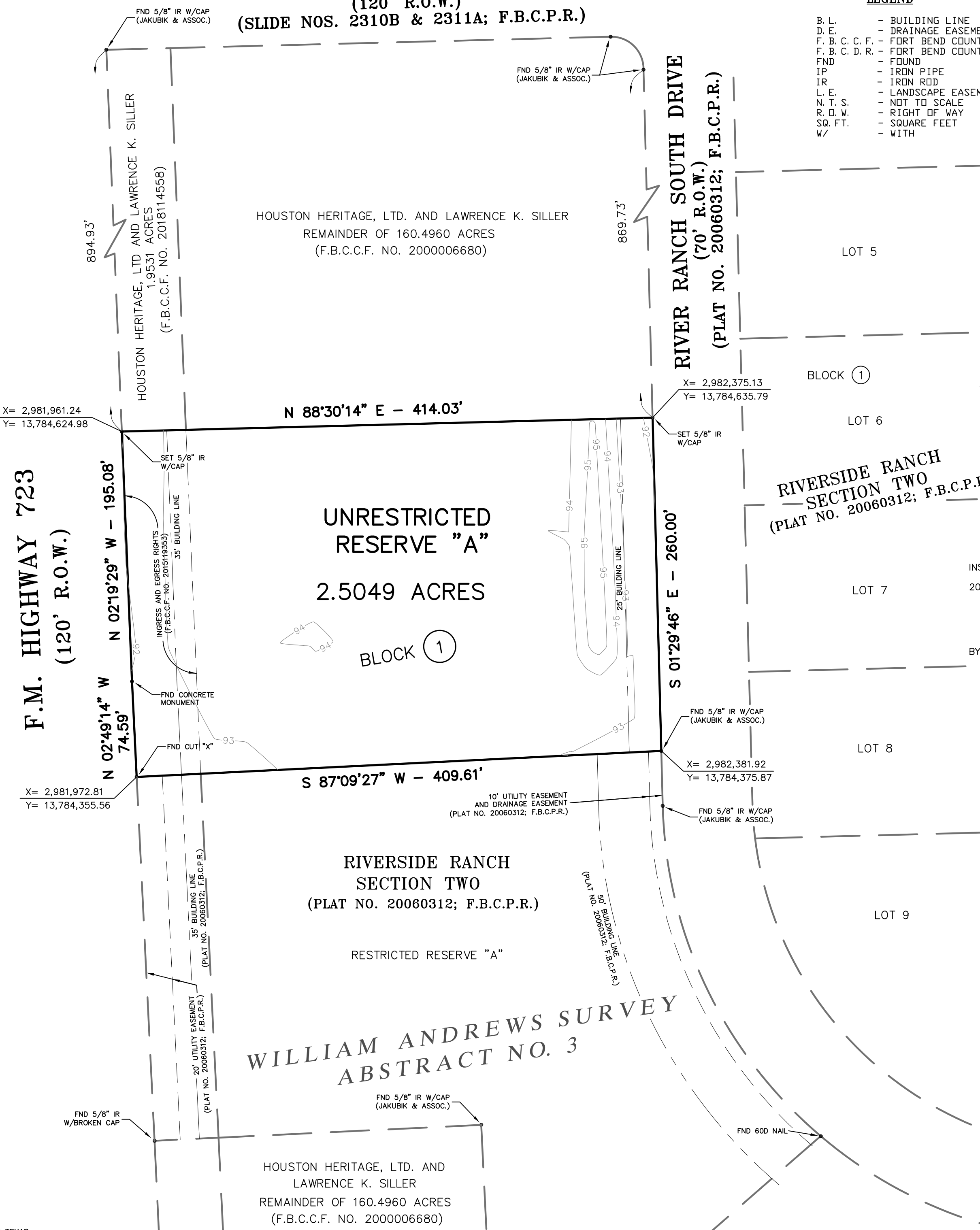
KEN R. DEMERCHANT, COMMISSIONER
PRECINCT 4

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 _____, 2021, AT ____ O'CLOCK ____ M., IN PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

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

By: LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY



STATE OF TEXAS
COUNTY OF FORT BEND:

We, Citizens State Bank, owner and holder of a lien against the property described in the plat known as FM 723 BOAT AND RV STORAGE, said lien being evidenced by instrument of record in the Fort Bend County Clerk's File Nos. 2021038263 and 2021038264 of the real property 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.

