

PLAT RECORDING SHEET

PLAT NAME: Sienna Village of Bees Creek Section Thirty

PLAT NO: _____

ACREAGE: 14.95

LEAGUE: Thomas Barnett League

ABSTRACT NUMBER: A-7

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 71

NUMBER OF RESERVES: 5

OWNERS: PHHOU-SIENNA 34, LLC.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, PHHOU-SIENNA 34, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH PH LAND HOLDINGS, LLC, ITS SOLE MEMBER, ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT, HEREINAFTER REFERRED TO AS THE OWNER OF THE 14.95 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA VILLAGE OF BEES CREEK SECTION THIRTY, 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, 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 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 5 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 THE 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 ALL 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF SIENNA VILLAGE OF BEES CREEK SECTION THIRTY, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS OF REGULATION FOR THE 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, PHHOU-SIENNA 34, LLC., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PH LAND HOLDINGS, LLC, ITS SOLE MEMBER, ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT,

THIS 18TH DAY OF NOVEMBER, 2022.

PHHOU-SIENNA 34, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: PH LAND HOLDINGS, LLC,
ITS SOLE MEMBER

BY: [Signature]
ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT

STATE OF TEXAS
COUNTY OF HARRIS

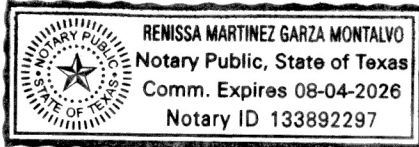
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT, OF PH LAND HOLDINGS, LLC, ITS SOLE MEMBER OF PHHOU-SIENNA 34, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID OF CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18TH DAY OF NOVEMBER, 2022.

[Signature] Renissam Fama Montelvo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/4/2026



I, DEVIN R. ROYAL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

[Signature] 11-18-22
DEVIN R. ROYAL, P.L.S.
TEXAS REGISTRATION NO. 6667



I, LOUIS T. BROWN, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF MISSOURI CITY EXCEPT FOR APPROVED VARIANCES.

