

PLAT RECORDING SHEET

PLAT NAME: Sienna Apartments

PLAT NO: _____

ACREAGE: 10.82

LEAGUE: Moses Shipman League

ABSTRACT NUMBER: A-86

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: OHT Sienna LLC

(DEPUTY CLERK)

DISTRICT NAMES	
FBC ASSISTANCE	N/A
WCID	N/A
MUD	SIENNA PLANTATION M.D.
LID	SIENNA PARKS & LID
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND ISD
FIRE	CITY OF MISSOURI CITY
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	MISSOURI CITY ETJ
UTILITIES CO.	CENTERPOINT ENERGY

Line Table		
Line	Bearing	Distance
L1	S81°08'16"E	502.56'
L2	S2°20'24"E	679.08'
L3	S87°39'36"W	642.45'
L4	N1°21'38"W	800.16'

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	2°54'30"	2714.80'	137.80'	68.91'	S82°35'30"E	137.78'

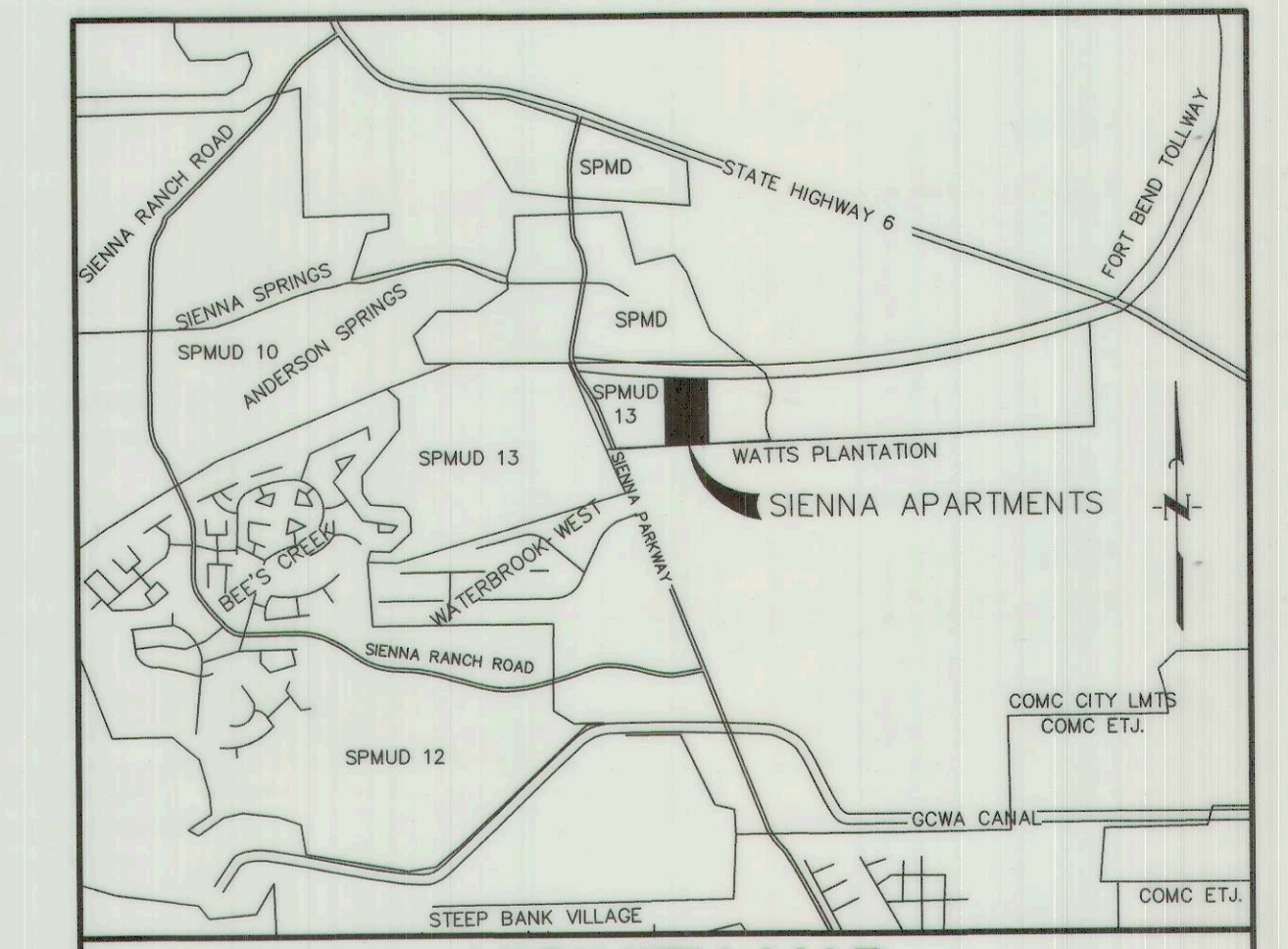
A
RAVELLA AT SIENNA PLANTATION
Plat No. 20180209
FBCPR

