

PLAT RECORDING SHEET

PLAT NAME: Sienna Village of Destrehan, Section 7B

PLAT NO: _____

ACREAGE: 39.708

LEAGUE: David Fitzgerald League

ABSTRACT NUMBER: 25

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 47

NUMBER OF RESERVES: 7

OWNERS: TOLL-GTIS Property Owner, LLC, and Sienna Plantation Levee
Improvement District

(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, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT, BEING AN OFFICER OF THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, OWNERS OF THE 39.708 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA VILLAGE OF DESTREHAN SECTION 7B, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH 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 SIENNA VILLAGE OF DESTREHAN SECTION 7B 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

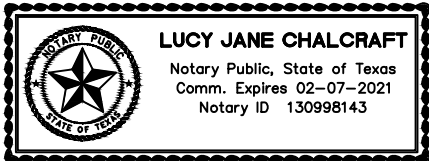
STATE OF TEXAS
COUNTY OF HARRIS

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



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

THIS _____ DAY OF _____, 2017.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT

BY: _____
KEN BECKMAN, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2017.

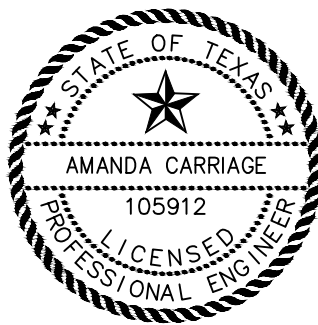
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

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

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



STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA VILLAGE OF DESTREHAN SECTION 7B 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 _____, 2017.

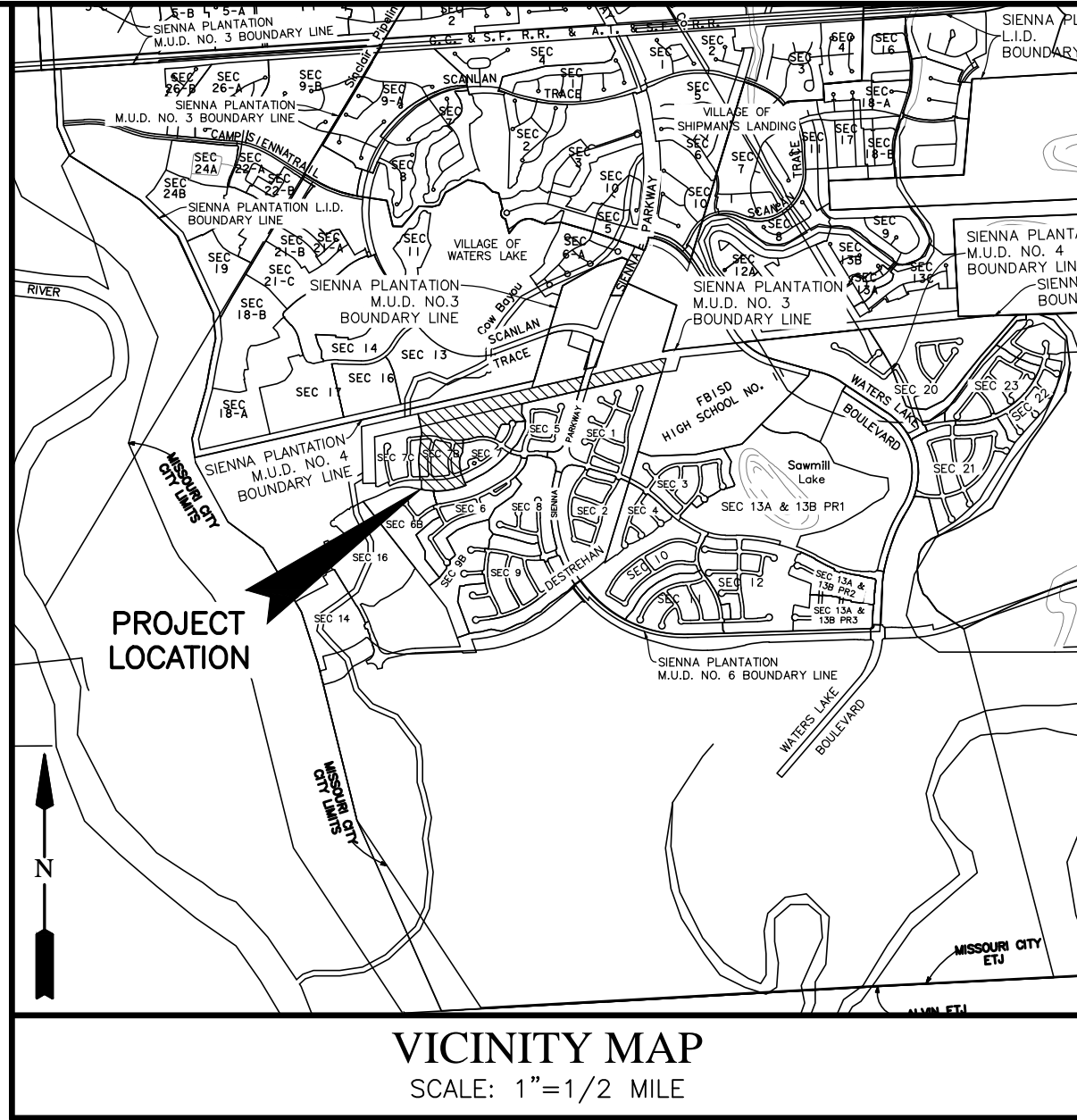
SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

