PLAT RECORDING SHEET

PLAT NAME: Sienna Village of Anderson Springs, Section 13B

PLAT NO:

ACREAGE: 7.562

LEAGUE: Elijah Roark Survey

ABSTRACT NUMBER: 77

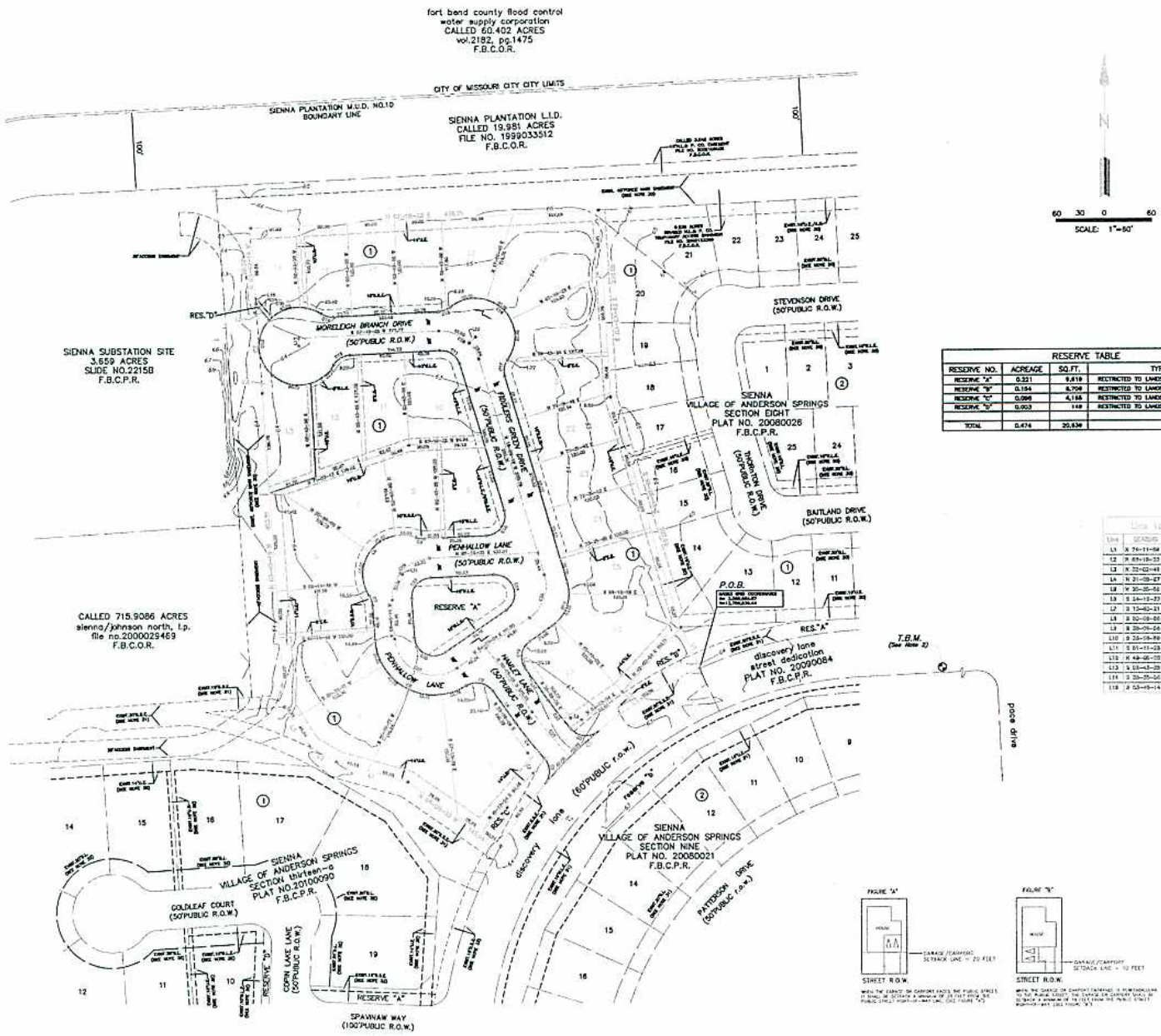
NUMBER OF BLOCKS: 1

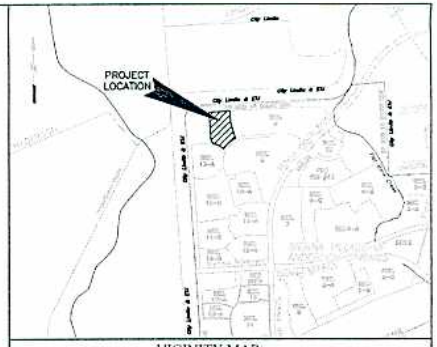
NUMBER OF LOTS: 27

NUMBER OF RESERVES: 4

OWNERS: Sienna/Johnson North, L.P.

(DEPUTY CLERK)





VICINITY MAP
1"= 1,200'

KEY MAP NO. 609Z

RESERVE TABLE			
RESERVE NO.	ACREAGE	SQ.FT.	TYPE
RESERVE "A"	0.321	9,819	RESTRICTED TO LANDSCAPE/OPEN SPACE
RESERVE "B"	0.154	6,708	RESTRICTED TO LANDSCAPE/OPEN SPACE
RESERVE "C"	0.096	4,188	RESTRICTED TO LANDSCAPE/OPEN SPACE
RESERVE "D"	0.003	148	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.474	20,639	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74-11-54 W	83.00
L2	N 89-18-33 W	40.11
L3	N 32-02-48 W	86.00
L4	N 21-09-27 E	26.38
L5	N 35-35-56 W	38.53
L6	S 24-15-23 E	27.77
L7	S 13-52-31 E	26.83
L8	S 02-08-50 E	14.15
L9	S 28-09-06 E	56.43
L10	S 25-08-59 E	50.00
L11	S 01-11-28 E	5.46
L12	N 48-06-05 E	10.74
L13	S 03-43-39 E	10.00
L14	S 23-35-06 E	33.14
L15	S 03-49-14 E	8.70

CURVE TABLE						
Curve	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C1	865.00	177.21	337.65	343.07	036°29'02"	S 48-01-04 W
C2	53.00	61.34	71.07	79.77	086°24'22"	S 03-36-58 E
C3	25.00	21.83	33.71	36.96	085°47'21"	N 00-38-03 W
C4	825.00	30.08	60.10	60.12	003°32'07"	S 38-17-15 E
