

PLAT RECORDING SHEET

PLAT NAME: Broadstone Sienna

PLAT NO: _____

ACREAGE: 14.349

LEAGUE: Moses Shipman League

ABSTRACT NUMBER: 86

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Broadstone Sienna Plantation Owner, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, BROADSTONE SIENNA PLANTATION OWNER, LLC, a Delaware limited liability company, acting by and through BROADSTONE SIENNA PLANTATION INVESTOR HOLDINGS, LLC, a Delaware limited liability company, its member, acting by and through BROADSTONE SIENNA PLANTATION ALLIANCE, LLC, a Delaware limited liability company, its managing member, represented herein by, CYRUS BAHRAMI, its member, and BRIAN AUSTIN, its member, owner (or owners) hereinafter referred to as owners (whether one or more) of the 14,349 acre tract described in the above foregoing plat of BROADSTONE SIENNA FINAL PLAT, do hereby make and establish said subdivision 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, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors 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 assigns 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 easement or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a place 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. & A.E.) as indicated and depict thereon, whereby the aerial easements total twenty one foot, six inches (21'0") in width.

Further, owners have dedicated and by these presents do dedicate 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. & A.E.) as indicated and depicted hereon, whereby the aerial easements total thirty three (30'0") in width.

Further, owners 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 that they shall comply with this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the BROADSTONE SIENNA PLANTATION OWNER, LLC, a Delaware limited liability company, acting by and through BROADSTONE SIENNA PLANTATION INVESTOR HOLDINGS, LLC, a Delaware limited liability company, its member, acting by and through BROADSTONE SIENNA PLANTATION ALLIANCE, LLC, a Delaware limited liability company, its managing member, has caused these presents to be signed by CYRUS BAHRAMI, its member, thereto authorized, attested by its member, BRIAN AUSTIN, this _____ day of _____, 2019.

BROADSTONE SIENNA PLANTATION OWNER, LLC,
a Delaware limited liability company

BY: BROADSTONE SIENNA PLANTATION INVESTOR HOLDINGS, LLC,
a Delaware limited liability company,
its member

BY: BROADSTONE SIENNA PLANTATION ALLIANCE, LLC,
a Delaware limited liability company,
its managing member

BY: CYRUS BAHRAMI
member
ATTEST: BRIAN AUSTIN
member

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared CYRUS BAHRAMI, member, and BRIAN AUSTIN, member of BROADSTONE SIENNA PLANTATION ALLIANCE, LLC, a Delaware limited liability company, managing member of BROADSTONE SIENNA PLANTATION INVESTOR HOLDINGS, LLC, a Delaware limited liability company, member of BROADSTONE SIENNA PLANTATION OWNER, LLC, a Delaware limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas

My Commission expires: _____

I, Andrew D. Garza, a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County and the City of Missouri City, to the best of my knowledge.

Andrew D. Garza, P.E.
Registered Professional Engineer
Texas Registration No. 130018

