

# PLAT RECORDING SHEET

**PLAT NAME:** Sienna Plantation Section 22 Partial Replat No. 1

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 5.744

**LEAGUE:** David Fitzgerald League

**ABSTRACT NUMBER:** 25

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 33

**NUMBER OF RESERVES:** 0

**OWNERS:** Toll-GTIS Property Owner, LLC, Newmark Homes Houston, LLC

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\_\_\_\_\_  
(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 5.744 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 22 PARTIAL REPLAT No. 1, 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, 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, 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 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.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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 \_\_\_\_\_, 2018.

TOLL-GTIS PROPERTY OWNER LLC  
A TEXAS LIMITED LIABILITY COMPANY

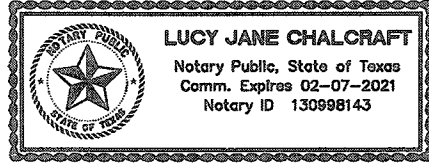
BY: \_\_\_\_\_  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

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, 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 \_\_\_\_\_, 2018.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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 PLANTATION SECTION 22 PARTIAL REPLAT No. 1 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 \_\_\_\_\_, 2018.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

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, 2.3 FEET SOUTH OF SIDEWALK.  
MISSOURI CITY SURVEY MARKER NO. 11015  
ELEV. = 59.15 (NAVDB88 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. 1680266PL 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 0435L, 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 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 TWENTY 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.

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 82-166(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 PLATTING.

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 SENERGY 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 (300FT. 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. 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.

34. THIS PLAT IS SUBORDINATED BY:  
ATYSSA 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.

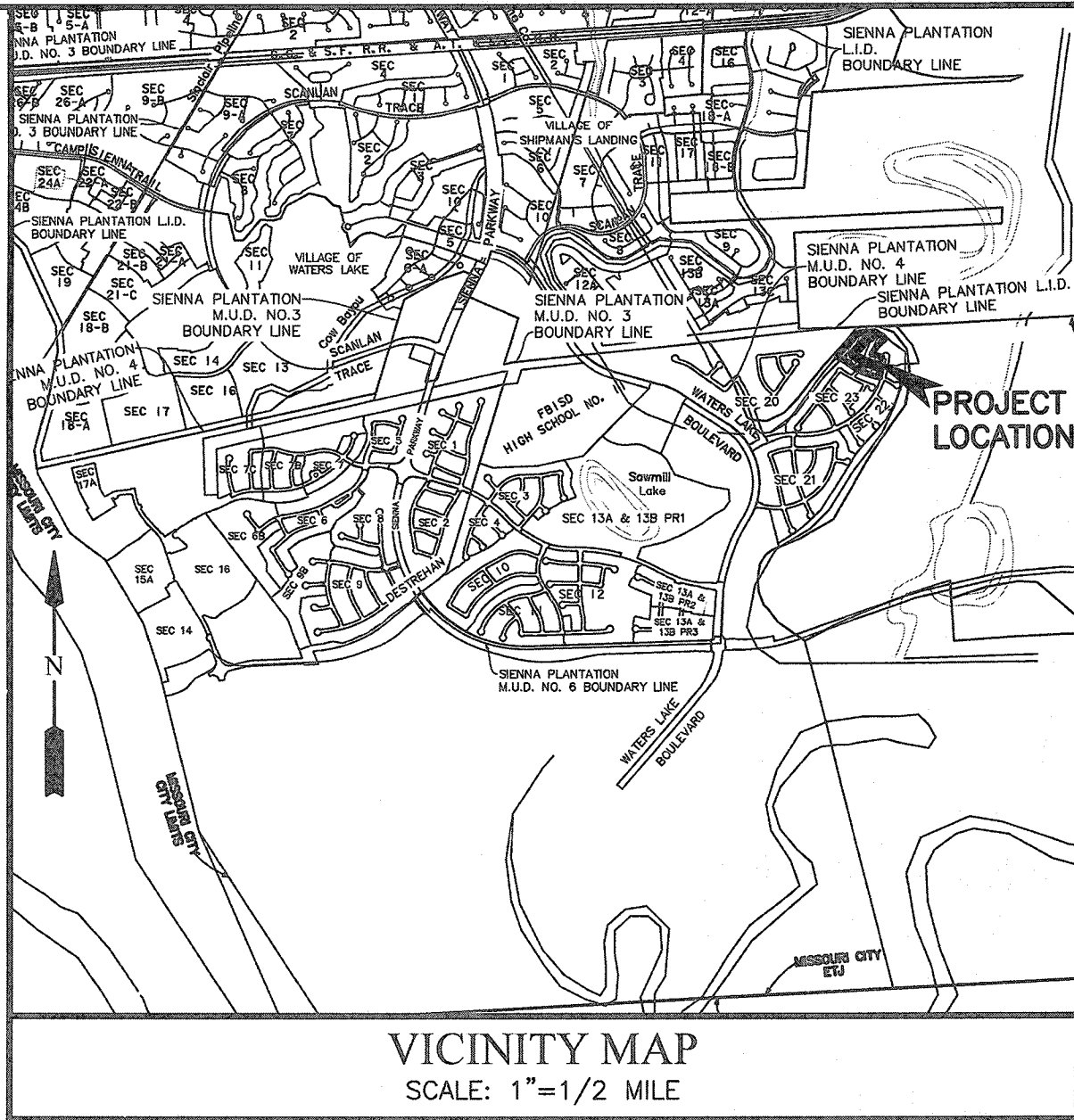
35. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