C5	30.00	23.74	34.47	36.02	069°04'32"	N 79-41-28 W
C6	75.00	136.11	126.83	158.14	119°31'34"	S 63-09-47 E
C7	25.00	6.68	12.90	13.05	029°54'46"	N 18-42-27 W
C8	90.00	195.40	95.38	128.81	144°56'20"	S 39-49-10 W
C9	25.00	9.32	15.41	16.48	024°01'40"	S 80-42-24 E
C10	25.00	31.82	29.33	40.37	092°44'00"	N 35-34-07 E
C11	25.00	16.62	20.87	33.37	076°15'10"	N 84-39-03 W
C12	25.00	13.79	24.10	27.21	037°45'03"	S 66-53-23 W
C13	30.00	48.11	67.74	236.07	274°30'00"	S 13-19-36 E
C14	30.00	6.33	10.61	10.69	020°52'13"	S 74-17-20 E
C15	30.00	6.33	10.61	10.69	020°52'13"	N 69-60-05 E
C16	60.00	204.06	86.17	144.17	138°12'15"	N 49-00-10 W
C17	25.00	12.23	21.66	23.72	052°04'52"	S 04-34-04 W
C18	50.00	30.80	69.00	78.27	071°31'22"	N 10-12-54 E
C19	25.00	25.00	35.36	39.27	090°00'00"	S 08-08-54 W
C20	470.00	23.35	46.44	46.46	009°07'10"	S 27-06-04 E
C21	25.00	24.81	25.08	25.53	058°58'07"	S 80-15-21 E
C22	25.00	44.61	43.60	52.05	121°21'42"	S 84-39-45 E
C23	25.00	25.40	35.87	39.72	091°01'47"	S 41-40-38 W
C24	25.00	25.28	48.02	54.41	147°02'32"	N 15-00-13 W
C25	50.00	21.72	39.24	39.31	090°27'47"	N 20-23-05 W
C26	25.00	52.51	71.34	79.44	091°01'47"	S 41-03-38 W
C27	60.00	46.53	87.19	105.91	121°21'42"	S 84-39-05 E
C28	50.00	23.60	53.32	55.37	063°31'05"	N 18-12-03 E
C29	50.00	24.24	31.24	60.84	034°16'12"	N 54-08-02 W
C30	50.00	8.02	9.03	9.53	009°48'07"	S 44-07-04 W

