

PLAT RECORDING SHEET

PLAT NAME: Sienna Waters Center

PLAT NO: _____

ACREAGE: 1.5975

LEAGUE: William Hall Survey

ABSTRACT NUMBER: 31

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: TW Sienna LLC and Toll-GTIS Property Owner LLC

(DEPUTY CLERK)

1. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES AND ETJ OF THE CITY OF MISSOURI CITY, TEXAS.
2. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

3. THE TOP OF A FLOOR SLAB SHALL BE A MINIMUM OF 58.70 FEET ABOVE THE MEAN SEA LEVEL (NAVD 88 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 ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

4. ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
5. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

6. THE COORDINATES SHOWN HEARON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999867651

7. THIS PROPERTY LIES WITHIN SHADED ZONE "X" FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0435L, DATED APRIL 2, 2014.

8. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.

9. THE PLAT LIES WITHIN LIGHT ZONE 3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.

10. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS 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 BESTED 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.

11. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-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.

12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

13. THE PROPERTY OWNER WILL HAVE OWNERSHIP AND THE MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE RESERVES.

1. 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.

2. IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITH OUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.

3. 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.

4. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEEP 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.

5. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCE ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACE; AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCE 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).

6. 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.

7. 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.

8. 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.

9. 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.

1. BENCHMARK: MISSOURI CITY SURVEY CONTROL MONUMENT NO. PCM-003 IS A 4 INCH BRASS DISK SET IN CONCRETE STAMPED PCM-003 LOCATED FROM THE SOUTHWESTERN CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL-FRESNO RD., ELEVATION = 66.07 FEET NAVD 1988, 2001 ADJUSTMENT.

2. TBM: 5/8" I.R. WITH CAP LOCATED ON THE SOUTHWEST CORNER OF PROPERTY AS SHOWN ON PLAT. ELEVATION = 56.76'

3. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), 2001 ADJUSTMENT.