36. 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.

37. 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 RIGH-OF-WAY.

38. 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.

39. A MINIMUM DISTANCE OF THIRTY-FIVE (35) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF THE SIDEWALK.



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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018 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

## SIENNA PLANTATION SECTION 22 PARTIAL REPLAT No. 1

A SUBDIVISION OF 5.744 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25,  
FORT BEND COUNTY, TEXAS.  
ALSO BEING A PARTIAL REPLAT OF  
SIENNA PLANTATION SECTION 22  
AS RECORDED IN PLAT No. 20170223, F.B.C.P.R.

REASON FOR REPLAT:  
TO REDUCE THE FRONT BUILDING LINE FROM 25' TO 20', TO ESTABLISH A 35'  
GARAGE SETBACK LINE AND TO REMOVE A PORTION OF THE AERIAL EASEMENT  
FROM LOT 14, BLOCK 2.

33 LOTS                      0 RESERVES                      2 BLOCKS

APRIL 25, 2018

JOB NO. 2489-1522P

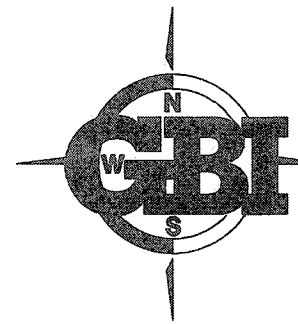
TOLL-GTIS PROPERTY OWNER, LLC  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064  
PH. (281) 894-8655

ENGINEER:  
LJA Engineering, Inc.

1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449

Phone 713.953.5200  
Fax 713.953.5026  
FRN-F1396

AMANDA CARRIAGE  
REGISTERED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 105912



