

**PLAT RECORDING SHEET**

**PLAT NAME:** Sienna Plantation Section 28

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

**ACREAGE:** 22.915

**LEAGUE:** William Hall Survey

**ABSTRACT NUMBER:** 31

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 83

**NUMBER OF RESERVES:** 7

**OWNERS:** TOLL-GITIS 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, OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 22.915 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 28, 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 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, CREEK OR NATURAL DRAINAGE 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 SHALL BE RESTRICTED TO KEEP SUCH DRAINAGE 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 PLANTATION SECTION 28 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 26<sup>th</sup> DAY OF November, 2019.

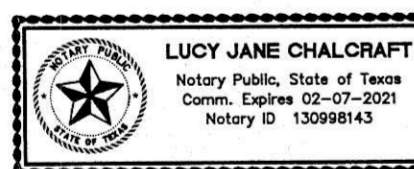
TOLL-GTIS PROPERTY OWNER LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: Jimmie F. Jenkins  
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 26<sup>th</sup> DAY OF November, 2019.



BY: Lucy Chalcraft  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS 26<sup>th</sup> DAY OF November, 2019.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT  
OF FORT BEND COUNTY, TEXAS

BY: Ken Beckman  
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 OF FORT BEND COUNTY, TEXAS, 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 26<sup>th</sup> DAY OF November, 2019.



BY: Marie Elisabeth Escobedo  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, SCOTT FRANKOVICH, 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.

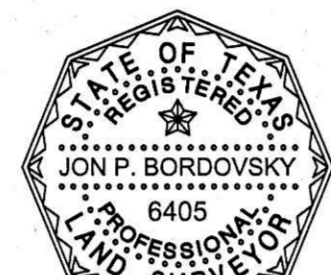


Scott Frankovich

SCOTT FRANKOVICH, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 130312

Scott Frankovich  
12/2/2019

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.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 28 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 11<sup>th</sup> DAY OF December, 2019.