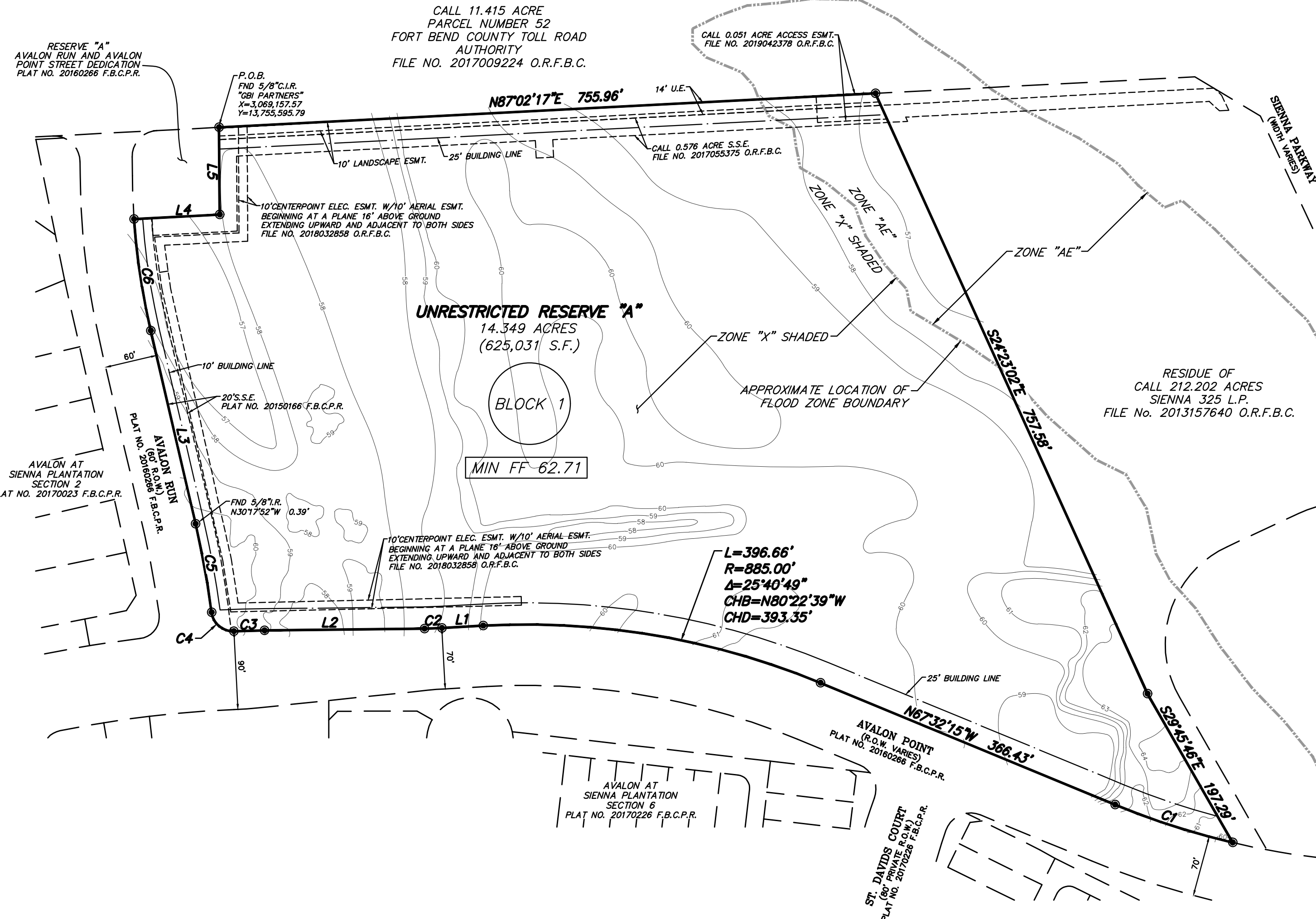
I, Kyle A. Kacal, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, 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 three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.



Kyle A. Kacal
Registered Professional Land Surveyor
Texas Registration No. 6652

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Broadstone Sienna Final Plat, 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 _____, 2019.

By: Sonya Brown-Marshall
Chairman
By: Timothy R. Haney,
Vice Chairman



BENCHMARK
City of Missouri City Survey Marker No. PCM-003
Bross disc in concrete located near the southwestern intersection of Sienna Parkway and Trammel-Fresno Road, ±26' west of a gate inlet and ±5' south of a concrete sidewalk.
Elevation = 66.07' (NAVD88, 2001 Adj.)

I.B.M.
X-rod on first inlet east of the intersection of St. David's Court and Avalon Point, on the south side of Avalon Point.
Elevation = 60.67' (NAVD88, 2001 Adj.)

METES AND BOUNDS DESCRIPTION
14,349 ACRES (625,031 SQUARE FEET)
MOSES SHIPMAN LEAGUE, A-86
FORT BEND COUNTY, TEXAS

Being a tract containing 14,349 acres of land located in the Moses Shipman League, Abstract 86, in Fort Bend County, Texas; Said 14,349 acre tract being a portion of a call 212,202 acre tract recorded in the name of Sienna 325 L.P. in File Number 2013157640 of the Official Records of Fort Bend County (O.R.F.B.C.); Said 14,349 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS Observations):

