

PLAT RECORDING SHEET

PLAT NAME: Sienna Plantation, Section 22

PLAT NO: _____

ACREAGE: 26.458

LEAGUE: David Fitzgerald League

ABSTRACT NUMBER: 25

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 76

NUMBER OF RESERVES: 8

OWNERS: TOLL-GTIS Property Owner, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 26.458 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 22, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 22 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

THIS _____ DAY OF _____, 2017.

TOLL-GTIS PROPERTY OWNER LLC
A TEXAS LIMITED LIABILITY COMPANY

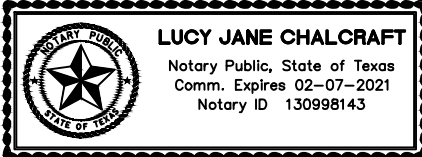
BY: _____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2017.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

1. BENCHMARK: FOUND 3-1/2 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST AT THE SOUTHWEST CORNER OF WATERS LAKE BOULEVARD AND THE EAST ENTRANCE TO THE RIDGE POINT HIGH SCHOOL IN SIENNA. 3 FEET SOUTH OF SIDEWALK. MISSOURI CITY SURVEY MARKER NO. 11015
ELEV. = 59.15 (NAVDB8 2001 ADJUSTMENT)

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

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

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

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 16904260PL DATED JUNE 2, 2017 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

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

7. BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP). ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD". "NOTE 1" READS AS FOLLOWS: "THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE." AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 04SSU, MAP REVISED APRIL 2, 2014. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS".

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

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

10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 57.70 FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42. ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION 8 REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

29. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.

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

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

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

33. ONE-FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT TRACT 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, THEIR HEIRS, ASSIGNS OR SUCCESSORS.

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

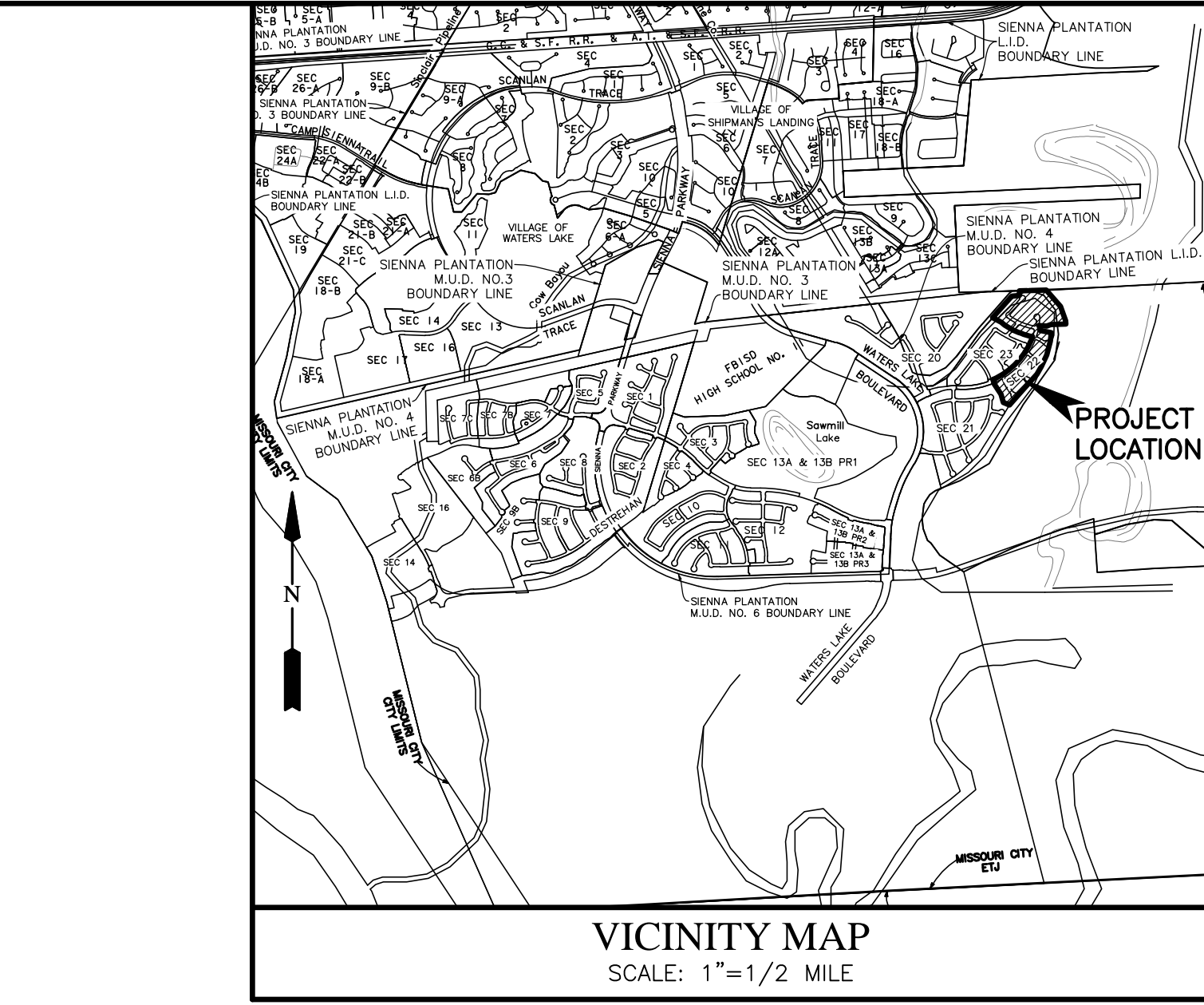
35. THIS PLAT IS SUBORDINATED BY:
AYLSA PRATKA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

36. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

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

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

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



VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 650-R&V

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

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

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

THIS _____ DAY OF _____, 2017.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT
COUNTY JUDGE

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

JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2017 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

FINAL PLAT OF SIENNA PLANTATION SECTION 22

A SUBDIVISION OF 26.458 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25,
FORT BEND COUNTY, TEXAS.

76 LOTS 8 RESERVES (5.292 ACRES) 3 BLOCKS
OCTOBER 02, 2017 JOB NO. 1414-1522P

TOLL-GTIS PROPERTY OWNER, LLC

JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064
PH. (281) 894-8655

ENGINEER:

LJA Engineering, Inc.

1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F1386



OMAR NOE ESCOBAR, JR.
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 107281



SURVEYORS:

GBI PARTNERS, L.P.

LAND SURVEYING CONSULTANTS

13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.com

TBPLS FIRM # 10130300

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

MLAR CHECK:

CAD:

Path Name : I:\Projds\TYPLATTING\1414\FINPLT\Sienna Plantation Section 22.FP.dwg

Date/Time : Wed, 11 Oct 2017 - 10:57:0m

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	1270.00'	46°33'45"	1032.09'	1003.92'
C2	25.00'	71°04'43"	31.01'	29.06'
C3	1330.00'	0°18'41"	7.23'	7.23'
C4	1300.00'	62°16'34"	1413.00'	1344.47'
C5	600.00'	19°40'07"	205.97'	204.96'
C6	450.00'	18°11'48"	142.92'	142.32'
C7	1200.00'	2°55'28"	61.25'	61.24'
C8	450.00'	13°13'37"	103.88'	103.65'
C9	450.00'	25°25'00"	199.62'	197.99'
C10	1050.00'	30°26'45"	557.95'	551.41'
C11	50.00'	96°30'56"	84.23'	74.61'
C12	450.00'	17°35'33"	138.17'	137.63'
C13	1270.00'	51°25'45"	1139.96'	1102.08'
C14	25.00'	94°06'43"	41.06'	36.60'
C15	1075.00'	12°40'54"	237.94'	237.45'
C16	25.00'	77°28'12"	33.80'	31.29'
C17	475.00'	12°25'20"	102.98'	102.78'
C18	425.00'	9°55'05"	73.57'	73.48'
C19	25.00'	99°43'29"	43.51'	38.22'
C20	1075.00'	7°12'35"	135.27'	135.18'
C21	25.00'	18°17'29"	7.98'	7.95'
C22	50.00'	147°47'08"	128.97'	96.07'