BY: Sonya Brown-Marshall  
SONYA BROWN-MARSHALL, CHAIRMAN

BY: Timothy R. Haney  
TIMOTHY R. HANEY, VICE CHAIRMAN

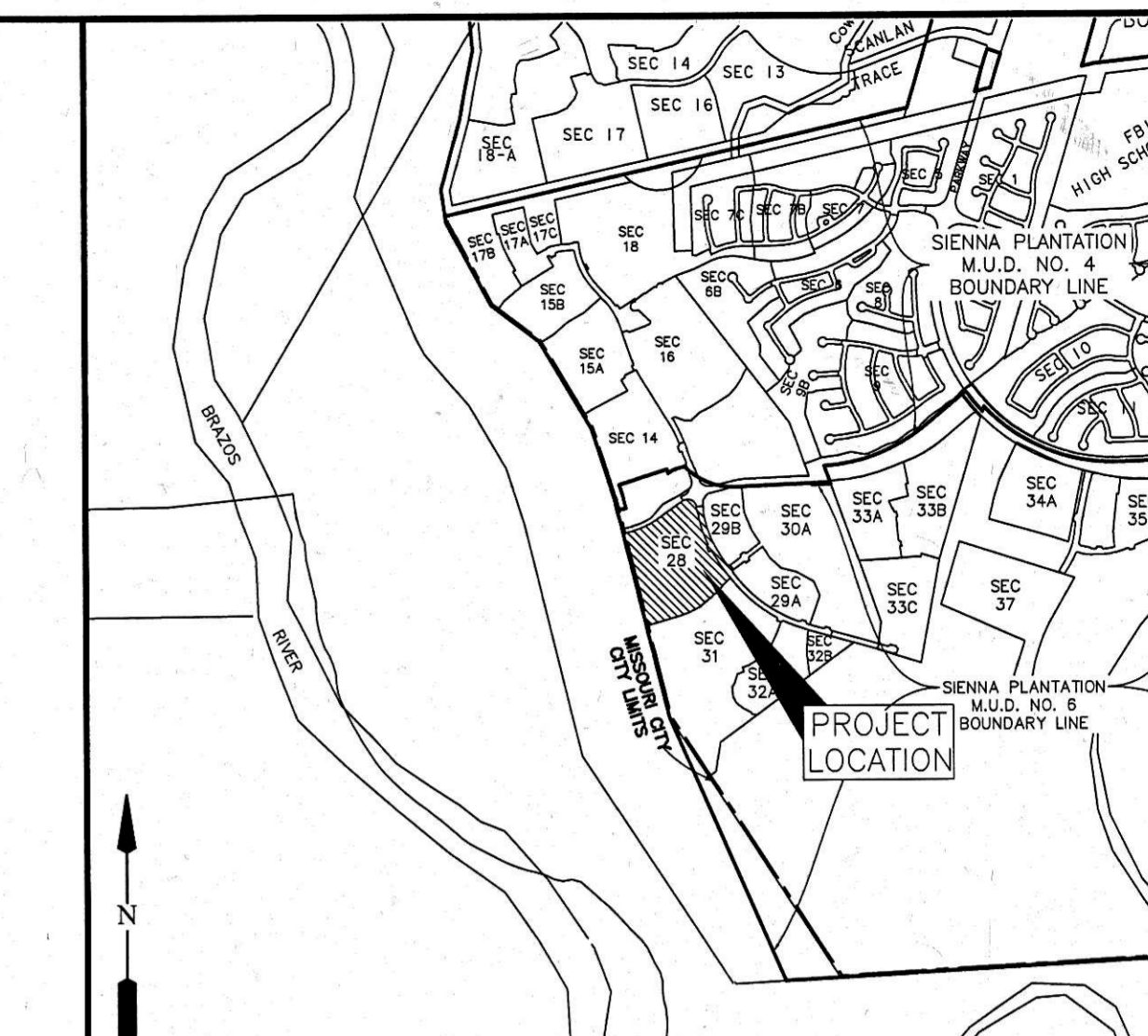
NOTES:

- 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 SIDE WALK... ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- 2. T.B.M. INDICATES TEMPORARY BENCHMARK SET BOX CUT ON INLET SW CORNER OF PLANTATION DRIVE AND HERITAGE PARK DRIVE... ELEV. = 54.53 (NAVD 88, 2001 ADJ.)
- 3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.99987651
- 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. 385072, DATED MAY 7, 2019 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6, 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.
- 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 LEAVES 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 FAILURES 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 (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- 10. 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 AS PER ARTICLE 42.2 OF THE MISSOURI CITY MUNICIPAL CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS FOR BLOCK 1 LOTS 1 THROUGH 6 AND BLOCK 4 LOTS 13-17 SHALL BE A MINIMUM OF 57.62 FEET (2001 ADJ.) THE SLAB ELEVATIONS FOR BLOCK 1 LOTS 7 THROUGH 41, BLOCK 2 LOTS 1-12, BLOCK 3 LOTS 1-13, AND BLOCK 4 LOTS 1-12 BE A MINIMUM OF 55.50 FEET (2001 ADJ.) ABOVE MEAN SEA LEVEL. 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 SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- 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 THAT OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- 15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- 17. 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.
- 18. SIDEWALKS SHALL BE BUILT 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 82-162 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 PLAT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 09°26'40" E	5.78'
L2	S 16°46'39" E	45.63'
L3	S 24°00'18" E	50.00'
L4	N 65°59'42" E	7.50'
L5	S 52°06'00" W	30.35'
L6	S 47°08'44" W	98.71'
L7	S 26°56'23" E	4.15'
L8	S 83°08'54" W	154.97'
L9	S 70°39'54" W	96.86'
L10	S 74°44'03" W	32.52'
L11	S 65°59'42" W	8.00'
L12	S 35°58'21" E	21.90'
L13	S 72°52'19" W	66.10'
L14	N 25°10'28" E	1.50'
L15	S 57°08'59" E	1.51'
L16	S 35°20'40" E	42.89'
L17	S 26°56'23" E	7.61'
L18	N 28°56'23" W	7.54'
L19	N 35°20'40" W	44.22'
L20	S 72°52'19" W	58.43'
L21	N 24°00'18" W	52.84'
L22	S 72°52'19" W	66.10'
L23	S 63°26'49" W	37.61'
L24	S 00°46'11" E	20.00'
L25	N 89°55'36" W	20.00'
L26	S 35°58'21" E	21.90'
L27	N 21°45'06" E	14.33'
L28	N 24°19'39" W	35.00'
L29	N 69°09'59" W	14.18'
L30	N 73°15'40" W	15.15'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	692.00'	21°47'06"	263.11'	261.53'
C2	642.00'	7°05'11"	79.40'	57.48'39" E
C3	100.00'	109°12'05"	190.59'	163.03'
C4	300.00'	7°19'59"	38.40'	38.37'
C5	300.00'	5°33'42"	29.12'	29.11'
C6	1230.00'	14°47'10"	317.42'	316.54'
C7	25.00'	91°59'50"	40.14'	35.97'
C8	25.00'	83°25'24"	36.40'	33.27'
C9	1230.00'	9°23'27"	115.73'	115.69'
C10	1630.00'	1°55'39"	54.84'	54.84'
C11	450.00'	19°46'05"	123.84'	123.45'
C12	450.00'	24°30'25"	192.48'	191.01'
C13	1400.00'	11°58'03"	292.42'	291.89'
C14	50.00'	89°04'32"	77.73'	70.14'
C15	450.00'	19°46'08"	155.28'	154.50'
C16	50.00'	93°47'10"	81.84'	73.01'
C17	4000.00'	1°41'24"	117.98'	117.98'
C18	50.00'	79°01'33"	68.96'	63.63'
C19	450.00'	19°57'10"	125.29'	124.89'
C20	450.00'	17°22'39"	136.48'	135.96'
C21	500.00'	8°24'18"	73.35'	73.28'
C22	25.00'	94°04'36"	41.05'	36.59'
C23	1375.00'	8°04'29"	193.78'	193.62'
C24	25.00'	37°52'54"	16.53'	16.23'
C25	50.00'	146°42'52"	128.03'	95.81'
C26	25.00'	19°34'24"	8.54'	8.50'
C27	25.00'	88°26'51"	36.59'	34.87'
C28	525.00'	8°24'18"	77.01'	76.94'
C29	475.00'	8°24'18"	69.68'	69.62'
C30	25.00'	84°15'39"	36.77'	33.54'
C31	475.00'	12°28'38"	103.44'	103.24'
C32	25.00'	34°21'49"	14.99'	14.77'
C33	50.00'	153°13'45"	133.72'	97.28'
C34	25.00'	25°04'46"	10.94'	10.86'
C35	3975.00'	1°41'24"	117.24'	117.24'
C36	25.00'	29°13'16"	12.75'	12.61'
C37	50.00'	149°18'12"	130.29'	96.43'
C38	25.00'	44°17'51"	19.33'	18.85'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C39	425.00'	12°42'39"	94.29'	94.09'
C40	475.00'	11°41'35"	96.94'	96.77'
C41	25.00'	83°44'22"	36.54'	33.37'
C42	25.00'	39°20'45"	17.17'	16.83'
C43	50.00'	275°17'24"	240.24'	67.37'
C44	25.00'	55°56'39"	24.41'	23.45'
C45	25.00'	90°00'00"	39.27'	35.36'
C46	25.00'	79°01'33"	34.48'	31.81'
C47	475.00'	15°57'10"	132.25'	131.83'
C48	425.00'	10°07'09"	75.06'	74.96'
C49	25.00'	97°50'05"	42.69'	37.69'
C50	25.00'	79°54'53"	34.87'	32.11'
C51	475.00'	9°40'57"	47.11'	47.09'
C52	425.00'	21°52'41"	162.28'	161.30'
C53	25.00'	93°14'19"	40.88'	36.34'
C54	4025.00'	0°22'33"	26.39'	26.39'
C55	25.00'	86°14'12"	37.63'	34.18'
C56	475.00'	22°40'04"	187.92'	186.70'
C57	425.00'	3°40'49"	27.30'	27.30'
C58	25.00'	97°56'28"	42.73'	37.72'
C59	1425.00'	7°49'16"	194.52'	194.37'
C60	25.00'	89°04'32"	38.87'	35.07'
C61	425.00'	19°46'08"	146.64'	145.91'
C62	25.00'	93°47'10"	40.92'	36.50'



