PLAT RECORDING SHEET

PLAT NAME:	Sienna Parkway Section 4 Street Dedication
PLAT NO:	
ACREAGE:	23.442
ACKEAGE.	23.442
LEAGUE:	David Fitzgerald League, William Hall League
ABSTRACT NU	UMBER: 25, 31
	AT O CETTS
NUMBER OF B	BLOCKS: 0
NUMBER OF I	LOTS: 0
NUMBER OF F	RESERVES: 0
OWNERS: TO	OLL-GTIS Property Owner LLC, Sienna Plantation Levee Improvement
	Sienna Plantation MUD NO. 5
District,	Siemia I fantation WOD NO. 5
(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, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5, ACTING BY AND THROUGH MARK A. KILKENNY, PRESIDENT OF SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5, OWNERS OF THE 23.442 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PARKWAY SECTION 4 STREET DEDICATION, 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, 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 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 PARKWAY SECTION 4 STREET DEDICATION 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 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 ______, 2018. TOLL-GTIS PROPERTY OWNER LLC A TEXAS LIMITED LIABILITY COMPANY

JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS ______, 2018.

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

PLAT NO. 20170187,

5'W.L.E. (S.N. 30)

10'W.L.E.

DENISE ZUNIGA RAMIRE otary Public, State of Tex Comm Expires 01-29-202 Notary ID 129284647

TOLL-GTIS PROPERTY

OWNER LLC CALLED 2,808.323 ACRES

F.N. 2013153798 F.B.C.O.P.R.

FORT BEND I.S.D.

30' TEMPORARY ACCESS EASEMENT

N 88°11'37" E 382.02'

S 88°11′37″ W / 382.02′

10'STM.S.E.

(TO BE ABANDONED) F.N. 2008069864, F.B.C.O.P.R.

√C1

STATE OF TEXAS

HEREIN SET OUT

SIENNA PARKWAY

SECTION 3

PLAT NO. 20170221

F.B.C.P.R.

PLAT NO. 20170221, F.B.C.P.R.

STREET DEDICATION

COUNTY OF HARRIS

IN TESTIMONY WHEREOF, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS ______, 2018. SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT 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 ______, 2018. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS IN TESTIMONY WHEREOF, SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK A. KILKENNY, ITS PRESIDENT, THEREUNTO THIS ______, 2018. SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 MARK A. KILKENNY, PRESIDENT STATE OF TEXAS COUNTY OF HARRIS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK A. KILKENNY, PRESIDENT OF SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5, 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 ______, 2018. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS DON 578 766 PF PF

25'S.S.E. F.N. 2017057092, F.B.C.O.P.R.

N 12 13'04" E_

30'STM.S.E.

I, JON P. BORDOVSKY, 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 "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 9). JON P. BORDOVSKY, R.P.I.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405 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. X AMANDA CARRIAGE, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 105912 AMANDA CARRIAGE 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 PARKWAY SECTION 4 STREET DEDICATION 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 ______, 2018.

LEGEND

F.N. INDICATES FILE NUMBER

60' ACCESS EASEMENT F.N. 2016014579, F.B.C.O.P.R.

S.N. INDICATES SEE NOTE G.E. INDICATES GAS EASEMENT E.E. INDICATES ELECTRIC EASEMENT

INDICATES BUILDING LINE

INDICATES UTILITY EASEMENT

INDICATES DRAINAGE EASEMENT

INDICATES FORCE MAIN EASEMENT

INDICATES WATER LINE EASEMENT

F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS

F.B.C.D.R. INDICATES FORT BEND COUNTY DEED 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

INDICATES FORT BEND COUNTY COMMISSIONERS MINUTES

30' ROAD RIGHT-OF-WAY

AND USAGE AGREEMENT (F.N. 2000042101, F.B.C.O.P.R.) (F.N. 2000107244, F.B.C.O.P.R.)

(F.N. 2008021728, F.B.C.O.P.R.)

(F.N. 2008021729, F.B.C.O.P.R.)