By: John Doe, President

STATE OF TEXAS
COUNTY OF FORT BEND:

Before me, the undersigned authority, on this day personally appeared John Doe, President of Citizens State Bank, 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 to the public.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary public in and for the State of Texas _____

My commission expires: _____

Notary

DISTRICT NAMES	
COUNTY ASSISTANCE	N/A
DISTRICT	N/A
WCID	N/A
MUD	N/A
LID	N/A
DID	N/A
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	RICHMOND ETJ
UTILITIES CO.	CENTERPOINT

FM 723 BOAT AND RV STORAGE

**A SUBDIVISION OF 2.5049 ACRES
IN THE WILLIAM ANDREWS SURVEY,
ABSTRACT NO. 3,
FORT BEND COUNTY, TEXAS**

1 BLOCK - 1 RESERVE - 0 LOTS

~ OWNERS ~

FM 723 BOAT & RV STORAGE, LLC
a Texas limited liability company
4711 Oakbluff Court
Fulshear, Texas 77441
PHONE: 713.471.0482

~ SURVEYOR/ENGINEER ~
TEXAS ENGINEERING AND MAPPING COMPANY

12718 Century Drive
Stafford, Texas 77477

PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10110000 / ENGINEERING FIRM NO. F-2906

www.team-etm.com
1622-1

APRIL 21, 2021

PLANNING AND ZONING COMMISSION
Staff Report: Plat Application

Agenda Date: May 3, 2021
Agenda Item: C4.

Plat Name: Veranda Section Thirty-Two – Preliminary Plat
Applicant: Dan Valdez | Meta Planning + Design LLC
Project Description: A subdivision of 19.9 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.
Project Location: The subject site is located along the southeast side of the Williams Way and Circle 7 Intersection.
Zoning Designation: NA / ETJ (Development Agreement)

Reviewers: City of Richmond Development Review Committee (DRC)
Project Planner: Mason Garcia, Associate Planner