VICINITY MAP  
SCALE: 1" = 2000'  
KEY MAP NO. 650-R-V

I, J. STACY SLAWINSKI, 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.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

VINCENT M. MORALES, JR., PRECINCT 1, COUNTY COMMISSIONER  
GRADY PRESTAGE, PRECINCT 2, COUNTY COMMISSIONER

KF GEORGE, COUNTY JUDGE

W.A. (ANDY) MEYERS, PRECINCT 3, COUNTY COMMISSIONER  
KEN R. DEMERCHANT, 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 \_\_\_\_\_ 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 28

A SUBDIVISION OF 22.915 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

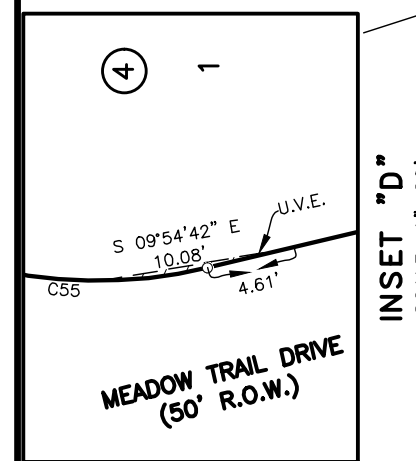
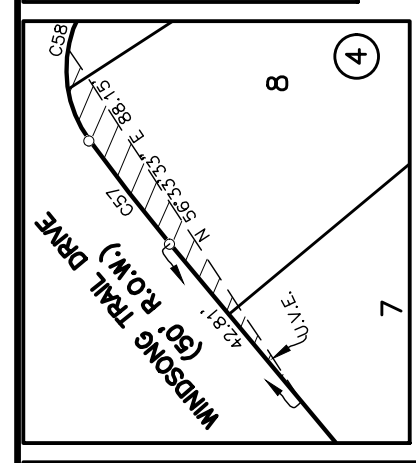
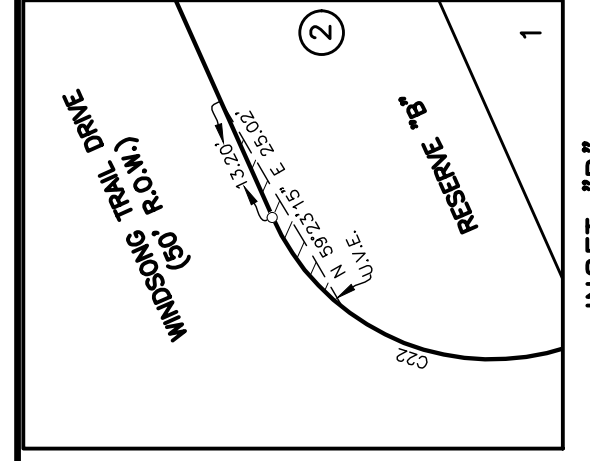
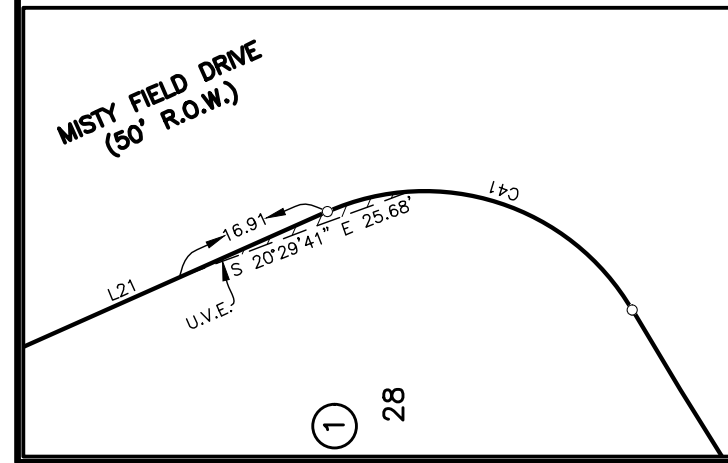
83 LOTS 7 RESERVES (5.612 ACRES) 4 BLOCKS  
NOVEMBER 25, 2019 JOB NO. 1416-1428P