[Signature] 11-18-22
LOUIS T. BROWN
TEXAS LICENSE NO. 138402



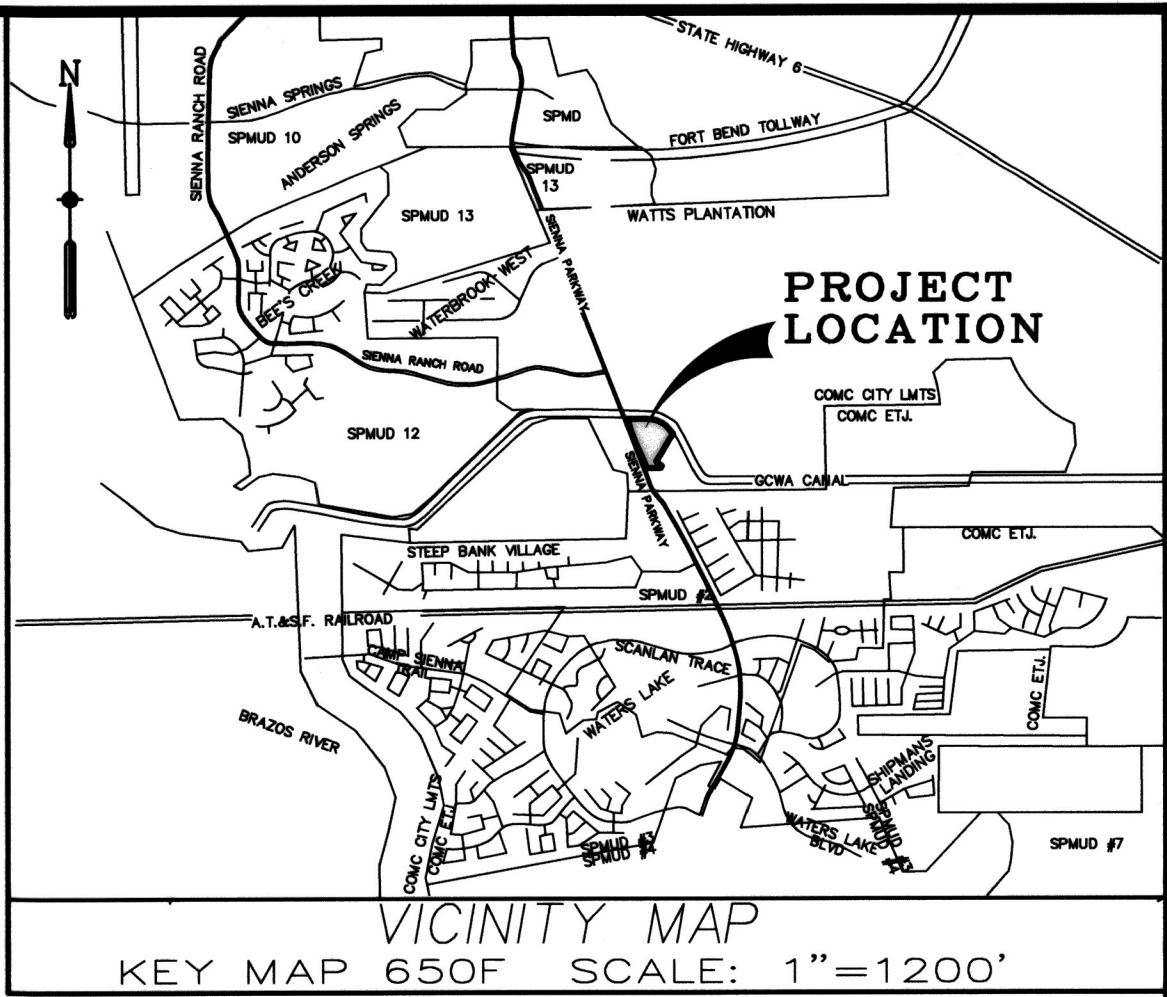
CITY PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS

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 VILLAGE OF BEES CREEK SECTION THIRTY, 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 9TH DAY OF December, 2022.

BY: [Signature]
NAME: Timothy Henry
TITLE: Vice Chair

BY: [Signature]
NAME: Joan Cimailley
TITLE: Secretary



I, J. STACY SLAWINSKI, THE 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 COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS
THIS _____ DAY OF _____, 2023.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

DEXTER L. MCCOY
COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2023, AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF SAID COUNTY.

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

LAURA RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

SIENNA VILLAGE OF BEES CREEK SECTION THIRTY A SUBDIVISION OF 14.95 ACRES LOCATED IN THE THOMAS BARNETT LEAGUE, A-7 CITY OF MISSOURI CITY, E.T.J. FORT BEND COUNTY, TEXAS

71 LOTS 3 BLOCKS 5 RESERVES

DATE: NOVEMBER, 2022

OWNER:

PHHOU-SIENNA 34, LLC.

ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT
8000 GUILF PERRY
HOUSTON, TEXAS 77017
TELEPHONE: 713-980-9577

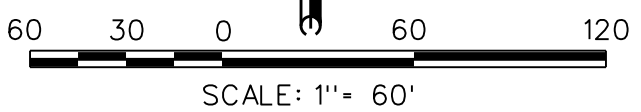


LOUIS T. BROWN
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NUMBER - 138402

DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER - 6667



2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	0.6930 / 30,186
RESERVE "B"	LANDSCAPE / OPEN SPACE / UTILITIES	0.0361 / 1,574
RESERVE "C"	LANDSCAPE / OPEN SPACE / UTILITIES	0.5923 / 25,363
RESERVE "D"	LANDSCAPE / OPEN SPACE / UTILITIES	0.4938 / 21,511
RESERVE "E"	LANDSCAPE / OPEN SPACE / UTILITIES	0.0048 / 208
TOTAL		1.8100 / 78,842

LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- ◎ • FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED

① - INDICATES BLOCK NUMBER

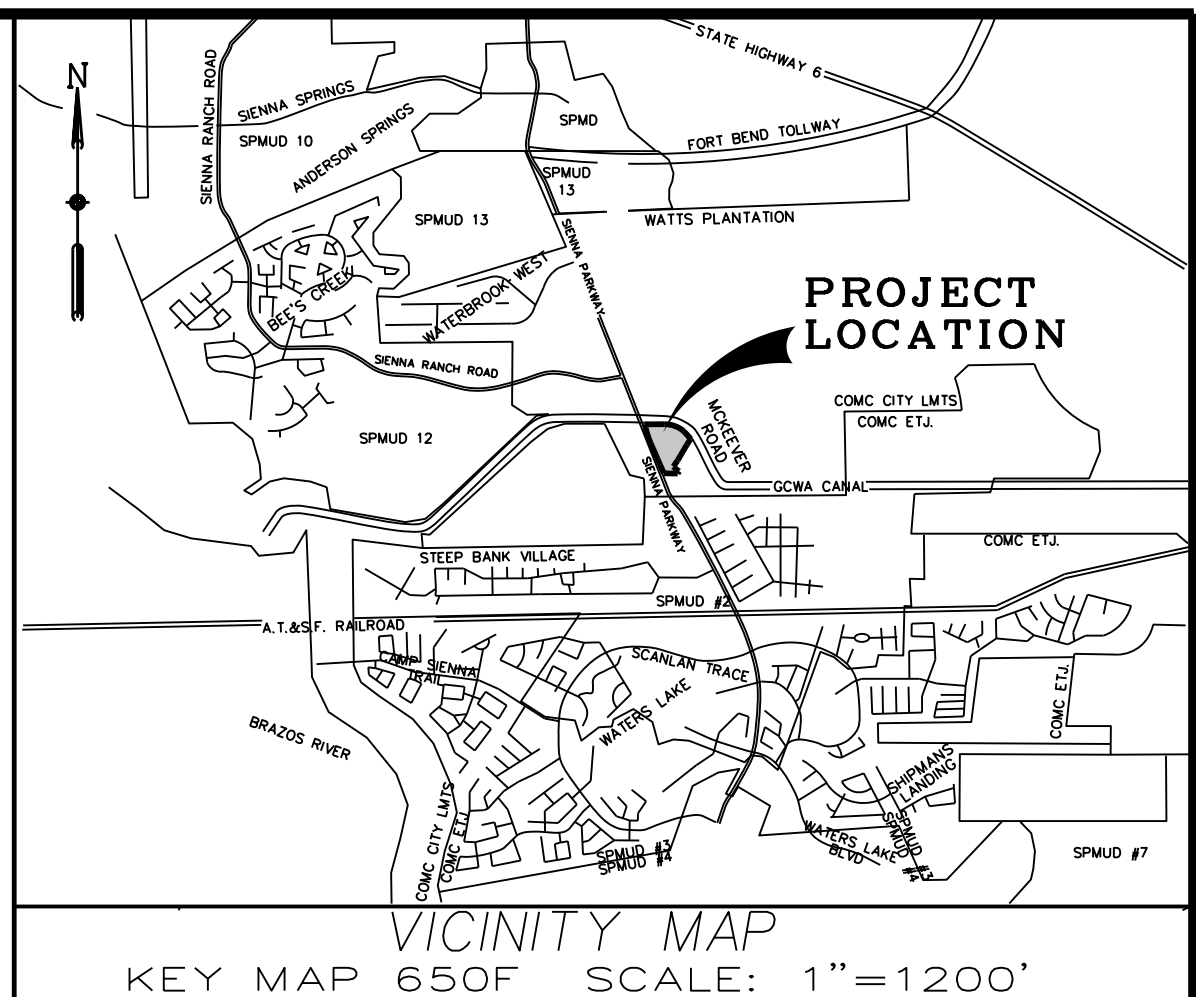
A • INDICATES RESERVE

 • INDICATES STREET NAME BREAK

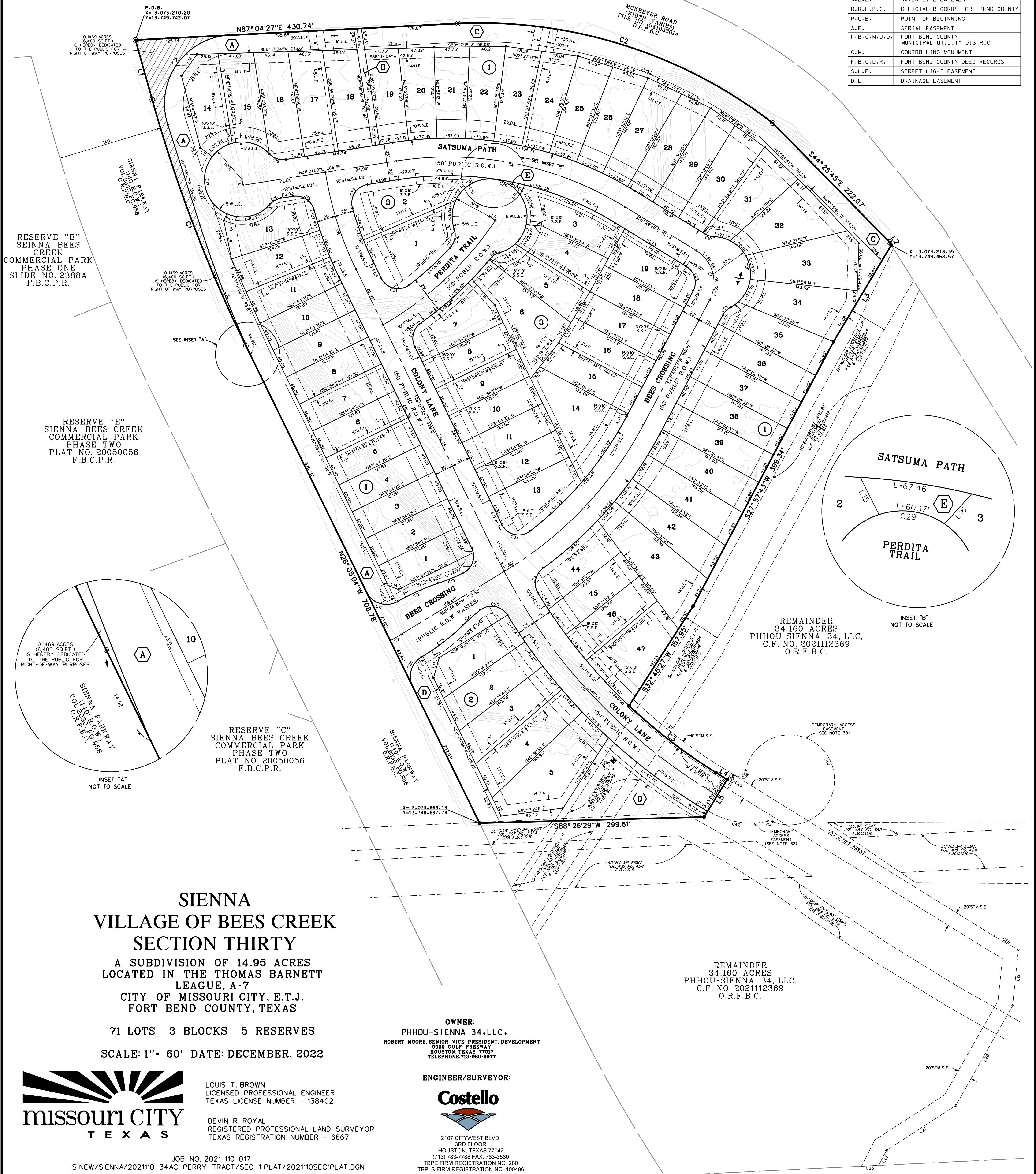
 • SUBDIVISION BENCHMARK

CURVE DATA TABLE					
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	351.86	193.00	10° 26' 44"	N04°50'36"W	351.37
C2	444.84	638.60	40° 21' 30"	S72°25'59"E	440.58
C3	338.02	725.00	34° 12' 55"	S41°18'25"E	340.16
C4	146.41	450.00	40° 21' 41"	S78°44'10"E	317.47
C5	75.43	450.00	86° 26' 47"	S15°15'56"E	68.48
C6	258.70	500.00	29° 38' 43"	S42°46'48"W	255.83
C7	150.00	500.00	17° 14' 45"	S58°27'15"E	150.00
C8	135.70	450.00	71° 46' 40"	S77°15'15"E	135.18
C9	420.41	750.00	32° 7' 11"	S42°09'05"E	414.93
C10	206.18	450.00	26° 15' 71"	N40°30'50"E	204.38