- BENCHMARK: FOUND 4-INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5; 16.5 FEET FROM THE SIDEWALK.
MISSOURI CITY SURVEY MARKER NO. PCM-011
ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG"
ELEV. = 54.70 2001 ADJUSTMENT
- 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 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1515747547 DATED AUGUST 17, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4, 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.
- IN ACCORDANCE WITH FEDERAL ENGINEERING MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE 2. ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OF FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 55.50 FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(1) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- 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.
- 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.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5'-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATING.
- 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.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (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.
- DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- 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.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF CERTAIN DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES AND CERTAIN DRAINAGE RESERVES IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- 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.
- THIS PLAT IS SUBORDINATED BY:
AYILSSA 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.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- 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.
- U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.

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



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

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 SIENNA VILLAGE OF DESTREHAN SECTION 7B

A SUBDIVISION OF 39.708 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

47 LOTS 7 RESERVES (24.957 ACRES) 6 BLOCKS
OCTOBER 03, 2017 JOB NO. 1414-1507BP

OWNERS:

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

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT

KEN BECKMAN, PRESIDENT
3777 SIENNA PARKWAY, MISSOURI CITY, TEXAS 77459
PH. (281) 778-7777

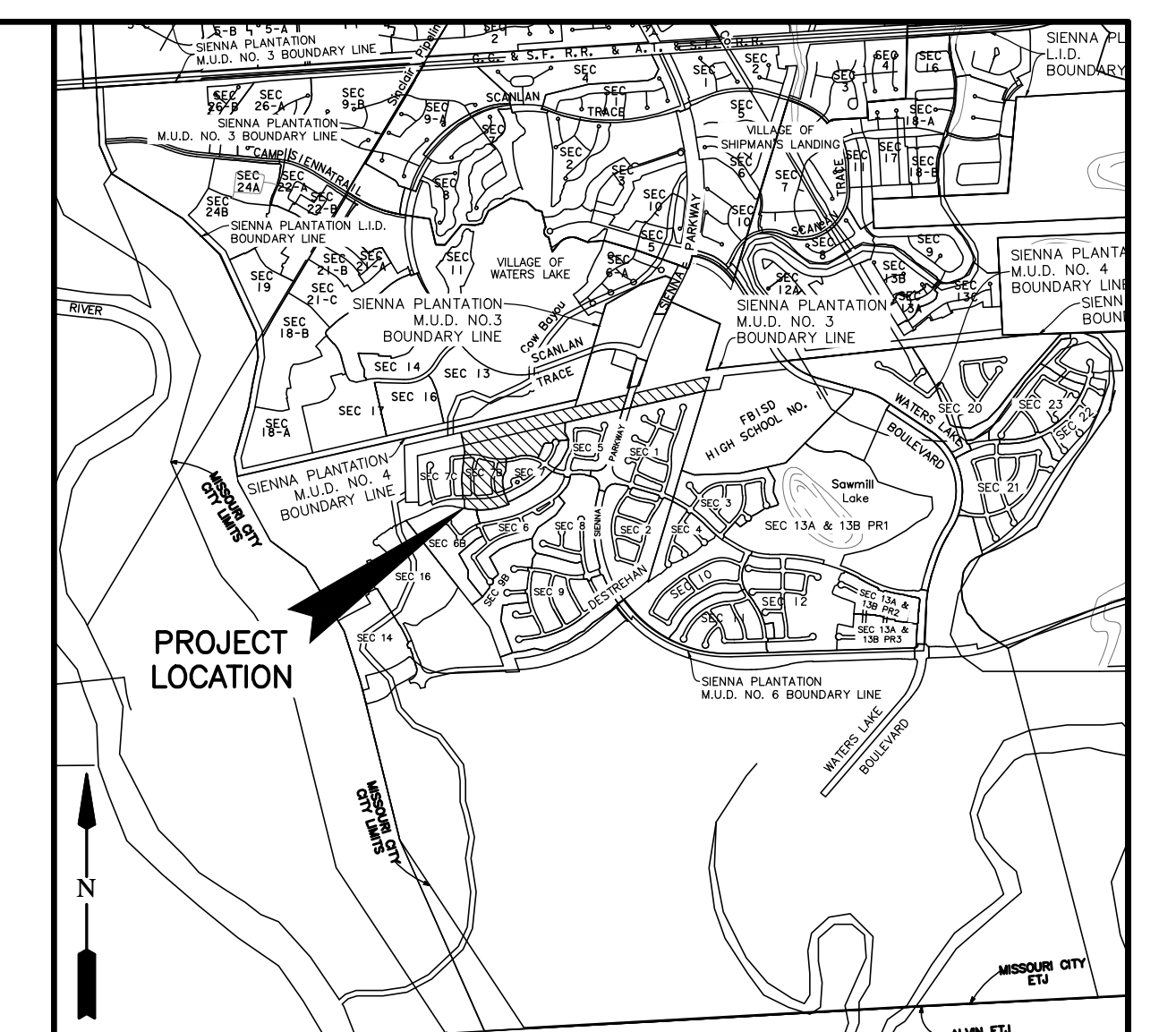
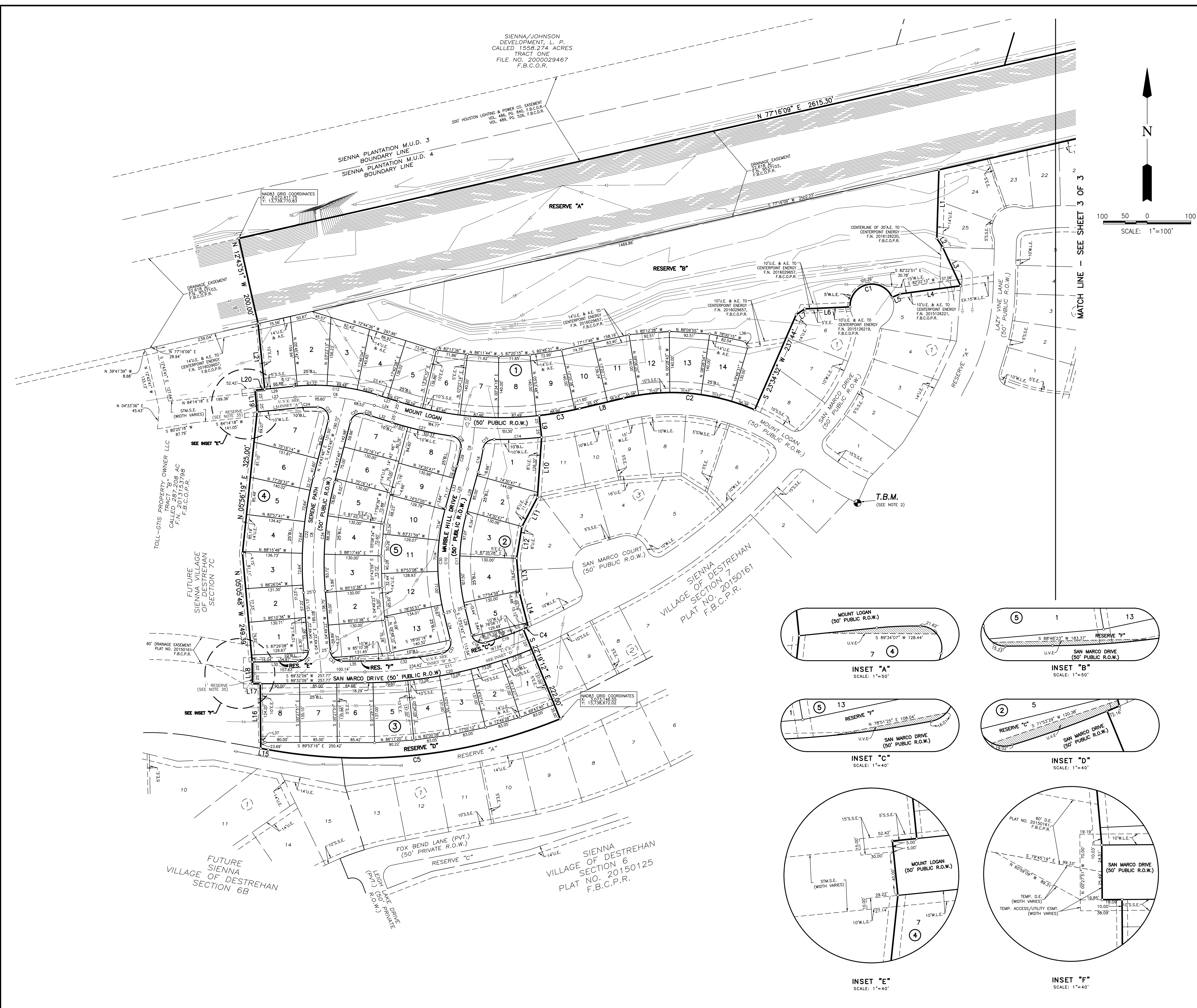
ENGINEER/SURVEYOR:

LJA Engineering, Inc.
1904 W. Grand Parkway North Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
T.B.P.L.S. Firm No. 10110501



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

AMANDA CARRIAGE
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 105912



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

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - G.E. INDICATES GAS 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
 - E.E. INDICATES ELECTRICAL EASEMENT
 - U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT

FINAL PLAT
SIENNA
VILLAGE OF DESTREHAN
SECTION 7B

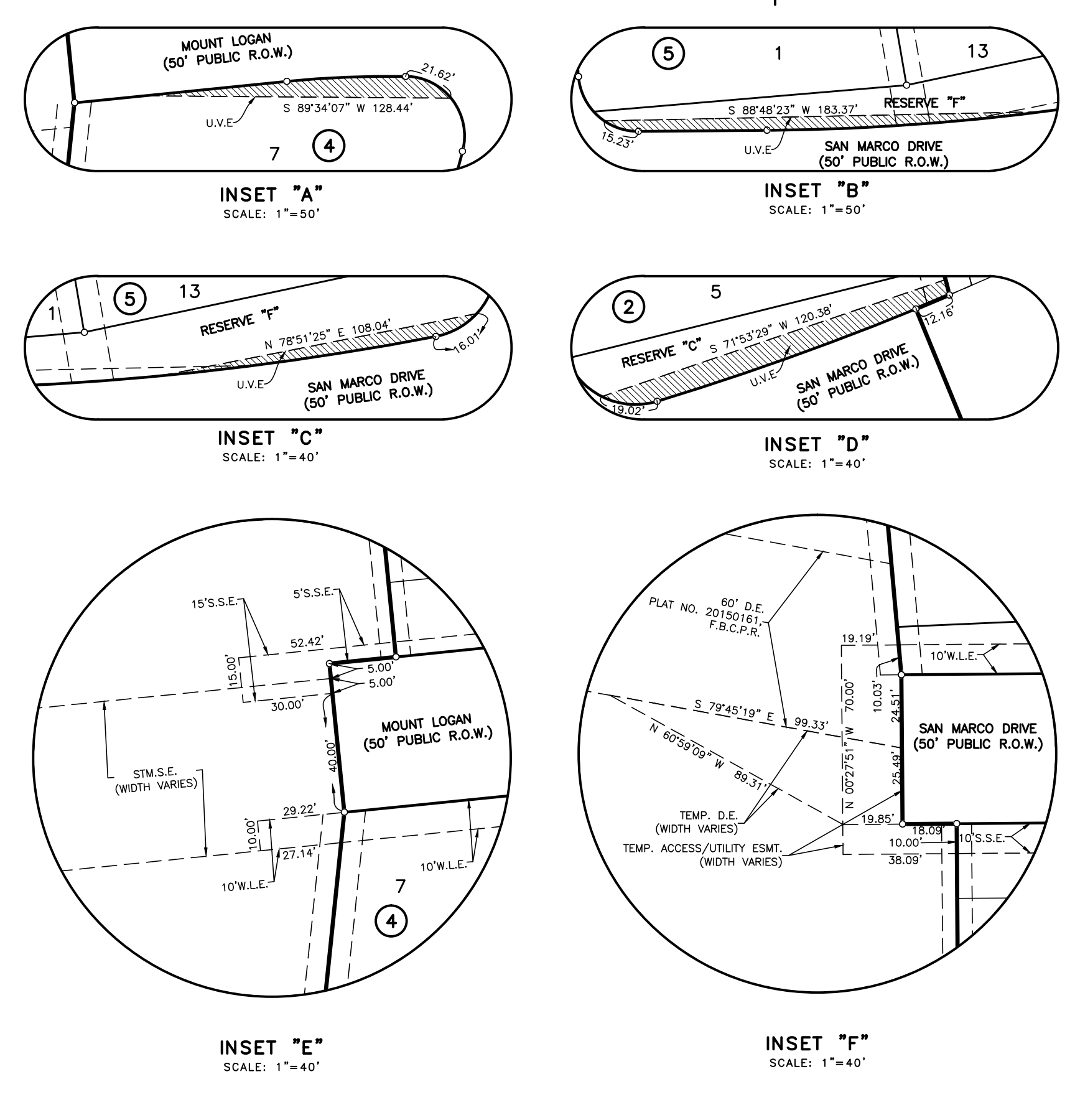
A SUBDIVISION OF 39.708 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.
47 LOTS 7 RESERVES (24.957 ACRES) 6 BLOCKS
OCTOBER 03, 2017 JOB NO. 1414-1507BP