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

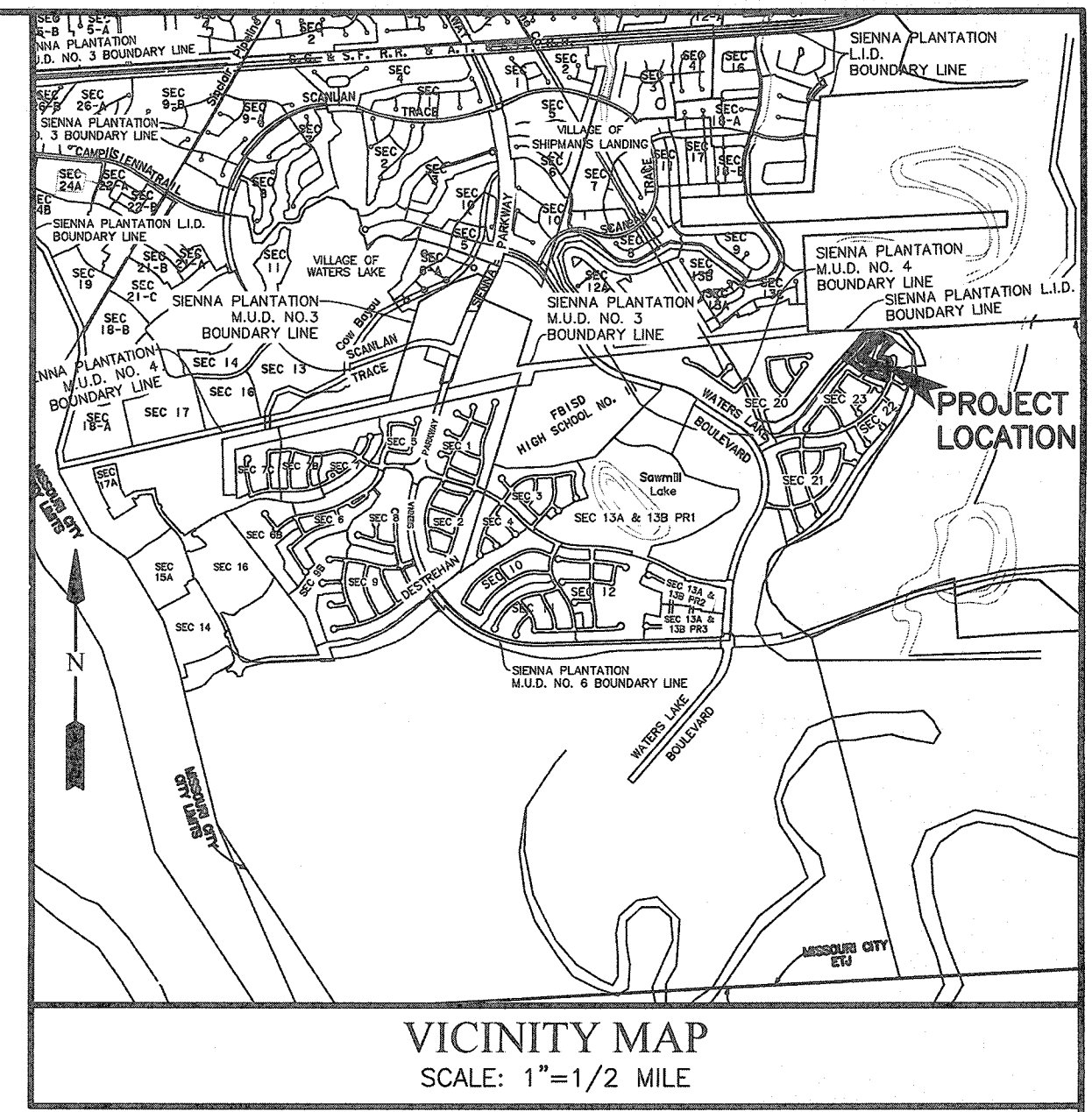
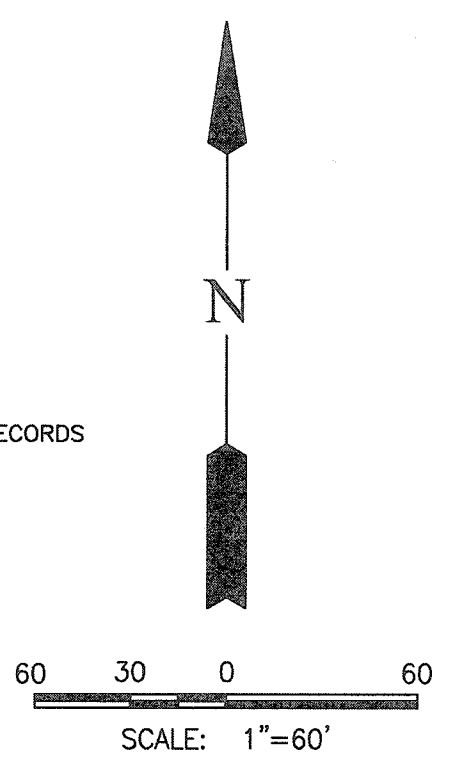
JON P. BORDOVSKY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6405



LEAH SHIPMAN ESTATES  
CALLED 6.00 ACRES  
VOL. N, PG. 700  
F.B.C.D.R.