SIENNA
VILLAGE OF ANDERSON SPRINGS
SECTION THIRTEEN-B

A SUBDIVISION OF 7.592 ACRES OF LAND SITUATED IN THE ELIJAH ROWN SURVEY, ABSTRACT 70, FORT BEND COUNTY, TEXAS.

27 LOTS 4 RESERVES (0.474 ACRE) 1 BLOCK

JANUARY 27, 2011 JOB NO. 1194-11138-309

OWNERS:

SIENNA/ JOHNSON NORTH, L.P.

MICHAEL J. SMITH, VICE PRESIDENT/GENERAL MANAGER

5777 SIENNA PARKWAY, SUITE 100, MISSOURI CITY, TEXAS 77459

PH. (281)778-7777

ENGINEER:

LJA Engineering & Surveying, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5020
FRN-F-1386

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797

JAMES E. BROWN V
LICENCED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 83681

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SIENNA/JOHNSON NORTH, L.P., A LIMITED PARTNERSHIP, ACTING BY AND THROUGH MICHAEL J. SMITH, VICE PRESIDENT/GENERAL MANAGER AND JEAN FARLEY, SECRETARY, BEING OFFICERS OF SIENNA/JOHNSON NORTH, L.P., OWNERS OF THE 7.542 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION THIRTEEN-B, 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, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED 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 DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

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

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION THIRTEEN-B 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, SIENNA/JOHNSON NORTH, L.P., A LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL J. SMITH, ITS VICE PRESIDENT/GENERAL MANAGER, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, JEAN FARLEY, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS ________ DAY OF ____________________ 2011.

SIENNA/JOHNSON NORTH, L.P.

BY: ______________________________
MICHAEL J. SMITH, VICE PRESIDENT/GENERAL MANAGER

ATTESTED: ______________________________
JEAN FARLEY, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL J. SMITH, VICE PRESIDENT/GENERAL MANAGER OF SIENNA/JOHNSON NORTH, L.P., A LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ________ DAY OF ____________________ 2011.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEAN FARLEY, SECRETARY OF SIENNA/JOHNSON NORTH, L.P., A LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ________ DAY OF ____________________ 2011.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

____
KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

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

____
JAMES E. BROWN V
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 83881

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION THIRTEEN-B IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ________ DAY OF ________________ 2011.

____
RON LEE, CHAIRMAN

____
SONYA BROWN-MARSHALL, VICE CHAIRMAN

I, D. JESSE HEGEMIER, 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.

____
D. JESSE HEGEMIER
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ________ DAY OF ____________________ 2011.

____
RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

____
ROBERT E. HEBERT
COUNTY JUDGE

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

____
JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, DIANE WILSON, 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 ________________ 2011, 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.

____
DIANE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: ______________________________
DEPUTY

NOTES:

1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; H.L.& P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.M.E. INDICATES FORCE MAIN EASEMENT; E.E. INDICATES ELECTRICAL EASEMENT.

2.) BENCHMARK: FND. 3-1/2 BRASS DISK LOCATED IN A POURED CONCRETE POST ON THE SOUTH SIDE OF DISCOVERY LANE APPROXIMATELY 382 FEET WEST OF PACE ROAD. SURVEY MARKER NO. 11019

ELEV.= 81.56 2001 ADJUSTMENT
ELEV.= 82.84 1973 ADJUSTMENT

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

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

5.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1015732143, DATED JANUARY 26, 2011. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6.) THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 10, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.