1
A UNRESTRICTED RESERVE "A"
10.82 AC
471,450 Sq Ft

5
AVALON AT SIENNA PLANTATION
SECTION 7
Plat No. 20170091
FBCPR

CALL 4.778 ACRES
SIENNA PLANTATION
LEVEE IMPROVEMENT DISTRICT
FILE No. 2000003919
FBCOPR

WATTS PLANTATION
60' ROW
Plat No. 20170091
FBCPR
VOL. 739 Pg 683
FBCDR



- General Notes**
- BL "Building Line"
 - CF "Clerk's File"
 - Esmt "Easement"
 - FBCDR "Fort Bend County Deed Records"
 - FBCMR "Fort Bend County Map Records"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - FBCOPR "Fort Bend County Official Public Records"
 - FBCPR "Fort Bend County Plat Records"
 - FND "Found"
 - MMD No. 1 "Missouri City Management District Number 1"
 - No "Number"
 - POB "Point of Beginning"
 - ROW "Right of Way"
 - Sq Ft "Square Feet"
 - SSE "Sanitary Sewer Easement"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol - Pg "Volume and Page"
 - WLE "Waterline Easement"
 - ① "Block Number"
 - Set 5/8-inch Iron With Cap Stamped "GBI" as Per Certification
- 1) All of the property subdivided in the above and foregoing plat is within the Extra Territorial Jurisdiction of the City of Missouri City, Texas.
 - 2) 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.
 - 3) 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.
 - 4) 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.
 - 5) Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
 - 6) 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.
 - 7) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational area and open space; and the Sienna Property Owner's Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.(14) of the Platting Manual of the City of Missouri City (September 2019).
 - 8) 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.
 - 9) There are no existing pipeline easements within the limits of the subdivision.
 - 10) 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.
 - 11) The top of all floor slabs shall be a minimum of 62.50 feet above mean sea level (NAVD85 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies in the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground contour along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
 - 12) 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.
 - 13) 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.
 - 14) All of the property subdivided in the foregoing plat is within the boundaries of Fort Bend County, Texas.
 - 15) All drainage easements shall be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility. All property shall drain into the drainage easement only through an approved drainage structure.
 - 16) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999866997765
Project Benchmark: City of Missouri City Primary Control Marker No. 003 (PCM-003), Brass Disc in concrete set in grassy area in front of fire station located at Southwest Corner of the intersection of Trammel-Fresno Road and Sienna Parkway
Elevation = 66.07 (NAVD 88, 2001 ADJ.)
TBM No. 1: Box cut on back of curb on the East side of Glastonbury located North of Watts Plantation.
Elevation = 66.24 (NAVD 88, 2001 ADJ.)
TBM No. 2: Box cut in concrete light pole base located on the South side of Fort Bend County Tollway at the Northwest corner of Ravello at Sienna Apartments Tract.
Elevation = 61.04 (NAVD 88, 2001 ADJ.)
 - 17) Sienna Plantation Management District will own and maintain storm sewer and drainage easements shown within Reserve "A".
 - 18) Construction plans for new development shall be submitted to Fort Bend County Drainage District for staff review and approval prior to any construction on site. Construction plans shall include a drainage impact analysis with details to mitigate adverse drainage conditions of adjacent properties. Drainage easements shall be dedicated for any facilities designed to offset any drainage impacts.
 - 19) 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.
 - 20) This plat lies within Fort Bend County Lighting Ordinance Zone No. LZ2.
 - 21) Sidewalks shall be built or caused to be built not less than five 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 the A.D.A.
 - 22) The drainage system for this subdivision was designed to meet the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.