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

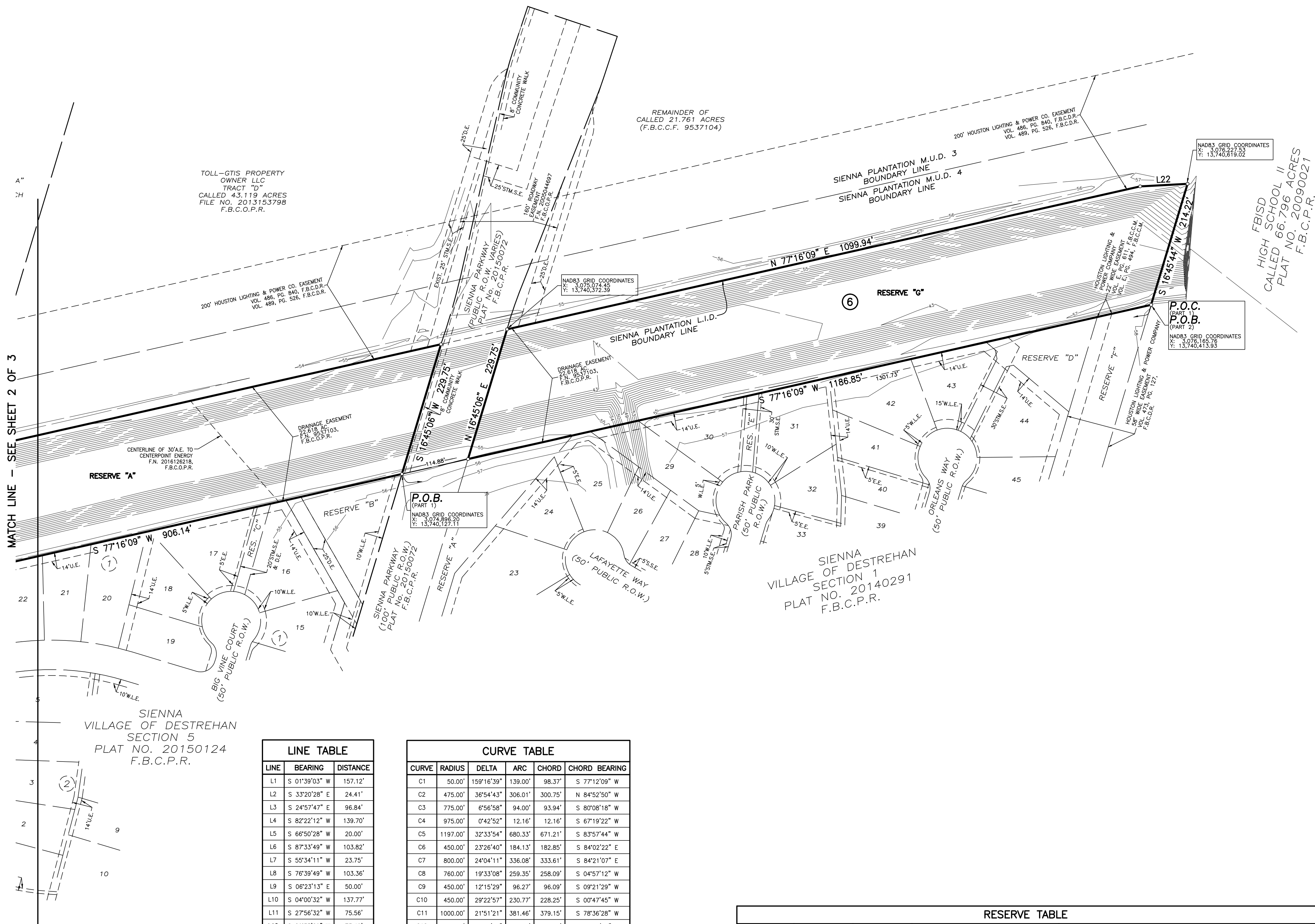
SIENNA PLANTATION LEVEE
IMPROVEMENT DISTRICT
KEN BECKMAN, PRESIDENT
3777 SIENNA PARKWAY, MISSOURI CITY, TEXAS 77459
PH. (281) 778-7777