7.) IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 48157C 0270J, MAP REVISED JANUARY 3, 1997, PROPERTY LIES WITHIN SHADED ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AS PER LETTER OF MAP REVISION DATED AUGUST 22, 2002.

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

9.) FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

10.) ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).

11.) THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF LOTS OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED JANUARY 3, 1997 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-97 (11) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

12.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 84.50 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

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

14.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

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

16.) ALL LOTS LINES SHALL HAVE A MINIMUM 6' SIDE YARD SETBACK LINE.

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

18.) SIDEWALKS/TRAILS SHALL BE CONSTRUCTED AS REQUIRED BY THE SIENNA PLANTATION DEVELOPMENT AGREEMENT WITH THE CITY OF MISSOURI CITY AND AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS. SIDEWALKS/TRAILS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES DO NOT FRONT OR SIDE PRIOR TO ACCEPTANCE OF STREETS WITHIN THIS SUBDIVISION BY FORT BEND COUNTY INTO THE ONE YEAR MAINTENANCE PERIOD BEFORE CERTIFICATES OF OCCUPANCY SHALL BE ISSUED. BUILDERS OF HOMES SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOME SIDE.

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

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

21.) METER LOCATION: IN ACCORDANCE WITH CENTER POINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALL OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL 281-561-2900.

22.) GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALL OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIEMERGY AT 281-778-6250.

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

24.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.

25.) PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.

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

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

28.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

29.) THIS PLAT IS SUBORDINATED BY:
JIM BELANIC, SENIOR VICE PRESIDENT, FIRST BANK, A MISSOURI STATE BANK, AS RECORDED IN FILE NO. ________________ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

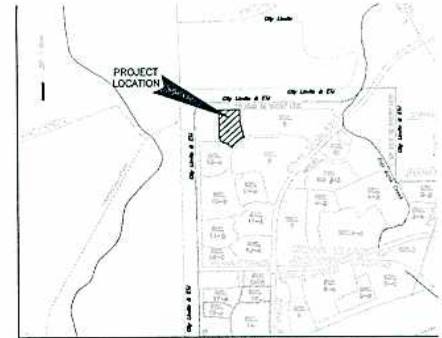
30.) EASEMENT AND/OR BUILDING LINE OF RECORD IS SHOWN ON THE RECORDED PLAT OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION EIGHT, A SUBDIVISION RECORDED IN PLAT NO. 20060026 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

31.) EASEMENT AND/OR BUILDING LINE OF RECORD IS SHOWN ON THE RECORDED PLAT OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION NINE, A SUBDIVISION RECORDED IN PLAT NO. 20060021 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

32.) EASEMENT AND/OR BUILDING LINE OF RECORD IS SHOWN ON THE RECORDED PLAT OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION THIRTEEN-A, A SUBDIVISION RECORDED IN PLAT NO. 20100090 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

33.) EASEMENT AND/OR BUILDING LINE OF RECORD IS SHOWN ON THE RECORDED PLAT OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION ELEVEN-A, A SUBDIVISION RECORDED IN PLAT NO. 20100005 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

34.) THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF RESERVES WITHIN THE SUBJECT PLATTED BOUNDARY.



VICINITY MAP
1"= 1,200'
KEY MAP NO. 609Z

SIENNA
VILLAGE OF ANDERSON SPRINGS
SECTION THIRTEEN-B

A SUBDIVISION OF 7.542 ACRES OF LAND SITUATED IN THE ELIJAH ROARK SURVEY, ABSTRACT 77, FORT BEND COUNTY, TEXAS.

27 LOTS 3 RESERVES (0.469 ACRE) 1 BLOCK
JANUARY 27, 2011 JOB NO. 1194-1113B-309

OWNERS:
SIENNA/ JOHNSON NORTH, L.P.
MICHAEL J. SMITH, VICE PRESIDENT/GENERAL MANAGER
5777 SIENNA PARKWAY, SUITE 100, MISSOURI CITY, TEXAS 77459
PH. (281)778-7777

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

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797

JAMES E. BROWN V
LICENCED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 83881