C11	49.09	300.00	93° 45' 11"	S72°57'38"E	43.79
C12	300.00	300.00	90° 14' 58"R	S90°00'00"E	58.81
C13	35.96	300.00	6° 52' 41"	N67°58'43"E	35.95
C14	39.55	250.00	90° 38' 15"	N19°13'33"E	35.54
C15	36.83	250.00	84° 24' 46"	N56°46'37"W	33.59
C16	17.26	250.00	39° 33' 48"	N61°14'06"W	16.92
C17	24.30	250.00	27° 25' 20"	N67°05'11"E	23.39
C18	24.30	250.00	55° 46' 38"	S77°05'41"E	23.39
C19	12.98	250.00	29° 44' 33"	S73°21'56"E	12.83
C20	131.18	500.00	150° 19' 7"	S13°04'19"E	96.66
C21	14.89	250.00	34° 7' 42"	S45°01'02"W	14.67
C22	37.27	250.00	97° 25' 24"	S41°13'11"E	33.91
C23	42.33	250.00	97° 12' 58"	N08°07'53"W	33.91
C24	29.43	300.00	5° 37' 17"	S48°32'46"W	29.42
C25	70.79	300.00	31° 31' 13"	S52°29'44"W	70.63
C26	44.68	300.00	80° 20' 24"	S64°01'01"W	40.67