ENGINEER/SURVEYOR:
LJA Engineering, Inc.
1904 W. Grand Parkway North Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797
AMANDA CARRIAGE
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 105912
SHEET 2 OF 3



MATCH LINE - SEE SHEET 2 OF 3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°39'03" W	157.12'
L2	S 33°20'28" E	24.41'
L3	S 24°57'47" E	98.84'
L4	S 82°22'12" W	139.70'
L5	S 66°50'28" W	20.00'
L6	S 87°33'49" W	103.82'
L7	S 55°34'11" W	23.75'
L8	S 76°39'49" W	103.36'
L9	S 06°23'13" E	50.00'
L10	S 04°00'32" W	137.77'
L11	S 27°56'32" W	75.56'
L12	S 09°33'29" W	73.49'
L13	S 04°50'09" E	80.10'
L14	S 14°20'00" E	79.88'
L15	N 79°45'19" W	17.56'
L16	N 00°27'51" W	147.89'
L17	S 89°32'09" W	18.09'
L18	N 00°27'51" W	50.00'
L19	N 05°45'42" W	50.00'
L20	N 84°14'18" E	22.42'
L21	N 05°45'42" W	150.70'
L22	N 86°57'34" E	80.45'
L23	N 84°14'18" E	89.30'
L24	S 72°19'02" E	50.00'
L25	S 15°29'13" W	100.00'
L26	N 84°14'18" E	89.30'
L27	S 72°19'02" E	50.00'
L28	S 15°29'13" W	100.00'
L29	S 13°53'43" E	62.22'
L30	N 89°32'09" E	103.68'
L31	S 84°14'18" W	89.30'
L32	S 72°19'02" E	50.00'
L33	S 15°29'13" W	100.00'
L34	S 13°53'43" E	62.22'
L35	S 89°32'09" W	53.80'
L36	N 28°27'28" W	14.08'
L37	S 45°10'34" E	14.21'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	159°16'39"	139.00'	98.37'	S 77°12'09" W
C2	475.00'	36°54'43"	306.01'	300.75'	N 84°52'50" W
C3	775.00'	6°56'58"	94.00'	93.94'	S 80°08'18" W
C4	975.00'	0°42'52"	12.16'	12.16'	S 67°19'22" W
C5	1197.00'	32°33'54"	680.33'	671.21'	S 83°57'44" W
C6	450.00'	23°26'40"	184.13'	182.85'	S 84°02'22" E
C7	800.00'	24°04'11"	336.08'	333.61'	S 84°21'07" E
C8	760.00'	19°33'08"	259.35'	258.09'	S 04°57'12" W
C9	450.00'	12°15'29"	96.27'	96.09'	S 09°21'29" W
C10	450.00'	29°22'57"	230.77'	228.25'	S 00°47'45" W
C11	1000.00'	21°51'21"	381.46'	379.15'	S 78°36'28" W
C12	475.00'	23°26'40"	194.36'	193.01'	S 84°02'22" E
C13	775.00'	24°04'11"	325.57'	323.19'	S 84°21'07" E
C14	825.00'	7°33'36"	108.86'	108.78'	S 87°23'35" W
C15	25.00'	82°14'49"	35.89'	32.88'	S 50°02'59" W
C16	475.00'	6°33'40"	54.39'	54.36'	S 12°12'24" W
C17	425.00'	29°22'57"	217.95'	215.57'	S 00°47'45" W
C18	25.00'	93°01'01"	40.59'	36.27'	S 60°24'14" E
C19	975.00'	5°24'28"	92.03'	91.99'	N 70°23'02" E
C20	1025.00'	21°51'21"	390.99'	388.63'	S 78°36'28" W
C21	25.00'	94°21'31"	41.17'	36.67'	N 42°21'23" E
C22	785.00'	19°33'08"	267.88'	266.58'	N 04°57'12" E
C23	25.00'	103°46'38"	45.28'	39.34'	N 37°09'33" W
C24	425.00'	6°42'50"	49.80'	49.77'	S 87°35'43" W
C25	25.00'	90°40'45"	39.57'	35.56'	N 60°04'08" E
C26	425.00'	2°16'27"	16.87'	16.87'	S 73°27'16" E
C27	825.00'	9°44'26"	140.25'	140.08'	S 77°11'15" E
C28	25.00'	92°04'44"	40.18'	35.99'	S 36°01'06" E
C29	425.00'	5°27'57"	40.54'	40.53'	S 12°45'15" W
C30	475.00'	29°22'57"	243.59'	240.93'	S 00°47'45" W
C31	25.00'	93°01'01"	40.59'	36.27'	S 32°36'47" W
C32	975.00'	10°24'51"	177.22'	176.97'	S 84°19'43" W
C33	25.00'	85°38'29"	37.37'	33.99'	N 47°38'37" E
C34	735.00'	19°33'08"	250.82'	249.60'	N 04°57'12" E

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	11.748	511,752	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)
B	7.038	306,595	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. #5)
C	0.049	2,138	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. #5)
D	0.525	22,863	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. #5)
E	0.051	2,236	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. #5)
F	0.110	4,805	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. #5)
G	5.436	236,786	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)
TOTAL	24.957	1,087,175		

NOTE:

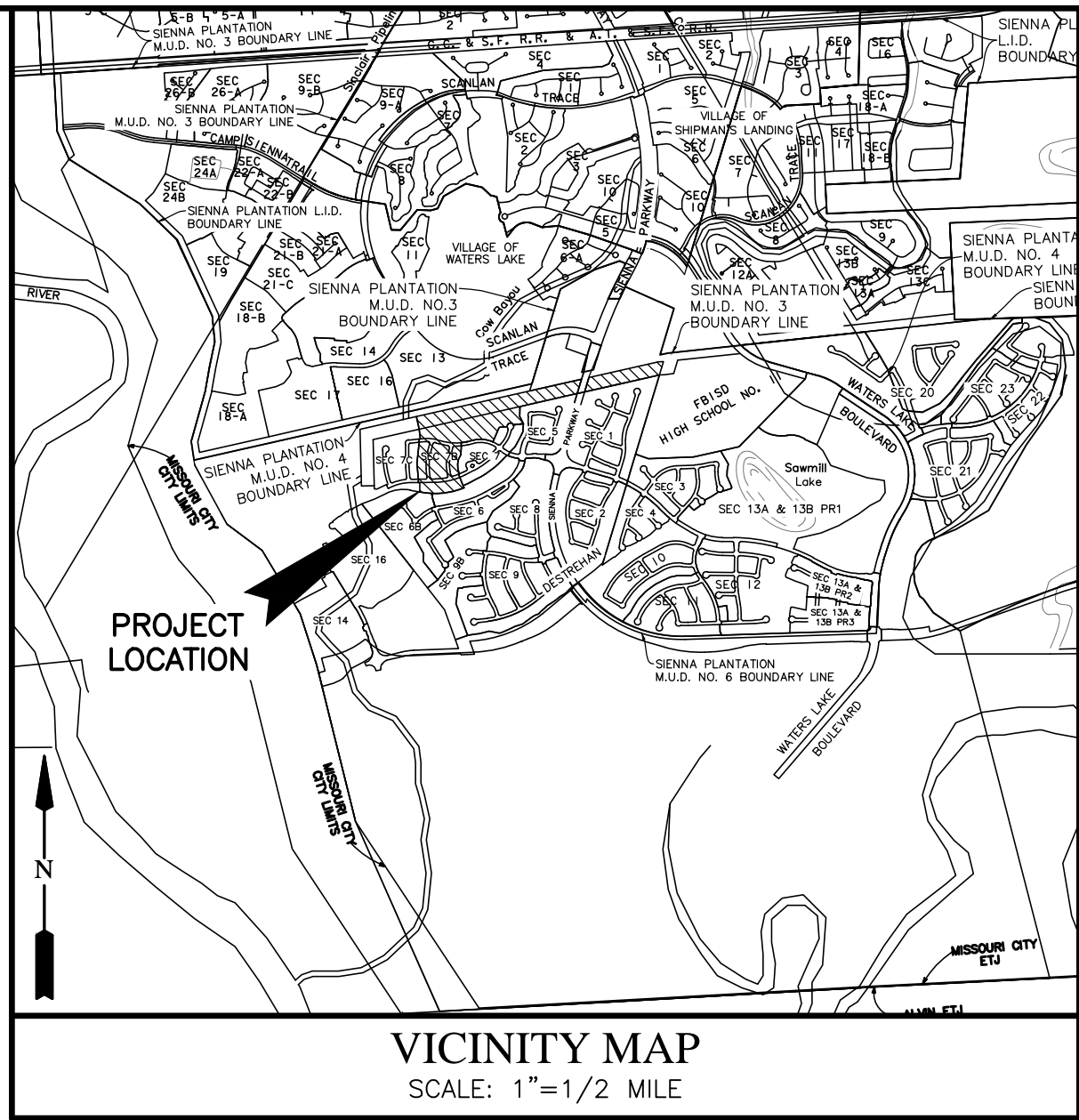
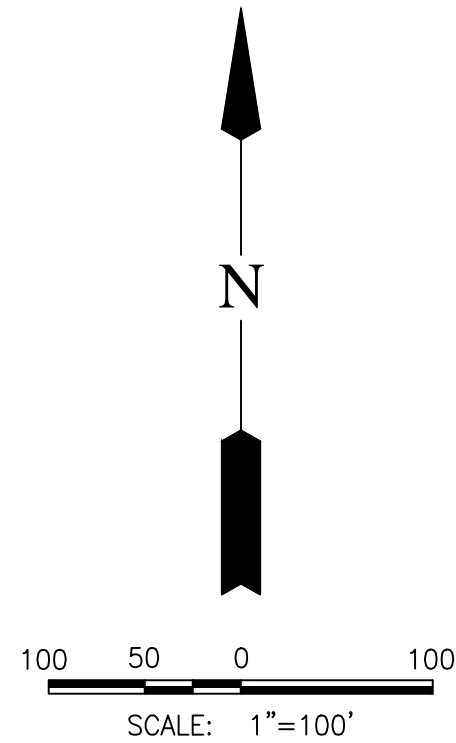
ALL LANDSCAPING AND OBSTRUCTIONS LOCATED WITHIN THESE UNOBSTRUCTED VIEW EASEMENT (U.V.E.) SHALL CONFORM TO CITY OF MISSOURI CITY PUBLIC INFRASTRUCTURE DESIGN MANUAL SECTION 11.11 (D) WHICH STATES:

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 TMUTOD.

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. 650T/P

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- G.E. INDICATES GAS 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
- V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT

FINAL PLAT
SIENNA
VILLAGE OF DESTREHAN
SECTION 7B

A SUBDIVISION OF 39.708 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

47 LOTS 7 RESERVES (24.957 ACRES) 6 BLOCKS
OCTOBER 03, 2017 JOB NO. 1414-1507BP

OWNERS:

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

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