OWNERS:  
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

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT  
OF FORT BEND COUNTY, TEXAS  
KEN BECKMAN, PRESIDENT  
202 CENTURY SQUARE BLVD., SUGAR LAND, TEXAS 77478-3796  
PH. (281) 500-8050

SURVEYORS: GBI PARTNERS, L.P.  
LAND SURVEYING CONSULTANTS  
4124 VESTA ROAD • PASADENA, TX 77669  
PHONE: 281-451-4328 • GBI@gbipartners.com  
TSPS FIRM #0130300 • www.GBIsurvey.com

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



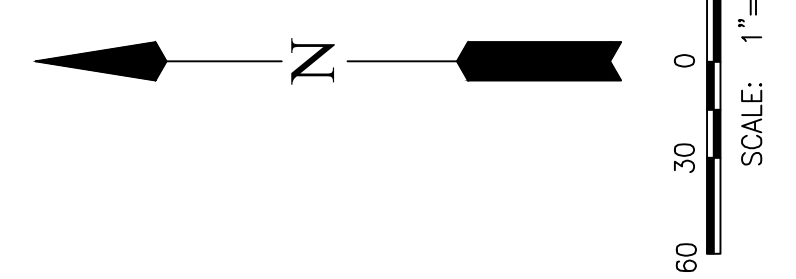
INSET "A"  
SCALE: 1"=20'

INSET "B"  
SCALE: 1"=20'

INSET "C"  
SCALE: 1"=40'

INSET "D"  
SCALE: 1"=20'

TEXAS STATE PLANE  
NAD 83 STATE PLANE COORDINATES  
N 13,070,744.69  
E 13,070,744.69  
ELEVATION 13,070,744.69  
(SEE NOTE 2)



- LEGEND**
- BL. INDICATES BUILDING LINE
  - UL. INDICATES UTILITY EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STW.S.E. INDICATES STORM SEWER EASEMENT
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.B.C.D.P.R. INDICATES FORT BEND COUNTY DEED RECORDS
  - F.N. INDICATES STREET NAME CHANGE
  - F.N. INDICATES FILE NUMBER
  - RES. INDICATES RESERVE
  - V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
  - E.E. INDICATES ELECTRICAL EASEMENT
  - U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT

RESERVE	ACREAGE	SQ.F.T.	TYPE	MAINTENANCE	OWNERSHIP
A	1.230	79,231	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.)	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.248	15,659	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.)	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
C	0.248	15,659	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.)	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
D	0.242	15,550	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
E	2.421	165,458	RESTRICTED TO LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)
F	0.120	5,231	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.)	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
G	0.093	2,765	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.)	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
TOTAL	5.912	244,088			

## SIENNA PLANTATION SECTION 28

A SUBDIVISION OF 22,915 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL SURVEY, ABSTRACT 31,  
FORT BEND COUNTY, TEXAS.

83 LOTS 7 RESERVES (5.612 ACRES) 4 BLOCKS  
NOVEMBER 25, 2019 JOB NO. 1416-1428P

**OWNERS:**  
TOLL-GTIS PROPERTY OWNER, LLC  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
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**SURVEYORS:**  
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LAND SURVEYING CONSULTANTS  
1001 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
PH. (281) 495-6339  
www.gbp.com

**ENGINEER:**  
**LJA Engineering, Inc.**  
1001 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
PH. (281) 894-8655