C27	35.31	300.00	80° 54' 51"	N41°21'51"E	32.44
C28	15.26	250.00	34° 58' 23"	N57°03'03"E	15.02
C29	238.72	500.00	27° 33' 18"	N62°14'24"W	68.48
C30	26.88	250.00	96° 35' 37"	S11°46'45"E	25.60
C31	26.88	250.00	91° 23' 47"	N84°54'45"W	25.60
C32	42.32	250.00	96° 59' 25"	S32°31'17"E	37.44
C33	37.72	250.00	86° 26' 47"	S15°15'56"E	34.24
C34	44.36	250.00	101° 40' 14"	N76°55'42"W	38.77
C35	218.04	1500.00	8° 19' 42"	N27°55'12"E	217.85
C36	126.41	915.00	61° 49' 48"	N84°54'45"W	126.01
C37	146.26	750.00	11° 13' 14"	S52°20'58"E	145.01
C38	37.60	415.00	5° 11' 27"	S60°48'19"E	37.58
C39	19.12	100.00	109° 31' 34"	N67°01'38"E	16.34
C40	293.00	600.00	27° 49' 47"	N27°50'54"E	77.30
C41	10.00	10.00	34° 4' 54"	N84°54'45"W	10.00
C42	83.79	110.00	43° 38' 34"	N80°11'55"W	81.78