INDICATES SANITARY SEWER EASEMENT INDICATES STORM SEWER EASEMENT

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

		N 	
100	50	0	

SCALE: 1"=100'

LINE TABLE

LINE | BEARING | DISTANCE

109.25

109.33

107.85

80.00

66.11

107.85

33.23'

45.91

30.00'

27.97

26.20'

29.62'

70.00'

56.09

65.03'

51.92

25.00'

74.49

96.56

L1 N 88*11'37" E

L2 S 85°24'20" E

L3 N 88'11'37" E

L4 S 12°20'03" E

L5 N 75°40'12" E

L7 S 75°40'12" W

L8 S 13°16'29" W

L9 S 48°28'26" E

L10 N 41°31'34" E

L12 N 13*16'29" E

L13 S 12°13'04" W

L14 S 77°46'56" E

L15 N 12°13'04" E

L16 S 08'51'54" W

L17 N 86°59'39" W

L18 S 03'00'21" W

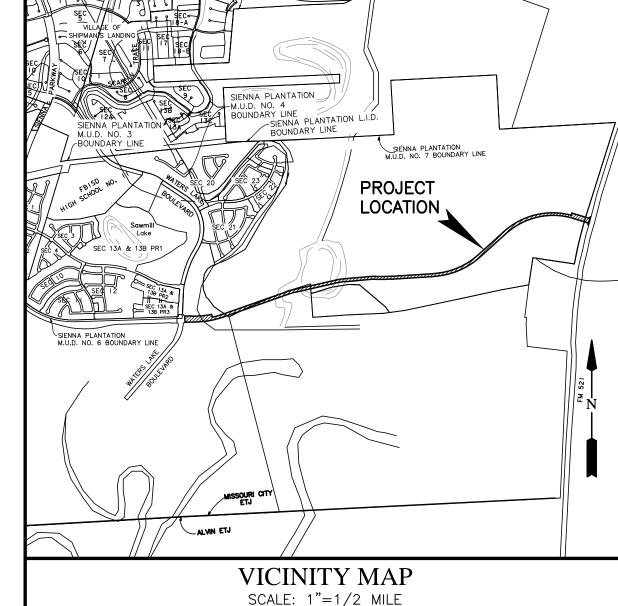
L19 S 86°59'39" E

L20 N 08°51'54" E

L11 N 48°28'26" W

L6 N 14*52'02" E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARI
C1	510.00'	6*24'03"	56.97	56.95'	S 88°36'22" E
C2	500.00'	6*24'03"	55.86'	55.83'	S 88°36'22" E
C3	1950.00'	10°31'39"	358.30'	357.79'	N 82°55'47" E
C4	2030.00'	7*01'19"	248.79'	248.63'	N 74°09'18" E
C5	2052.00'	5*01'33"	180.00'	179.94	N 73°09'25" E
C6	2000.00'	6°05'42"	212.76	212.65	N 72°37'21" E
C7	2000.00'	7°41'28"	268.47	268.27'	N 73°25'14" E
C8	2000.00'	13°05'50"	457.18'	456.19	N 83°48'53" E
C9	2000.00'	4*07'28"	143.97'	143.94	N 88°18'04" [
C10	2000.00'	38 ° 26'53"	1342.09'	1317.05'	N 67°00'54" [
C11	2000.00'	57*04'35"	1992.34'	1910.98'	N 76°19'45" [
C12	2090.00'	1*54'17"	69.48'	69.47	S 74°04'59" [
C13	50.00'	89°43'17"	78.30'	70.54	N 62°00'31" E
C14	11459.19	1*09'18"	231.00'	231.00'	S 16°34'13" V
C15	50.00'	89 ° 07'25"	77.78'	70.17	N 28°34'08" V
C16	1920.00'	59°04'42"	1979.74	1893.19	S 77*19'48" V
C17	2080.00'	38*26'53"	1395.77	1369.73	S 67'00'54" V
C18	2080.00'	4*07'28"	149.73	149.70	S 88'18'04" V
C19	1920.00'	13°05'50"	438.89'	437.94'	S 83°48'53" V
C20	1920.00'	7*41'28"	257.73'	257.54'	S 73°25'14" V
C21	2080.00'	6*05'42"	221.27'	221.16	S 72°37'21" V
C22	1972.00'	5*01'33"	172.98'	172.93'	S 73°09'25" V
C23	2110.00'	17*32'58"	646.28	643.76	S 79°25'08" V
C24	2030.00'	10°31'39"	373.00'	372.47'	N 82°55'47" E
C25	2000.00'	2*00'08"	69.89'	69.88'	S 74°07'54" E
C26	148.50'	74°24'36"	192.86'	179.59'	S 40°51'04" [
C27	8.50'	74°24'36"	11.04'	10.28'	N 40°51'04" V
C28	2120.00'	7*17'16"	269.66'	269.48'	N 82°35'42" E
C29	1980.57	9*08'38"	316.08'	315.74'	S 80°12'27" V
C30	1956.00	7°01'19"	239.72	239.57	N 74°09'18" E