BEGINNING at a 5/8 inch iron rod with "GBI Partners" cap found at the northeast corner of Reserve "A", Avalon Run and Avalon Point Street Dedication as recorded in Plat Number 20160266 of the Fort Bend County Plat Records (F.B.C.P.R.) and being on the south line of a call 11,415 acre tract, styled as Parcel Number 52, and recorded in the name of Fort Bend County Toll Road Authority in File No. 2017009224 of the O.R.F.B.C.;

THENCE, with said south line, North 87 degrees 02 minutes 17 seconds East, a distance of 755.96 feet to a 5/8 inch iron rod with "GBI Partners" cap set;

THENCE, through and across said 212,202 acre tract, the following two (2) courses:

1. South 24 degrees 23 minutes 02 seconds East, a distance of 757.58 feet to a 5/8 inch iron rod with "GBI Partners" cap set;
2. South 29 degrees 45 minutes 46 seconds East, a distance of 197.29 feet to a 5/8 inch iron rod with "GBI Partners" cap set on the north right-of-way (R.O.W.) line of Avalon Point (width varies) as dedicated in Plat Number 20160266 of the F.B.C.P.R. and being at the beginning of a non-tangent curve to the right;

THENCE, with said north R.O.W. line, the following eight (8) courses:

1. 142.20 feet along the arc of said curve, having a radius of 885.00 feet, a central angle of 09 degrees 12 minutes 22 seconds, and a chord which bears North 72 degrees 08 minutes 26 seconds West, a distance of 142.05 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of tangency;
2. North 67 degrees 32 minutes 15 seconds West, a distance of 366.43 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of curvature to the left;
3. 396.66 feet along the arc of said curve, having a radius of 885.00 feet, a central angle of 25 degrees 40 minutes 49 seconds, and a chord which bears North 80 degrees 20 minutes 39 seconds West, a distance of 393.35 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of tangency;
4. South 86 degrees 46 minutes 57 seconds West, a distance of 47.72 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of curvature to the right;

5. 20.10 feet along the arc of said curve, having a radius of 450.00 feet, a central angle of 02 degrees 33 minutes 31 seconds, and a chord which bears South 88 degrees 03 minutes 42 seconds West, a distance of 20.09 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of tangency;
6. South 89 degrees 20 minutes 28 seconds West, a distance of 183.92 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of curvature to the left;
7. 35.16 feet along the arc of said curve, having a radius of 1,345.00 feet, a central angle of 01 degrees 29 minutes 51 seconds, and a chord which bears South 88 degrees 35 minutes 32 seconds West, a distance of 35.15 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of reverse curvature;
8. 37.02 feet along the arc of said curve, having a radius of 25.00 feet, a central angle of 01 degrees 29 minutes 51 seconds, and a chord which bears North 49 degrees 44 minutes 10 seconds West, a distance of 33.73 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of reverse curvature at the northeast intersection of said Avalon Point and Avalon Run (60-foot width) as dedicated in Plat Number 20160266 of the F.B.C.P.R.;

THENCE, with the east R.O.W. line of said Avalon Run, the following three (3) courses:

1. 103.36 feet along the arc of said curve, having a radius of 1,030.00 feet, a central angle of 05 degrees 44 minutes 59 seconds, and a chord which bears North 10 degrees 11 minutes 27 seconds West, a distance of 103.32 feet to a point of tangency from which a 5/8 inch iron rod (disturbed) found bears North 30 degrees 17 minutes 52 seconds West, a distance of 0.39 feet;
2. North 13 degrees 03 minutes 56 seconds West, a distance of 227.87 feet to a 5/8 inch iron rod with "GBI Partners" cap set at a point of curvature to the right;
3. 130.00 feet along the arc of said curve, having a radius of 820.00 feet, a central angle of 09 degrees 05 minutes 01 seconds, and a chord which bears North 08 degrees 31 minutes 26 seconds West, a distance of 129.86 feet to a 5/8 inch iron rod with "GBI Partners" cap set at the southwest corner of aforesaid Reserve "A";

THENCE, with the south line of said Reserve "A", North 87 degrees 02 minutes 24 seconds East, a distance of 98.59 feet to a 5/8 inch iron rod with "GBI Partners" cap found at the southeast corner of said Reserve "A";

THENCE, with the east line of said Reserve "A", North 00 degrees 30 minutes 50 seconds West, a distance of 100.25 feet to the POINT OF BEGINNING and containing 14,349 acres of land.