C23	25.00'	33°57'59"	14.82'	14.60'
C24	25.00'	45°00'44"	19.64'	19.14'
C25	50.00'	276°13'44"	241.06'	66.76'
C26	25.00'	51°13'00"	22.35'	21.61'
C27	25.00'	96°30'56"	42.11'	37.31'
C28	1025.00'	24°40'49"	441.52'	438.11'
C29	25.00'	90°01'32"	39.28'	35.36'
C30	1275.00'	3°01'55"	67.47'	67.46'
C31	25.00'	72°08'30"	31.48'	29.44'
C32	50.00'	248°55'55"	217.23'	82.45'
C33	1325.00'	5°49'04"	134.54'	134.48'
C34	25.00'	95°18'58"	41.59'	36.96'
C35	1080.00'	0°30'17"	9.51'	9.51'
C36	25.00'	80°30'57"	35.13'	32.31'
C37	1330.00'	3°10'43"	73.78'	73.77'
C38	25.00'	86°18'19"	37.66'	34.20'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C39	475.00'	15°44'29"	130.50'	130.09'
C40	25.00'	61°36'24"	26.88'	25.60'
C41	50.00'	270°54'02"	236.41'	70.15'
C42	25.00'	25°05'45"	10.95'	10.86'
C43	425.00'	19°32'40"	144.97'	144.27'
C44	25.00'	89°51'29"	39.21'	35.31'
C45	1330.00'	8°36'28"	199.81'	199.62'
C46	25.00'	81°52'54"	35.73'	32.76'
C47	1225.00'	0°35'00"	12.47'	12.47'
C48	475.00'	5°20'19"	44.26'	44.24'
C49	25.00'	58°18'34"	25.44'	24.36'
C50	50.00'	273°43'53"	238.88'	68.37'
C51	25.00'	32°30'22"	14.18'	13.99'
C52	425.00'	8°15'16"	61.23'	61.18'
C53	25.00'	94°26'49"	41.21'	36.70'
C54	1330.00'	8°43'42"	202.61'	202.41'
C55	25.00'	91°58'00"	40.13'	35.96'
C56	475.00'	81°11'48"	150.86'	150.22'
C57	25.00'	56°51'41"	24.81'	23.80'
C58	50.00'	274°59'11"	239.97'	67.57'
C59	25.00'	38°07'30"	16.64'	16.33'
C60	425.00'	18°11'48"	134.98'	134.41'
C61	25.00'	83°47'36"	36.56'	33.39'
C62	1330.00'	9°01'00"	209.30'	209.09'
C63	25.00'	83°18'50"	36.35'	33.23'
C64	575.00'	14°36'08"	146.54'	146.15'
C65	25.00'	45°25'37"	19.82'	19.31'
C66	50.00'	276°16'55"	241.10'	66.73'
C67	25.00'	50°26'14"	22.01'	21.30'
C68	625.00'	14°11'04"	154.73'	154.33'
C69	25.00'	92°26'36"	40.34'	36.10'
C70	1330.00'	5°17'06"	122.68'	122.64'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.080	3,477	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. 5)
B	0.189	8,220	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. 5)
C	4.512	196,525	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)
D	0.069	2,991	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. 5)
E	0.087	3,796	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. 5)
F	0.135	5,885	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. 5)
G	0.146	6,361	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. 5)
H	0.074	3,204	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. 5)
TOTAL	5.292	230,461		