SIENNA APARTMENTS

A SUBDIVISION OF 10.82 ACRES OF LAND
OUT OF THE
MOSES SHIPMAN LEAGUE, A-86
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK

DECEMBER 17, 2021

DEVELOPER/OWNER:
OHT SIENNA, LLC,
a Texas limited liability company
4800 Watts Plantation Road
MISSOURI CITY, TEXAS 77459

SURVEYOR:
GBI PARTNERS
LAND SURVEYING CONSULTANTS
2514 SOUTH RIVER • HOUSTON, TX 77050
PHONE: 281-499-4339 • GBIsurvey@gbipartners.com
WWW.GBI.COM #01080000 • www.GBI.com

ENGINEER:
JIC JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
6300 West Loop South, Suite 300, Houston, TX 77057 (713) 771-3377

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, OHT SIENNA, LLC, a Texas limited liability company acting by OHT Sienna Manager, LLC, a Texas limited liability company, its manager by and through Steve Oden Jr., its Manager, herein referred to as Owners of the 10.82 acre tract described in the above and foregoing plat of Sienna Apartments, 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, my 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 on 11 feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for 14 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. & A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 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 ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for 14 feet (14' 0") back-to-back ground easements or seven feet (7' 0") for 16 feet (16' 0") back-to-back ground easements, from a plane 16 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 thereon, whereby the aerial easements total 30 feet (30' 0") in width.

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Sienna Apartments 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 amendments.

IN TESTIMONY WHEREOF, OHT SIENNA, LLC, a Texas limited liability company by OHT Sienna Manager, LLC, a Texas limited liability company, its manager by its authorized agent has caused these presents to be signed by Steve Oden Jr., its Manager, thereunto authorized, and its common seal hereunto

affixed this 7th day of June, 2022.

OHT SIENNA, LLC,
a Texas limited liability company

By: OHT Sienna Manager, LLC,
a Texas limited liability company
Its manager

By: Steve Oden Jr.
Name/Steve Oden Jr.
Title/Manager

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Steve Oden Jr., Manager 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 stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of June, 2022.

Barnett Lee Chambers
(Signature of Notary Public)
Notary Public in and for the State of Texas



This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision Sienna Apartments 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

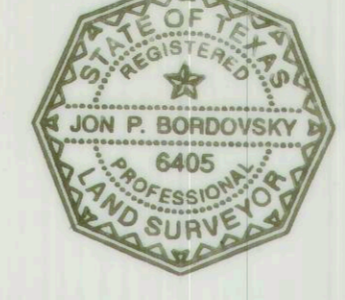
this 24th day of June, 2022.