KEY MAP NO. 650-Q&U

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 ______, 2018. VINCENT M. MORALES, JR. GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER PRECINCT 1, COUNTY COMMISSIONER ROBERT E. HEBERT COUNTY JUDGE W. A. (ANDY) MEYERS JAMES PATTERSON PRECINCT 3, COUNTY COMMISSIONER 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 , 2018 AT _ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS,

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

SIENNA PARKWAY **SECTION 4** STREET DEDICATION

ABOVE WRITTEN.

AURA RICHARD, COUNTY CLER FORT BEND COUNTY, TEXAS

A SUBDIVISION OF 23.442 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, AND THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

> 0 RESERVES 0 BLOCKS

MARCH 06, 2018 JOB NO. 1415-1504P

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 16555 SOUTHWEST FREEWAY, SUITE 200, SUGAR LAND, TEXAS 77479

PH. 281.500.6050 SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5

MARK A. KILKENNY, PRESIDENT 3200 SOUTHWEST FREEWAY, SUITE 2600, HOUSTON, TEXAS 77027 PH. 713.860.6400

ENGINEER: LJA Engineering, Inc. 1904 W. Grand Parkway North Phone 713.953.5200 Fax 713.953.5026

FRN-F-1386

AMANDA CARRIAGE LICENSED PROFESSIONAL ENGINEER,

Suite 100

Katy, Texas 77449

S 57°27'56" E 25'STM.S.E. —

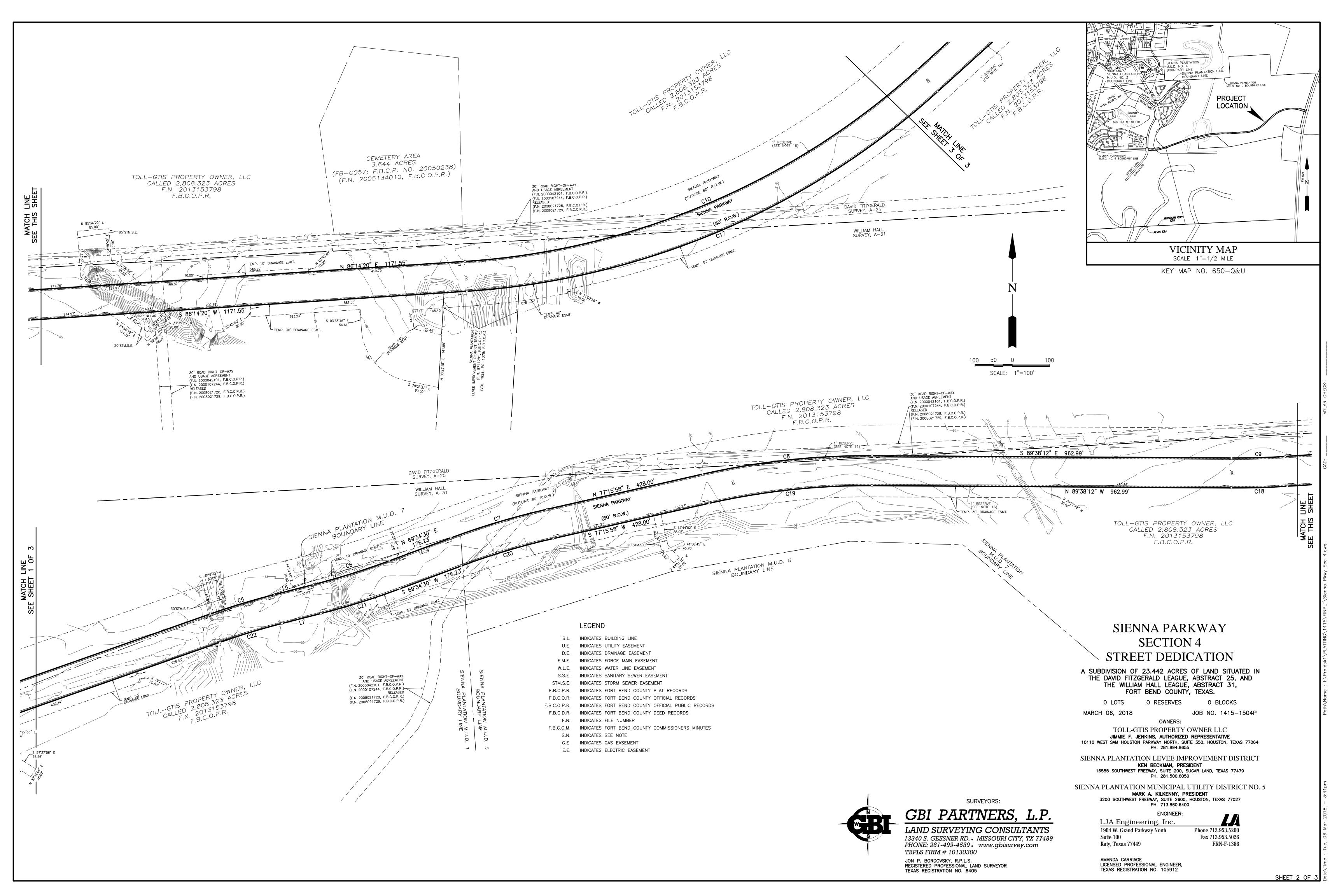
SURVEYORS: GBI PARTNERS, L.P.