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE (FEET)
L1	N45° 40'57"W	82.58
L2	S32° 08'14"E	4.64
L3	S31° 17'27"W	150.12
L4	N85° 12'35"E	17.75
L5	S31° 47'25"W	58.73
L6	S88° 59'00"E	7.82
L7	N55° 02'07"E	15.40
L8	N56° 02'04"W	9.35
L9	N11° 20'19"W	52.16
L10	N23° 54'07"E	10.00
L11	N55° 02'07"E	15.40
L12	N35° 53'41"E	25.42
L13	N15° 50'35"E	28.04
L14	S7° 05'19"E	14.19
L15	N62° 42'50"W	9.92
L16	N42° 14'12"E	22.00
L17	S85° 03'23"E	2.22
L18	S41° 11'35"E	74.80
L19	S05° 51'55"W	46.08
L20	S41° 47'25"E	122.37
L21	S57° 09'13"W	22.69
L22	S27° 13'35"W	110.19
L23	S87° 13'35"W	23.09
L24	S41° 47'25"E	122.37
L25	S88° 59'00"E	7.82



ABBREVIATION LEGEND	
B.L.	BUILDING LINE
C.F. NO.	CLERKS FILE NO.
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
O.R.F.B.C.	OFFICIAL RECORDS FORT BEND COUNTY
P.O.B.	POINT OF BEGINNING
A.E.	AERIAL EASEMENT
F.B.C.M.U.D.	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT
C.W.	CONTROLLING MONUMENT
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
S.L.E.	STREET LIGHT EASEMENT
D.E.	DRAINAGE EASEMENT



SIENNA
VILLAGE OF BEES CREEK
SECTION THIRTY

A SUBDIVISION OF 14.95 ACRES
LOCATED IN THE THOMAS BARNETT
LEAGUE, A-7
CITY OF MISSOURI CITY, E.T.J.
FORT BEND COUNTY, TEXAS

71 LOTS 3 BLOCKS 5 RESERVES

SCALE: 1" = 60' DATE: DECEMBER, 2022



LOUIS T. BROWN
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NUMBER - 138402

DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER - 6667

JOB NO. 2021-110-017

S:\NEW\SIENNA\2021110 34AC PERRY TRACT\SEC 1 PLAT\2021110SEC1PLAT.DGN

OWNER:
PHHOU-SIENNA 34.LLC.
ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT
9000 GULF FREEWAY
HOUSTON, TEXAS 77017
TELEPHONE: 713-960-9977

ENGINEER/SURVEYOR:



2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

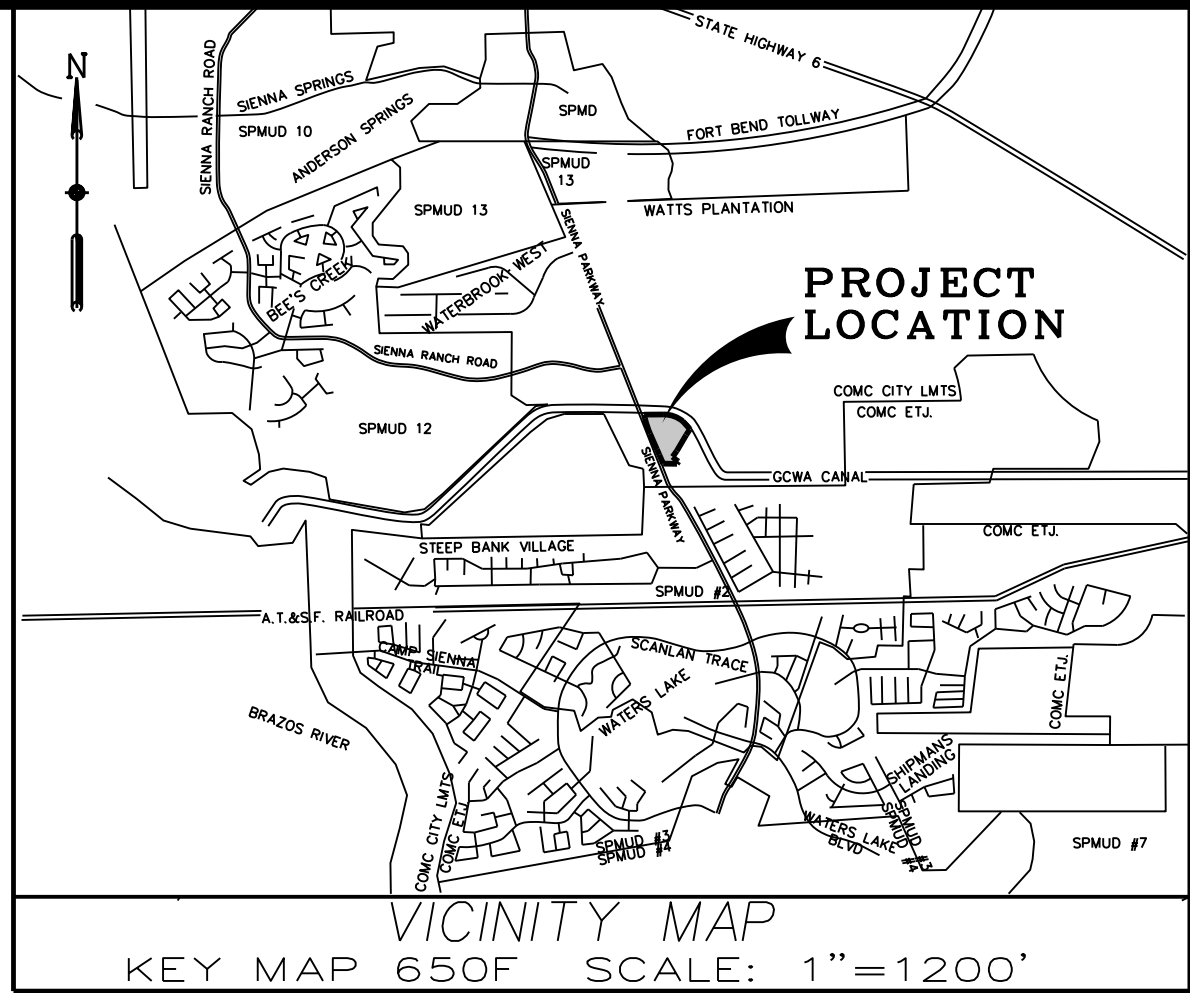
GENERAL NOTES:

- THE FOLLOWING NOTE SHALL BE ADDED TO THE PLAT AS REQUESTED BY FORT BEND COUNTY: "ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS."
- 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.
- 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.
- 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.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 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.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE. AND THE VILLAGE OF BEES CREEK HOMEOWNER'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).
- 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.
- THERE ARE NO EXISTING AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION. - OR - ALL EXISTING AND PROPOSED PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THE FOLLOWING NOTE MUST BE PROVIDED IF PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN OR ADJACENT TO THE SUBDIVISION FOR A DISTANCE OF NOT LESS THAN 200 FEET: "BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER."
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OR 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 THE 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.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(13) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 1999).
- 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.
- 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 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THERE ARE PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER #1015: BRASS DISK IN CONCRETE, LOCATED AT THE SOUTHWEST CORNER OF WATERS LAKE BLVD. AND THE EAST ENTRANCE TO THE RIDGE POINT HIGH SCHOOL IN SIENNA. APPROXIMATELY 2.3' SOUTH OF SIDEWALK. ELEVATION OF 59.15' NAV88, 2001 ADJ.

SITE TBM: 5/8-INCH IRON ROD WITH CAP LOCATED IN FUTURE RESERVE "D", APPROXIMATELY 14.5' SOUTHWEST OF THE RIGHT-OF-WAY LINE OF FUTURE COLONY LANE IN THE CENTER OF A 50-FOOT-WIDE PIPELINE EASEMENT. ELEVATION: 59.81
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 66.0 (NAVD 1988, 2001 ADJ.) FEET ABOVE MEAN SEA LEVEL. 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 ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THIS PROPERTY LIES WITHIN THE LIMITS OF UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP NUMBER 48157CO295L DATED APRIL 2, 2014.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY; FORT BEND I.S.D.; SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT, SIENNA MUNICIPAL UTILITY DISTRICT NO. 10 AND THE CITY OF MISSOURI CITY ETJ.
- THERE ARE PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES AT THIS TIME:

VERIZON, CENTERPOINT ENERGY, FORT BEND COUNTY C.A.D., TIME WARNER CABLE CO., FBC DRAINAGE DISTRICT, CENTERPOINT GAS, SIENERGY, L.P.
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.000132370.
- ALL SIENERGY, L.P., GAS PIPELINES TO BE BURIED WITH A COVER OF AT LEAST 36-INCHES FROM THE TOP OF PIPE TO THE SURFACE OF THE GROUND.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0573, ISSUED DATE DECEMBER 13, 2022, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.

- 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 THE A.D.A.
- A ONE-FOOT RESERVE 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 ACREAGE TRACTS. THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 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.
- ALL EASEMENT, OPEN SPACES, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, MUNICIPAL UTILITY DISTRICT, OR OTHER PERPETUAL ENTITY.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THIS PLAT LIES WITHIN ZONE "LZ2" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE 2004.
- ALL BUILDING LINE TRANSITIONS ARE AT A 45-DEGREE ANGLE TO THE SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- SIDEWALKS AND TRAILS SHALL REFER TO SECTION 82-164 OF THE SUBDIVISION ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS.
- IN GENERAL, PAVEMENT MARKINGS, SEPARATORS, SIGNAGE, FENCING AND LANDSCAPING MAY ALSO BE REQUIRED WHERE NECESSARY TO PROMOTE CIRCULATION, SCREENING, BUFFERING AND SAFETY
- SIDEWALKS, SIDEWALKS SHALL BE INSTALLED ALONG ALL STREETS IN EACH SUBDIVISION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN MANUAL
- TRAILS, TRAILS MAY BE INSTALLED IN A VARIETY OF AREAS INCLUDING FEE STRIPS AS WELL AS ON ADJACENT LEVEES, WITHIN DRAINAGE EASEMENTS AND PIPELINE EASEMENTS, ALONG ROAD RIGHT-OF-WAY AND IN ANY OTHER LOCATION AND MANNER CONSISTENT WITH THE CITY PARK AND RECREATION MASTER PLAN AND CITY TRAIL PLAN.
- B.L. INDICATES BUILDING SETBACK LINE, STM.S.E. INDICATES STORM SEWER EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, U.E. INDICATES UTILITY EASEMENT, AE. INDICATES AERIAL EASEMENT, L.I.D. INDICATES LEVEE IMPROVEMENT DISTRICT, M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT AND D.E. INDICATES DRAINAGE EASEMENT.
- THIS TEMPORARY TURN-AROUND ACCESS EASEMENT SHALL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT UPON RECORDATION OF A PLAT THAT DEDICATES A PERMANENT RIGHT OF WAY ACCESS TO VEHICULAR AND PEDESTRIAN TRAFFIC ON, UNDER, OVER OR ACROSS ANY PORTION OF THE EASEMENT TRACT.
- LOTS 1 AND 2 OF BLOCK 3 ARE HEREBY DENIED DRIVEWAY ACCESS FROM PERDITA TRAIL AND SATSUMA PATH.



VICINITY MAP
KEY MAP 650F SCALE: 1"=1200'

SIENNA
VILLAGE OF BEES CREEK
SECTION THIRTY
A SUBDIVISION OF 14.95 ACRES
LOCATED IN THE THOMAS BARNETT
LEAGUE, A-7
CITY OF MISSOURI CITY, E.T.J.
FORT BEND COUNTY, TEXAS

71 LOTS 3 BLOCKS 5 RESERVES

DATE: DECEMBER, 2022

OWNER:

PHHQ-SIENNA 34.LLC.

ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT
9000 GULF FREEWAY
HOUSTON, TEXAS 77017
TELEPHONE: 713-960-9977

ENGINEER/SURVEYOR:

Costello



2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

LOUIS T. BROWN
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NUMBER - 138402

DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER - 6667