By: Sonya Brown-Marshall
Sonya Brown-Marshall
Chair

By: Timothy R. Haney
Timothy R. Haney
Vice Chair

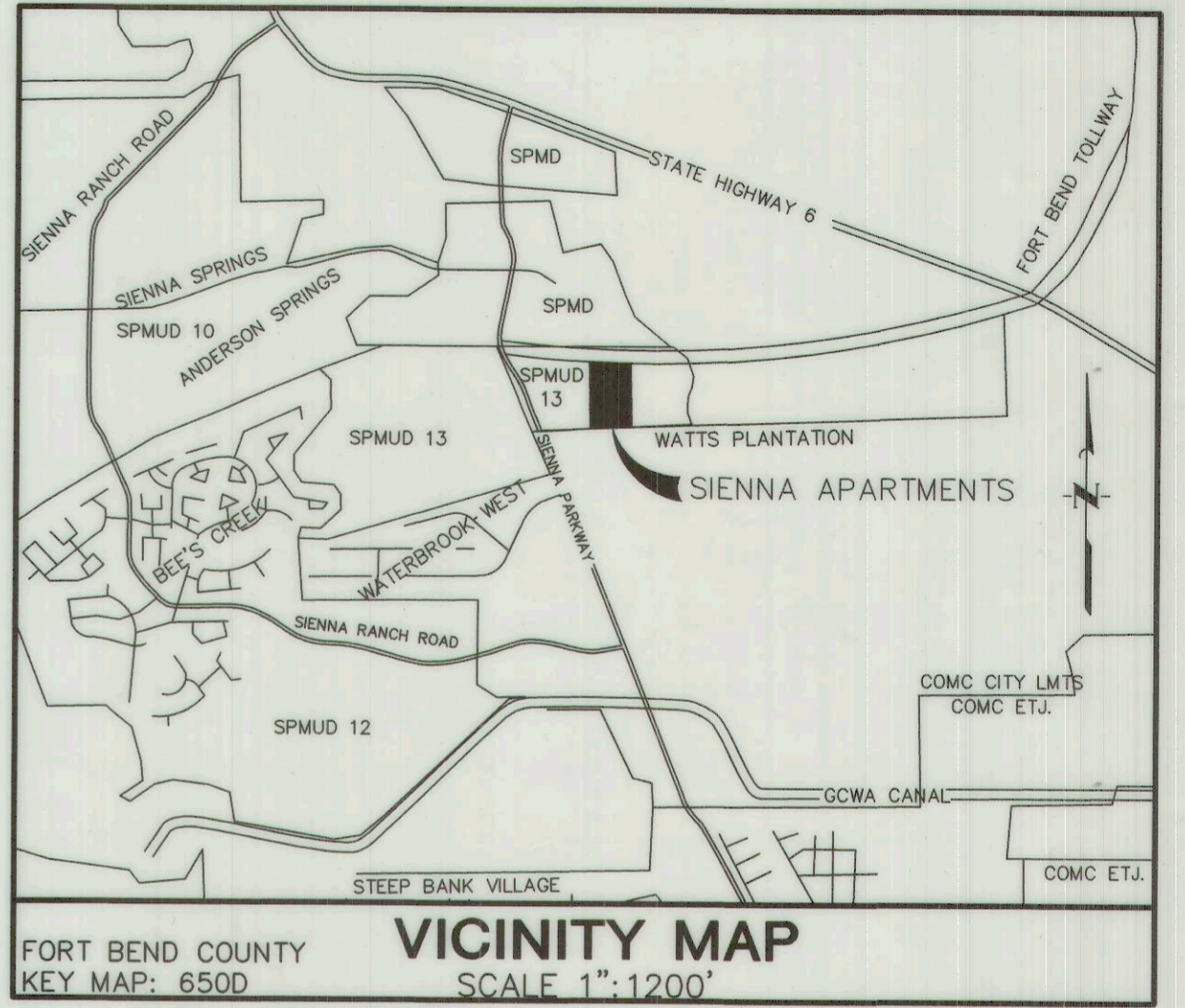
I, Jon P. Bordovsky, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle 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 five-eighths inch and a length of not less than three (3) feet, and that the plat boundary corners have been tied to the nearest survey corner.

Jon P. Bordovsky
Jon P. Bordovsky
Registered Professional Land Surveyor
No. 6405



I, Maria Jose Ramirez, 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.

Maria Jose Ramirez
Maria Jose Ramirez, P.E.
Professional Engineer No. 131543



I, J. Stacy Slawinski, P.E., 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 any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E. Date
Fort Bend County Engineer
APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2022.

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

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 _____, 2022 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 APARTMENTS

A SUBDIVISION OF 10.82 ACRES OF LAND OUT OF THE MOSES SHIPMAN LEAGUE, A-86 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK

DECEMBER 17, 2021

DEVELOPER/OWNER: OHT SIENNA, LLC, a Texas limited liability company 4800 Watts Plantation Road MISSOURI CITY, TEXAS 77459	SURVEYOR: GPI PARTNERS LAND SURVEYING CONSULTANTS <small>4723 FORT ROAD • FARGO, ND 58105 PHONE: 701-499-4539 • CBIsurvey@GPIsurvey.com TYPED FROM #10130000 • www.GPIsurvey.com</small>	ENGINEER: J.C. JONES CARTER <small>Texas Board of Professional Engineers Registration No. 0-439 6300 West Loop South, Suite 155, Houston, TX 77461 (713) 771-1337</small>
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