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. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405

TEXAS REGISTRATION NO. 105912

SHEET 1 OF 3



- 1. 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
- SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- 2. T.B.M. INDICATES TEMPORARY BENCHMARK FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS"

AND PRIOR TO LOT CONSTRUCTION.

- 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.1750748CPL DATED FEBRUARY 13, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE
- 6. THIS PLAT LIES PARTIALLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 7, AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, AND WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND
- 7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 8. THE EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN
- 9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3") IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNÈRS" WILL BE SET ON ALL PERIMÉTER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION
- 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 PONDING DURING INTENSE RAINFALL EVENTS.

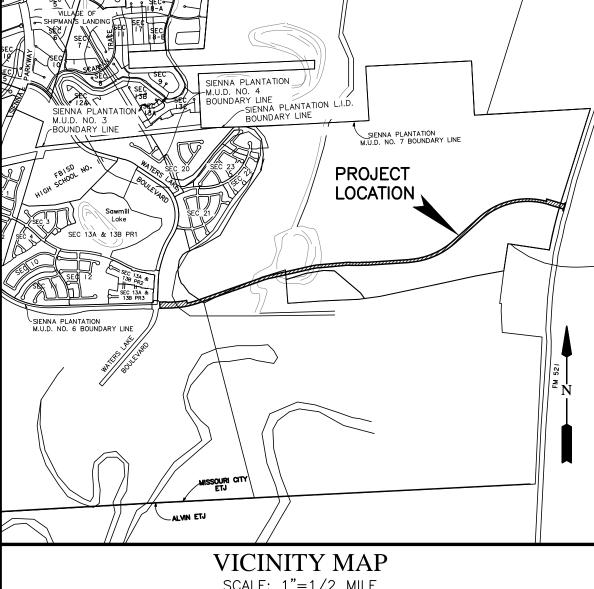
- 11. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 13. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND
- 14. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 15. SIDEWALK 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.

- 16. 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.
- 17. 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.
- 18. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- 19. 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.