CALL 19.42 AC.  
(VOL. 887, PG. 26; D.R.)

- 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



KEY MAP NO. 650-R&V

**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:

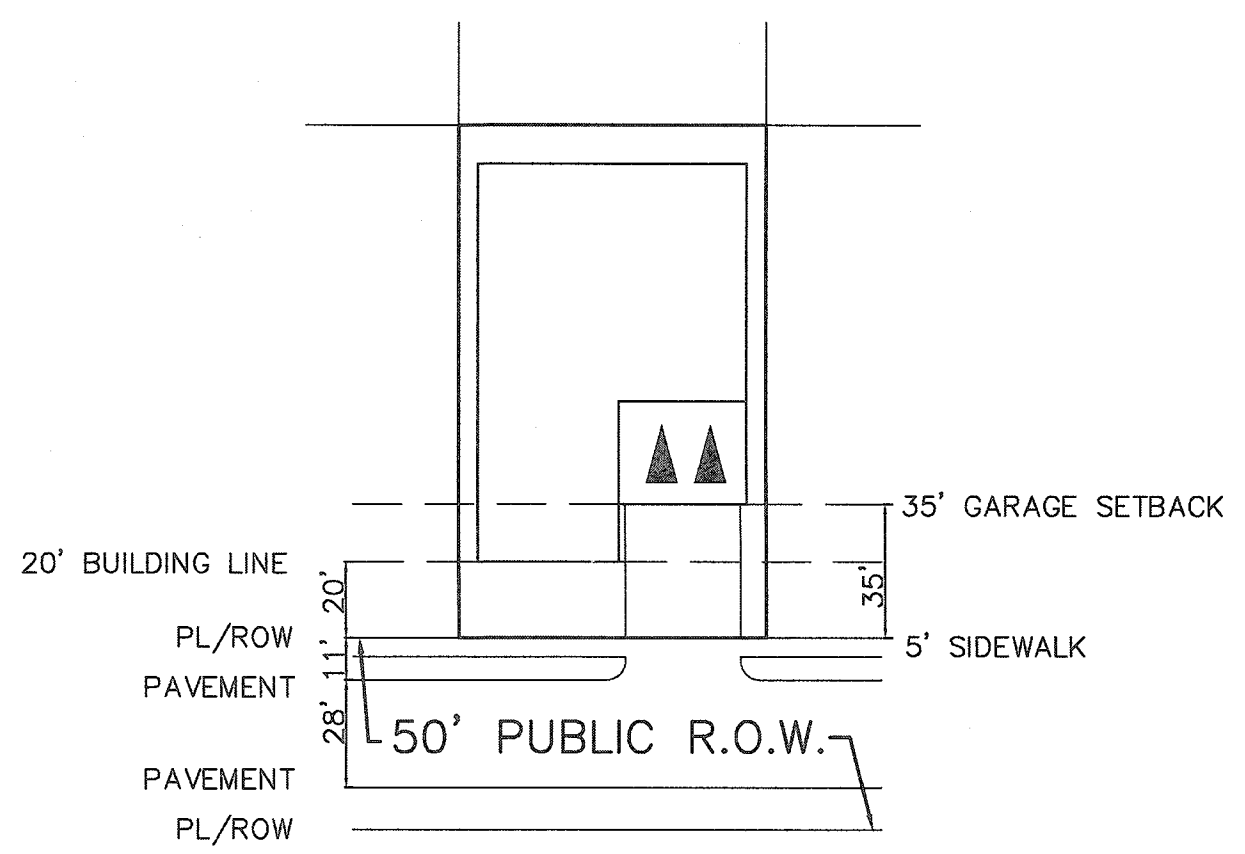
A. LANDSCAPING AND OBSTRUCTIONS REQUIREMENTS FOR CORNER VISIBILITY AND SIGHT LINE TRIANGLE:

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 ERECTED, 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.