ABBREVIATIONS
C.I.R. Capped Iron Rod
ELEC. Electric
ESMT. Easement
F.B.C.P.R. Fort Bend County Plat Records
FF Finished Floor
FND. Found
I.R. Iron Rod
NO. Number
O.R.F.B.C. Official Records of Fort Bend County
R.O.W. Right-of-Way
SQ. FT. Square Feet
S.S.E. Sanitary Sewer Easement
U.E. Utility Easement

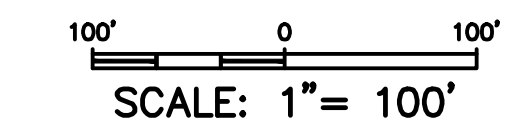
No.	Bearing	Length
L1	S86°46'57"W	47.72'
L2	S89°20'28"W	183.92'
L3	N1°03'56"W	227.87'
L4	N87°02'24"E	98.59'
L5	N00°30'50"W	100.25'

NO.	Length	Radius	Delta	Chord	Chord Length
C1	142.20'	885.00'	09°12'22"	N72°08'26"W	142.05'
C2	20.10'	450.00'	02°33'31"	S88°03'42"W	20.09'
C3	35.16'	1,345.00'	01°29'51"	S88°35'32"W	35.15'
C4	37.02'	25.00'	84°50'26"	N49°44'10"W	33.73'
C5	103.36'	1,030.00'	05°44'59"	N10°11'27"W	103.32'
C6	130.00'	820.00'	09°05'01"	N08°31'26"W	129.86'

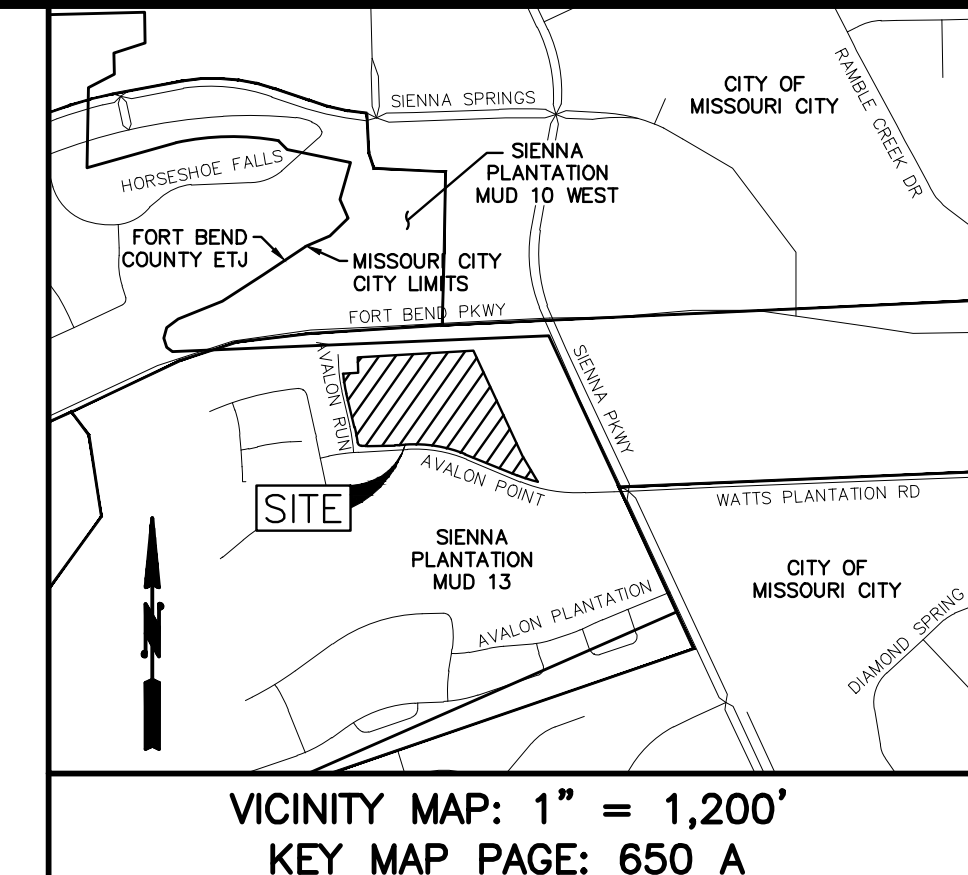
Reserve	Acres	Sq. Ft.	Type
A	14,349	625,031	Unrestricted