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

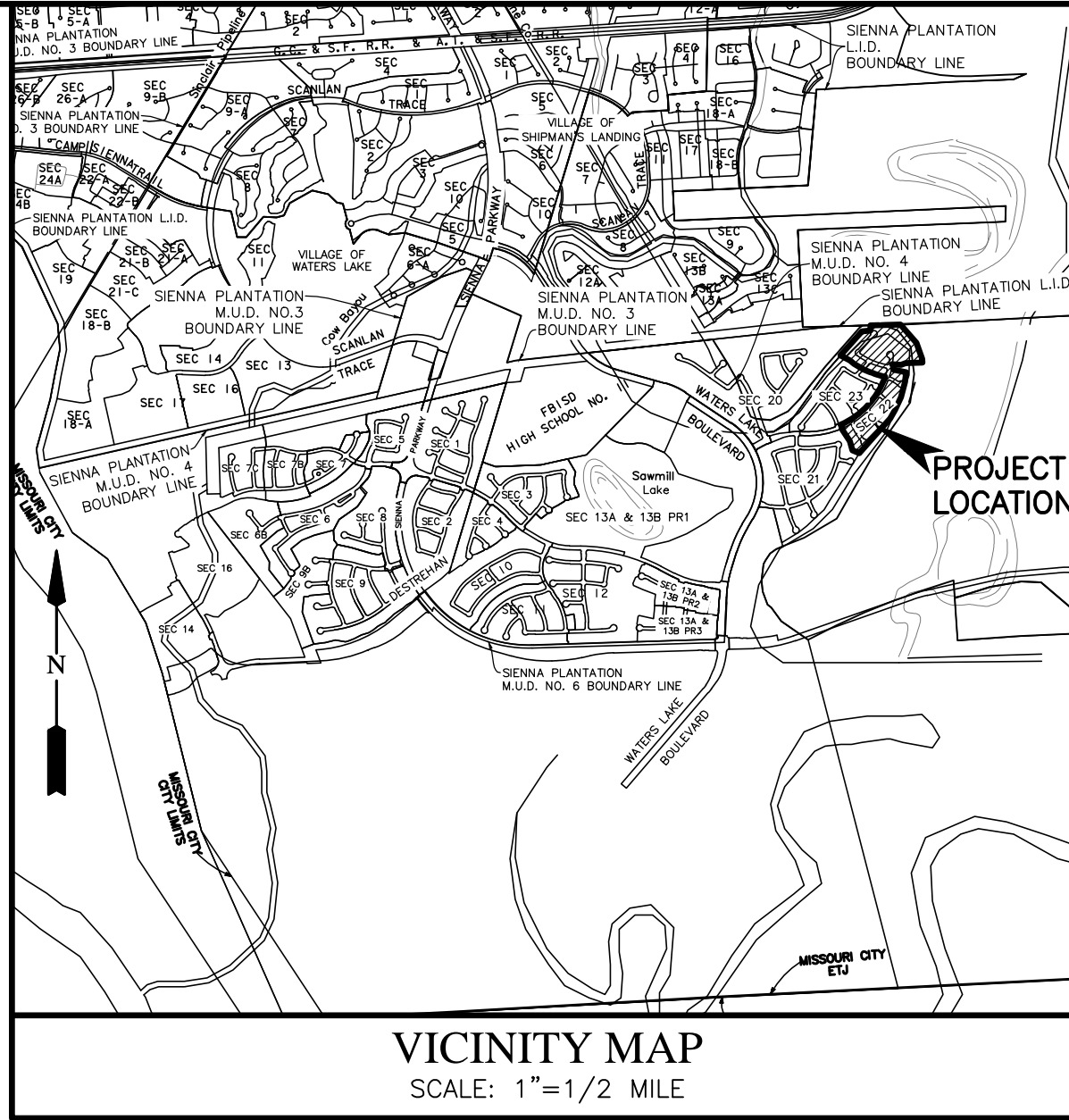
NOTE:

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

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

- A.1. NO FENCE, WALL, SCREEN SIGN, STRUCTURE, FOLIAGE, HEDGE, TREE, BUSH, SHRUB, BERM, DRIVEWAY PLANTING, PARKING, OR ANY OTHER ITEM, EITHER MAN-MADE OR NATURAL SHALL BE ERRECTED, PLANTED, OR MAINTAINED IN A POSITION THAT WILL OBSTRUCT OR INTERFERE WITH A DRIVER'S CLEAR LINE OF SIGHT WITHIN THE CORNER VISIBILITY AND SIGHT LINE TRIANGLE (I.E. VAM'S)
- A.2. VISION AT ALL INTERSECTIONS BE CLEAR FROM OBSTRUCTIONS AT ELEVATIONS BETWEEN THIRTY INCHES (30") AND TEN FEET (10') ABOVE THE AVERAGE GUTTER ELEVATION WITHIN EACH SIGHT LINE TRIANGLE. EXISTING TREES SHALL HAVE A CLEAR TRUNK OF EIGHT FEET (8') ABOVE AVERAGE GUTTER ELEVATION WITHIN EACH SIGHT TRIANGLE. TRAFFIC CONTROL DEVICES SHALL REMAIN VISIBLE AT ALL TIMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUTCD.

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



VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP NO. 650-R&V

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 70°31'22" W	17.45'
L2	N 74°13'42" W	48.39'
L3	N 74°13'42" W	91.17'
L4	N 70°04'31" W	45.17'
L5	N 68°46'48" W	45.10'
L6	N 67°11'45" W	93.19'
L7	N 64°21'47" W	54.12'
L8	N 58°17'21" W	127.44'
L9	N 51°49'14" W	74.90'
L10	N 61°08'41" W	166.28'
L11	N 84°49'33" E	136.70'
L12	N 01°31'27" W	79.51'
L13	S 44°29'48" E	7.60'
L14	S 06°33'14" E	57.55'
L15	S 69°01'14" W	75.41'
L16	N 86°33'54" W	140.44'
L17	S 04°15'55" W	60.00'
L18	S 32°23'16" E	7.84'
L19	S 79°18'11" E	197.33'
L20	S 06°51'06" W	150.55'
L21	S 28°32'35" W	150.00'
L22	S 42°13'38" W	150.00'
L23	S 40°30'10" W	201.76'
L24	N 66°48'25" W	115.76'
L25	N 14°55'10" W	145.53'
L26	N 33°10'12" W	214.75'
L27	N 23°38'56" W	18.12'
L28	N 23°57'37" W	60.00'
L29	N 86°14'11" W	25.00'
L30	S 43°31'46" W	5.00'
L31	S 48°42'42" E	75.04'
L32	S 30°30'54" E	102.00'
L33	N 59°29'06" E	9.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N 52°12'02" E	15.00'
L35	S 70°27'38" E	40.23'
L36	N 44°57'21" E	19.00'
L37	S 48°46'24" E	3.02'
L38	N 05°10'27" W	6.48'
L39	S 48°07'56" W	19.84'
L40	S 48°07'56" W	9.48'
L41	N 48°07'56" E	30.19'
L42	S 51°01'35" E	119.89'
L43	N 51°01'35" W	121.10'
L44	S 48°42'42" E	17.25'
L45	S 30°30'54" E	39.20'
L46	N 30°30'54" W	55.70'
L47	N 48°42'42" W	24.39'
L48	S 08°48'24" W	131.30'
L49	N 02°11'35" W	10.00'
L50	S 58°13'00" W	14.75'
L51	S 14°32'00" E	15.72'
L52	S 89°46'30" W	14.27'
L53	S 09°43'04" W	14.68'
L54	S 82°07'02" E	21.74'
L55	S 48°52'59" W	66.56'
L56	N 76°01'13" W	60.49'
L57	N 66°34'27" W	81.04'
L58	N 52°42'07" W	50.37'
L59	S 61°39'36" E	56.39'
L60	N 47°30'31" W	76.84'

FINAL PLAT OF
SIENNA PLANTATION
SECTION 22
A SUBDIVISION OF 26.458 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25,
FORT BEND COUNTY, TEXAS.
76 LOTS 8 RESERVES (5.292 ACRES) 3 BLOCKS
OCTOBER 02, 2017 JOB NO. 1414-1522P

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

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

OMAR NOE ESCOBAR, JR.
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 107281

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