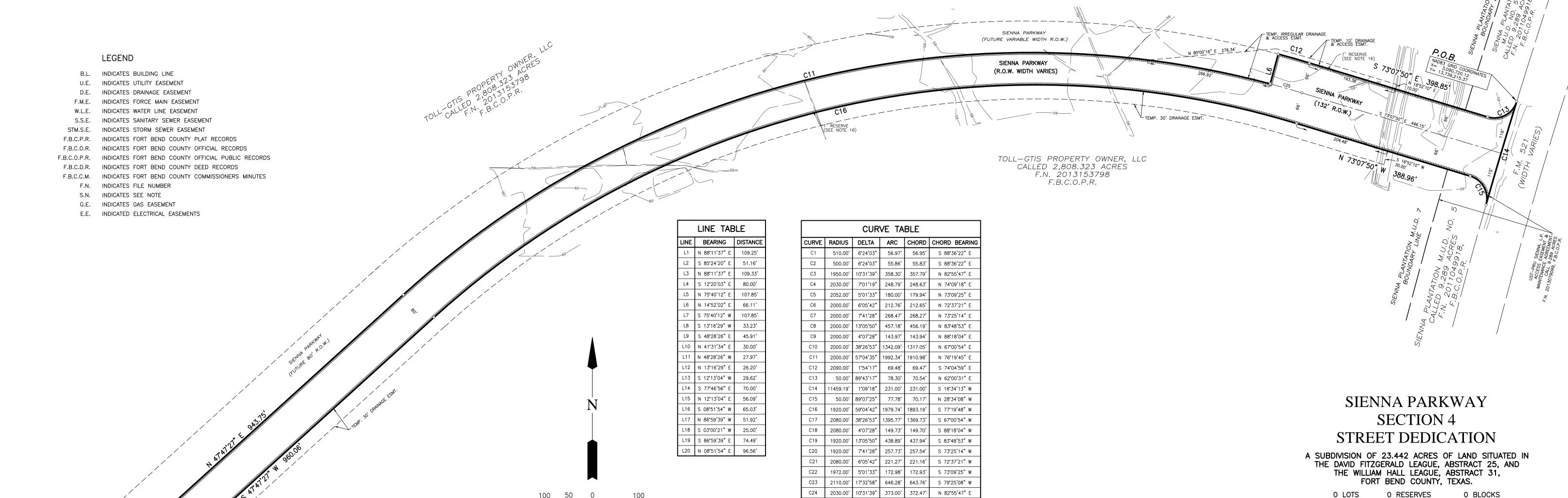
- 20. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- 21. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- 22. 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.
- 23. 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
- 24. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- 25. 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.
- 26. 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 (400FT. FOR RESIDENTIAL DEVELOPMENT AND 250FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CÓDE AS ADOPTED BY THE CITY.
- 27. 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.

- 28. THIS PLAT IS SUBORDINATED BY: ALYSSA PRATKA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. . RECORDS OF FORT BEND COUNTY, TEXAS.
- 29. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- 30. RECORDED BY WATERS LAKE BOULEVARD SECTION 2 IN PLAT NO. 20160090 OF THE FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS.
- 31. 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
- 32. THE TEMPORARY DRAINAGE EASEMENTS SHOWN HEREON WILL BE MAINTAINED BY THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.



SCALE: 1"=1/2 MILE

KEY MAP NO. 650-Q&U



SCALE: 1"=100'

C25 | 2000.00' | 2*00'08" | 69.89' | 69.88' |

C28 | 2120.00' | 7*17'16" | 269.66' | 269.48' |

C29 | 1980.57' | 9°08'38" | 316.08' | 315.74'

148.50' 74°24'36" | 192.86' | 179.59' | S 40°51'04" E

C30 | 1956.00' | 7'01'19" | 239.72' | 239.57' | N 74'09'18" E

8.50' 74°24'36" 11.04' 10.28' N 40°51'04" W

S 74°07'54" E

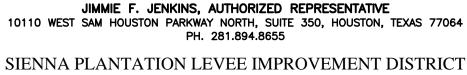
N 82°35'42" E

S 80°12'27" W



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



OWNERS:

TOLL-GTIS PROPERTY OWNER LLC

MARCH 06, 2018

KEN BECKMAN, PRESIDENT 16555 SOUTHWEST FREEWAY, SUITE 200, SUGAR LAND, TEXAS 77479 PH. 281.500.6050

JOB NO. 1415-1504P

SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 MARK A. KILKENNY, PRESIDENT 3200 SOUTHWEST FREEWAY, SUITE 2600, HOUSTON, TEXAS 77027 PH. 713.860.6400

ENGINEER:

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

AMANDA CARRIAGE LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 105912

SHEET 3 OF 3