NOTES:

1. This tract lies partially in Zone "X" (shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood". This tract also lies partially in Zone "AE", defined as "Special flood hazard areas subject to inundation by the 1% annual chance flood, base flood elevations determined", as per the National Flood Insurance Program FIR Community Panel Number 481570292SL, latest available published revision dated April 2, 2014. The partial Zone "AE" located on this tract was removed by approved LOMR Case No. 19-06-0254P, effective date August 8, 2019.
2. All coordinates shown hereon are grid coordinates referenced to the Texas State Plane Coordinate System, South Central Zone, No. 4204 (NAD 83). Distances are surface distances based on the U.S. Survey Foot and may be converted to grid by multiplying by a combined scale factor of 0.999701075.
3. Drainage facilities are to be owned, operated, and maintained by the owners and not the City of Missouri City.
4. Any Drainage Easements shall be kept clear of fences, building, planting and other obstructions to the operations and maintenance of drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.
5. This plat lies wholly within Fort Bend County Independent School District, Fort Bend County Drainage District, Sienna Plantation Management District, the ETJ of the city of Missouri City and Fort Bend County.
6. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
7. 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.
8. Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
9. 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.
10. There are no existing and proposed pipeline easements within the limits of the subdivision.
11. 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.
12. 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 (500 feet for residential development, and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
13. 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.
14. 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.
15. The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the property owner shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.(12) of the Administrative Platting Manual of the City of Missouri City (June 2014).
16. 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 Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
17. Fort Bend County Floodplain Regulations, Article 5, Sec. B requires all structures to be elevated a minimum of eighteen (18) inches above the impacting 100-year water surface elevation.
18. The top of all floor slabs shall be a minimum of 62.71 feet above mean sea level (NAVD 88, 2001 adjustment). 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. In addition, all finish floor elevations shall be a minimum of twelve (12) inches above extreme event / maximum ponding elevations as calculated during future site designs.
19. This plat lies within Lighting Zone 2.
20. 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 the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with A.D.A. requirements.
21. 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.
22. The contours shown hereon are based on lidar files received from Fort Bend County.
23. The drainage system for this subdivision is designed in accordance with Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
24. Refer to the Sienna Plantation A.R.C. guidelines for additional setbacks.



● = 5/8" IRON ROD WITH "GBI PARTNERS" CAP UNLESS OTHERWISE NOTED



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as parent stream or on any other area or subdivision within watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioners' Court of Fort Bend County, Texas this _____ day of _____, 2019.

Vincent M. Morales, Jr.,
Commissioner, Precinct 1
Grady Prestage,
Commissioner, Precinct 2
KP George,
County Judge
W.A. "Andy" Meyers,
Commissioner, Precinct 3
Ken DeMerchant,
Commissioner, Precinct 4

I, Laura Richard, Clerk of the Commissioners' Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2019, at _____ o'clock _____ M., and duly recorded on _____, 2019, at _____ o'clock _____ M., and in Volume _____ page _____ of the Map Records of Fort Bend County for said county.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
County Clerk of
Fort Bend County, Texas

By: _____
Deputy

BROADSTONE SIENNA FINAL PLAT

A SUBDIVISION OF 14,349 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN LEAGUE SURVEY, ABSTRACT NO. 86 FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

OWNER:
BROADSTONE SIENNA PLANTATION OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
820 GESSNER, SUITE 1000
HOUSTON, TX 77024
(713) 800-1784

ENGINEER:
ANDREW GARZA, P.E.
TERRA ASSOCIATES, INC.
1445 NORTH LOOP WEST, SUITE 450
HOUSTON, TEXAS 77008
(713) 993-0333

SURVEYOR:
KYLE A. KACAL, R.P.L.S.
GBI PARTNERS, L.P.
4724 VISTA ROAD
PASADENA, TEXAS 77505
(281) 499-4539

PROJECT NO.: 0007-1809

SCALE: 1" = 100'

DATE: MAY 2019