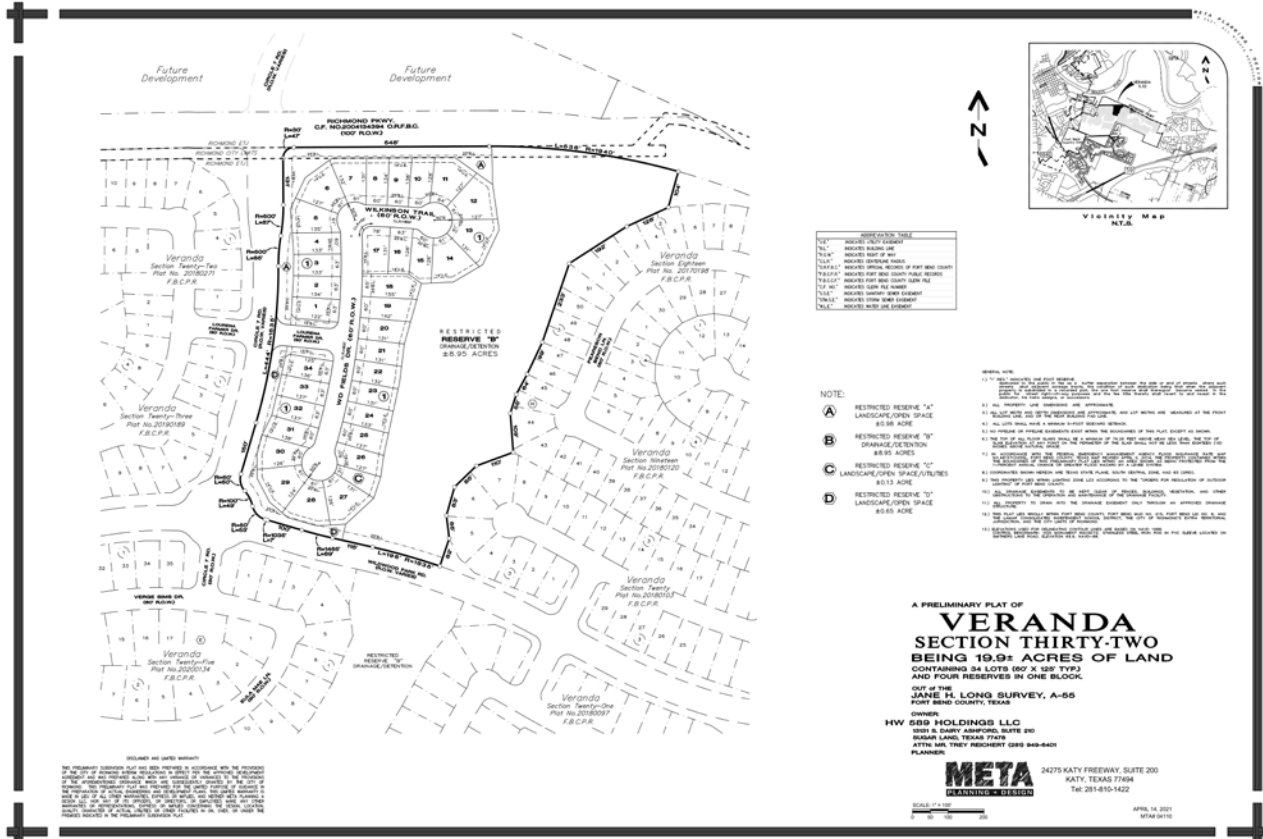
Background/Review Notes

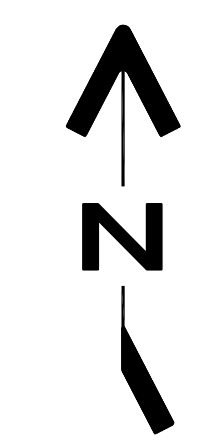
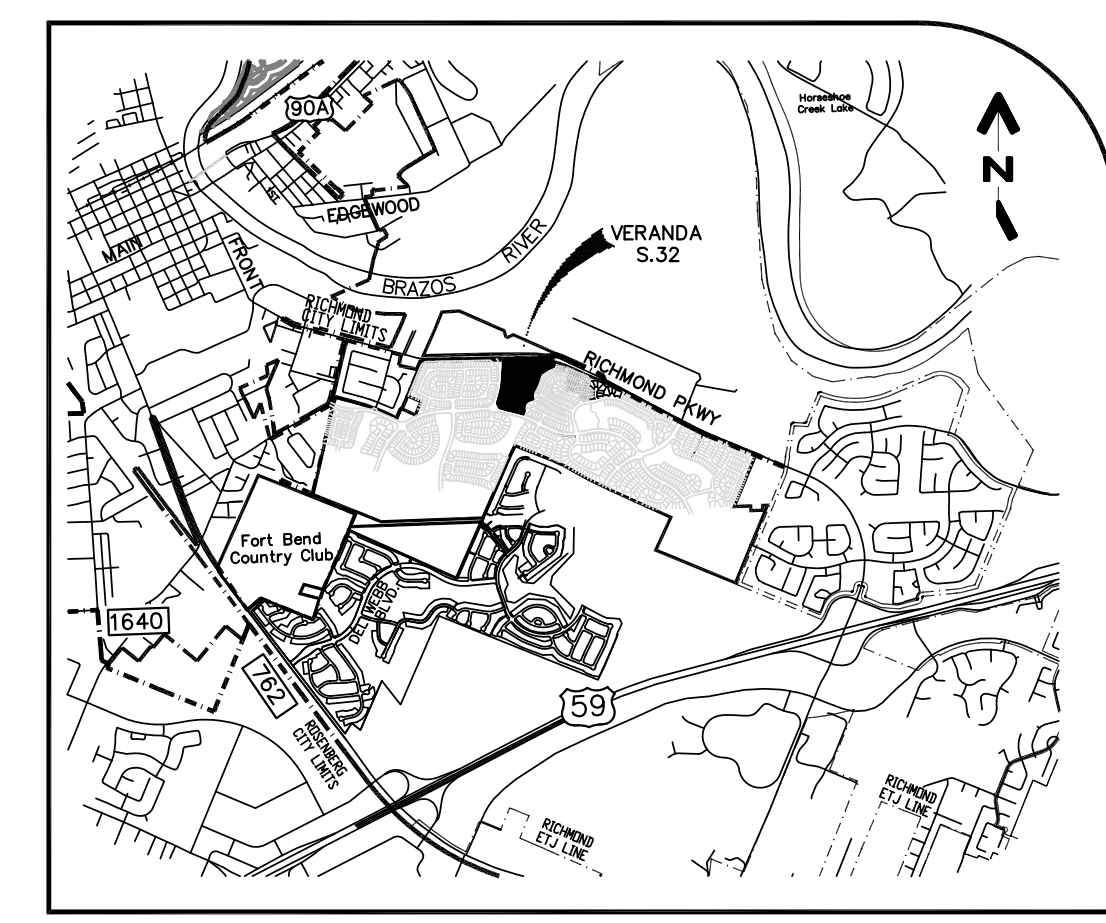
- The proposed plat is located within Veranda Residential Development which is governed by a Development Agreement between the City of Richmond and HW 589 Holdings LLC.
- The proposed subdivision includes 34 Lots that are 60' typical in 1 block.
- The proposed preliminary plat is in conformance with the approved General Plan for the Veranda Master Planned Community.