### BUILDING LINE EXHIBIT



- BUILDING LINE NOTES:**
- UNLESS OTHERWISE NOTED ALL LOTS WITHIN THIS SUBDIVISION ARE:
    - RESTRICTED TO A 20-FOOT FRONT BUILDING LINE AND;
    - RESTRICTED TO A 35-FOOT GARAGE SETBACK.

LINE TABLE			CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	
L1	N 49°07'56" E	9.48'	C1	475.00'	12°25'20"	102.98'	102.78'	N 41°55'16" E	
L2	S 08°48'24" W	131.30'	C2	25.00'	77°28'12"	33.80'	31.29'	N 74°26'42" E	
L3	N 74°13'42" W	48.39'	C3	1075.00'	12°13'48"	229.47'	229.03'	S 72°56'06" E	
L4	N 74°13'42" W	91.17'	C4	1025.00'	22°03'14"	394.53'	392.10'	N 66°18'57" W	
L5	N 70°04'31" W	45.17'	C5	25.00'	96°30'56"	42.11'	37.31'	N 07°01'52" W	
L6	N 68°46'48" W	45.10'	C6	25.00'	51°13'00"	22.35'	21.61'	N 66°50'06" E	
L7	N 67°11'45" W	93.19'	C7	50.00'	27°13'44"	241.06'	66.76'	N 45°40'16" W	
L8	N 58°17'21" W	127.44'	C8	25.00'	45°00'44"	19.64'	19.14'	S 18°43'14" W	
L9	N 51°49'14" W	74.90'	C9	25.00'	33°57'59"	14.82'	14.60'	S 58°12'36" W	
L10	N 61°08'41" W	166.28'	C10	50.00'	147°47'08"	128.97'	96.07'	S 01°18'01" W	
L11	S 42°47'16" E	44.49'	C11	25.00'	18°17'29"	7.98'	7.95'	S 63°26'49" E	
L12	S 48°52'59" W	66.56'	C12	1075.00'	7°12'35"	135.27'	135.18'	S 57°54'22" E	
L13	S 44°07'32" W	128.16'	C13	25.00'	99°43'29"	43.51'	38.22'	S 11°38'54" E	
L14	S 28°12'01" W	128.13'	C14	425.00'	9°55'05"	73.57'	73.48'	S 43°10'23" W	
L15	S 72°28'38" E	115.58'							
L16	S 76°01'13" E	43.52'							
L17	S 12°39'27" W	135.55'							
L18	S 48°07'56" W	30.19'							
L19	N 05°10'27" W	6.48'							
L20	S 82°07'02" E	21.74'							

## SIENNA PLANTATION SECTION 22 PARTIAL REPLAT No. 1

A SUBDIVISION OF 5.744 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25,  
FORT BEND COUNTY, TEXAS.  
ALSO BEING A PARTIAL REPLAT OF  
SIENNA PLANTATION SECTION 22  
AS RECORDED IN PLAT No. 20170223, F.B.C.P.R.

REASON FOR REPLAT:  
TO REDUCE THE FRONT BUILDING LINE FROM 25' TO 20', TO ESTABLISH A 35'  
GARAGE SETBACK LINE AND TO REMOVE A PORTION OF THE AERIAL EASEMENT  
FROM LOT 14, BLOCK 2.

33 LOTS      0 RESERVES      2 BLOCKS  
APRIL 25, 2018      JOB NO. 2489-1522P

TOLL-GTIS PROPERTY OWNER, LLC  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
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JON P. BORDOVSKY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6405

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Katy, Texas 77449  
Phone 713.953.5200  
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AMANDA CARRIAGE  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 105912