Staff Recommendation

APPROVAL: Staff recommends approval of this preliminary plat.





ABBREVIATION TABLE

"U.E."	INDICATES UTILITY EASEMENT
"B.L."	INDICATES BUILDING LINE
"R.O.W."	INDICATES RIGHT OF WAY
"C.L.R."	INDICATES CENTERLINE RADIUS
"O.R.F.B.C."	INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY
"F.B.C.P.R."	INDICATES FORT BEND COUNTY PUBLIC RECORDS
"F.B.C.C.F."	INDICATES FORT BEND COUNTY CLERK FILE
"C.F. NO."	INDICATES CLERK FILE NUMBER
"S.S.E."	INDICATES SANITARY SEWER EASEMENT
"S.M.S.E."	INDICATES STORM SEWER EASEMENT
"W.L.E."	INDICATES WATER LINE EASEMENT

- GENERAL NOTE:
- "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 garage 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 vest in the dedicant, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 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.
 - ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDEYARD SETBACK.
 - NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS SHOWN.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 79.26 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 GRADE.
 - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.481570225L, FORT BEND COUNTY, TEXAS MAP REVISED APRIL 2, 2014, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN AN AREA SHOWN AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM.
 - COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE, NAD 83 (GRID).
 - THIS PROPERTY LIES WITHIN LIGHTING ZONE LZ3 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING" OF FORT BEND COUNTY.
 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY, FORT BEND MUD NO. 215, FORT BEND LID NO. 6, AND THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF RICHMOND'S EXTRA TERRITORIAL JURISDICTION, AND THE CITY LIMITS OF RICHMOND.
 - ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 1988. CONTROL BENCHMARK: NGS MONUMENT HCC0372; STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD. ELEVATION 69.6; NAVD-88.

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.98 ACRE
 - B** RESTRICTED RESERVE "B" DRAINAGE/DETENTION ±8.95 ACRES
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE/UTILITIES ±0.13 ACRE
 - D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.65 ACRE

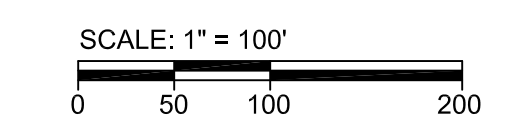
A PRELIMINARY PLAT OF
VERANDA
 SECTION THIRTY-TWO
 BEING 19.9± ACRES OF LAND
 CONTAINING 34 LOTS (60' X 125' TYP.)
 AND FOUR RESERVES IN ONE BLOCK.

OUT OF THE
JANE H. LONG SURVEY, A-55
 FORT BEND COUNTY, TEXAS

OWNER:
HW 589 HOLDINGS LLC
 13131 S. DAIRY ASHFORD, SUITE 210
 SUGAR LAND, TEXAS 77478
 ATTN: MR. TREY REICHERT (281) 949-6401
 PLANNER:



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



APRIL 14, 2021
 MTA# 04110

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



C6. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

April 2021 / May 2021

The following table provides an overview of Planning Department activities from April 02, 2021 through April 29, 2021:

PRE-APPLICATION CONFERENCES		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ FM 359 & FM 723 intersection (ETJ) 	Office Warehouse	<ul style="list-style-type: none"> ▪ <i>The subject site is located at the intersection of FM 359 and FM 723.</i> ▪ <i>The applicant discussed development processes and regulations for an office warehouse use.</i>
<ul style="list-style-type: none"> ▪ 140 Collins Rd (GC) 	Hookah Bar	<ul style="list-style-type: none"> ▪ <i>The subject site is lease space within an existing retail center which was previously a bar.</i> ▪ <i>The applicant discussed a proposed Sports/Hookah bar at this site with associated parking and landscaping. The applicant also inquired about the possibility of having a food truck on site.</i> ▪ <i>Staff discussed applicable regulations for this site including parking and Building code requirements. A food truck is only permitted on a temporary basis and would not be able to permanently occupy the site.</i>
<ul style="list-style-type: none"> ▪ 126 Collins (IN) 	Gas Station and Retail Building	<ul style="list-style-type: none"> ▪ <i>Staff met with the applicant to discuss the use of the subject site as a Gas station and proposed convenience store.</i> ▪ <i>The project will require parking, landscaping and other applicable standards outlined in the Unified Development Code.</i> ▪ <i>Staff also noted that a Traffic Impact Analysis would be required.</i>
<ul style="list-style-type: none"> ▪ 1810 Thompson Rd (SC) 	Day-care	<ul style="list-style-type: none"> ▪ <i>The subject site is located along the east side of Thompson Rd and south of Oak Creek Drive.</i> ▪ <i>The subject site includes an existing building but the overall site is nonconforming to the current standards of the UDC.</i> ▪ <i>Staff met with a potential buyer to discuss a proposed Day-care and provided development standards and requirements.</i> ▪ <i>The proposed use will require replatting the property and site improvement to meet the parking, landscaping, and lighting requirements of the UDC.</i>

<ul style="list-style-type: none"> 1810 Thompson Rd (SC) 	Proposed Office	<ul style="list-style-type: none"> The subject site is located along the east side of Thompson Rd south of Oak Creek Drive. The applicant discussed a proposed office with additions to the existing building and site improvements. Staff noted due to the redevelopment of the proposed site a replat would be required prior to approval of Site Development Plans. Staff provided development related inputs including the applicable parking & landscaping setbacks. City Engineer notified the applicant that additional impervious coverage requires on site detention.
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SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> 23520 Circle Oak Parkway (ETJ) 	HEB Fuel Station / Carwash	<ul style="list-style-type: none"> The subject site is located along the east side of FM 762, southeast of the HEB building. The applicant is proposing a Fuel station and Carwash on the currently vacant portion of the HEB Site.
<ul style="list-style-type: none"> 1106 Golfview Dr. (GC) 	Cambridge Rehab Gazebo Addition	<ul style="list-style-type: none"> The site currently contains a rehabilitation and healthcare center. The applicant is proposing a Gazebo to be installed at the Southwest corner of this site.
<ul style="list-style-type: none"> 3415 FM 762 (GC) 	Richmond Town Center	<ul style="list-style-type: none"> The site is located along the eastside of FM 762 and is adjacent to the western side of the HEB property. The applicant is proposing a 16,000 square foot shell building and associated site improvements. Plans for this site were first submitted in August 2020.
<ul style="list-style-type: none"> 821 E. Hwy 90A (GC) 	Tiny Toon's Childcare & Learning Center	<ul style="list-style-type: none"> The subject site is located along E. Hwy 90 on the Northside and is on the west of Fajita Pete's. Subject site is the old Sears building and is proposed for a new day care within a portion of the existing building. Staff is reviewing second plan submittal for a proposed interior build out and site improvements.
<ul style="list-style-type: none"> 126 Collins Rd (IN) 	Intex Warehouse	<ul style="list-style-type: none"> The subject site is located along the southwest side of Collins road and north of Highway 90 A. Staff is reviewing plans for interior build of the existing building and associated site improvements for the subject site. This is the first plan submittal for the project.

<ul style="list-style-type: none"> ▪ 11818 Mason Rd (ETJ) 	<p>Plantation Hardware</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located along the west side of Mason Road.</i> ▪ <i>The applicant is proposing a hardware store and lumber building at this site.</i> ▪ <i>A Final plat for the subject site is approved and Staff is waiting for a copy of the recorded plat.</i>
<ul style="list-style-type: none"> ▪ Veranda Residential Subdivision (ETJ) 	<p>Veranda Dog Park Parking Lot</p>	<ul style="list-style-type: none"> ▪ <i>The Subject site is located along the east side of wildwood park road and is directly across from section 38 of Veranda.</i> ▪ <i>The proposed construction includes improvements to the parking lot area of the Veranda Dog Park.</i>
<ul style="list-style-type: none"> ▪ 2627 FM 762 	<p>Veranda Entryway</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located along the west side of FM 762 at the entrance of Wildwood Park Rd.</i> ▪ <i>The applicant is proposing 2 entry monuments along with landscaping and other improvements to the entry to the Veranda Residential Subdivision</i>

----- End of Report -----