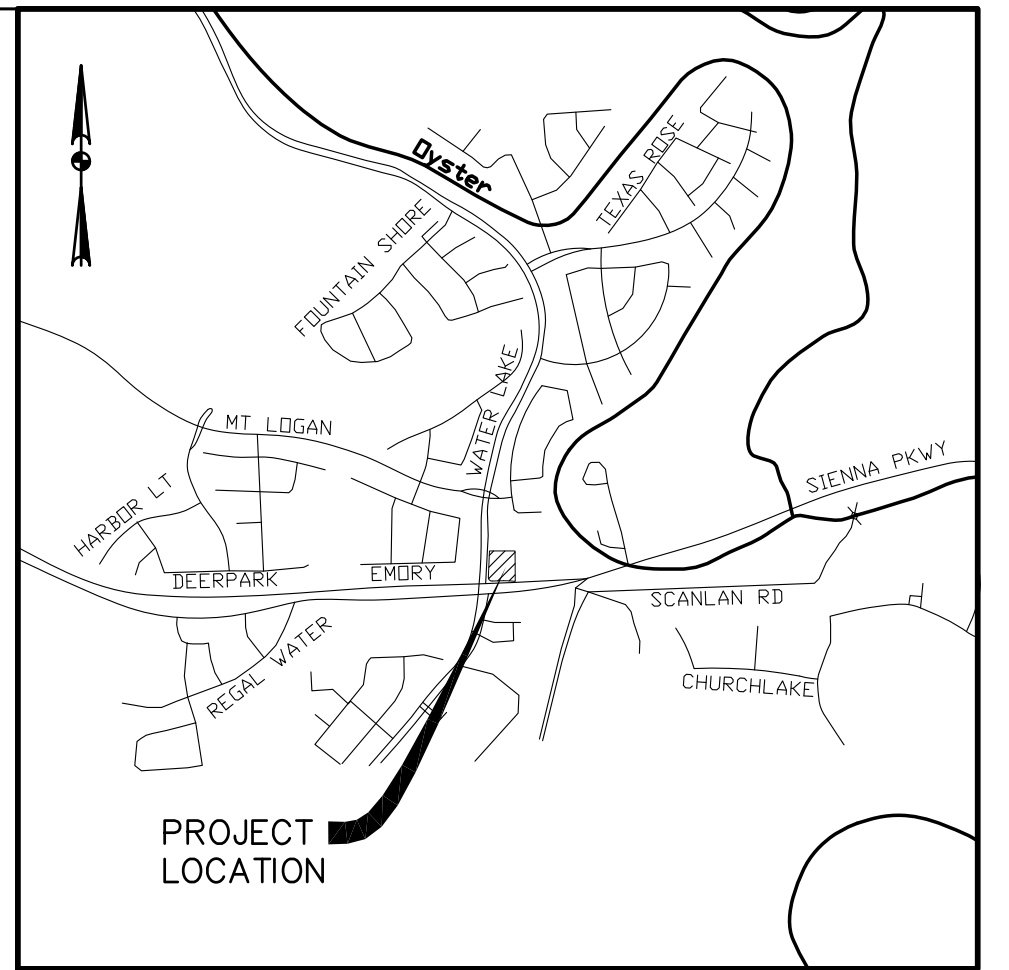
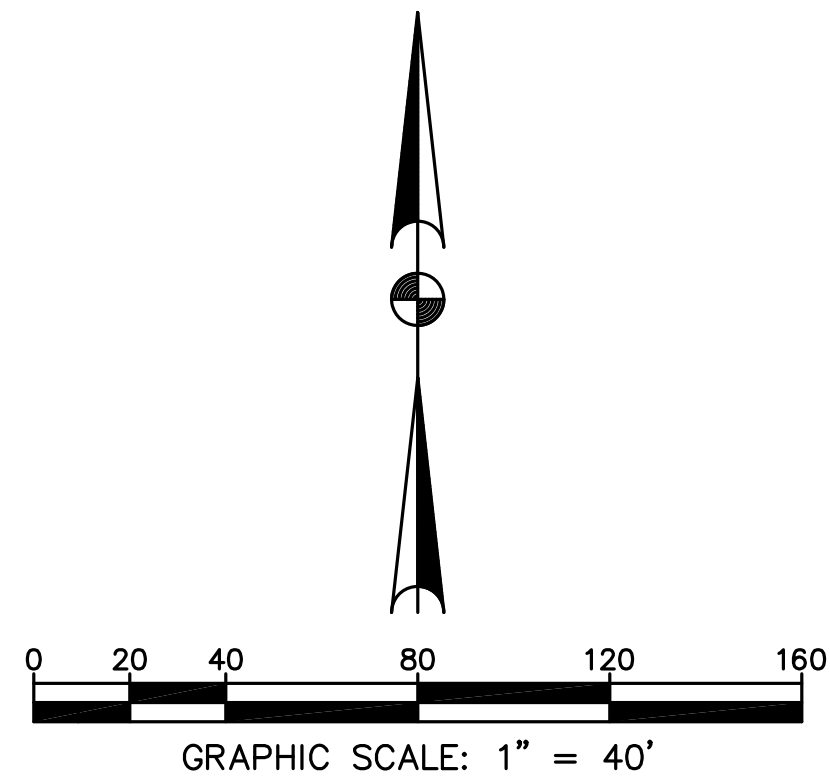
4. SUBJECT TO ACCESS EASEMENT AGREEMENT AS RECORDED IN FILE NO. 2022062085 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY.

5. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERMETER AND BACK TO BACK EASEMENTS AND LONGSIDE RAIL LINES ARE PERMITTED, THEY MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAIL WOODEN POSTS AND PANELED WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	510.00'	56.97'	06°24'03"	N 88°36'22" W	56.95'
C2	35.00'	57.66'	94°23'50"	N 44°36'28" W	51.36'
C3	55.00'	76.99'	80°11'58"	N 51°05'13" W	70.85'

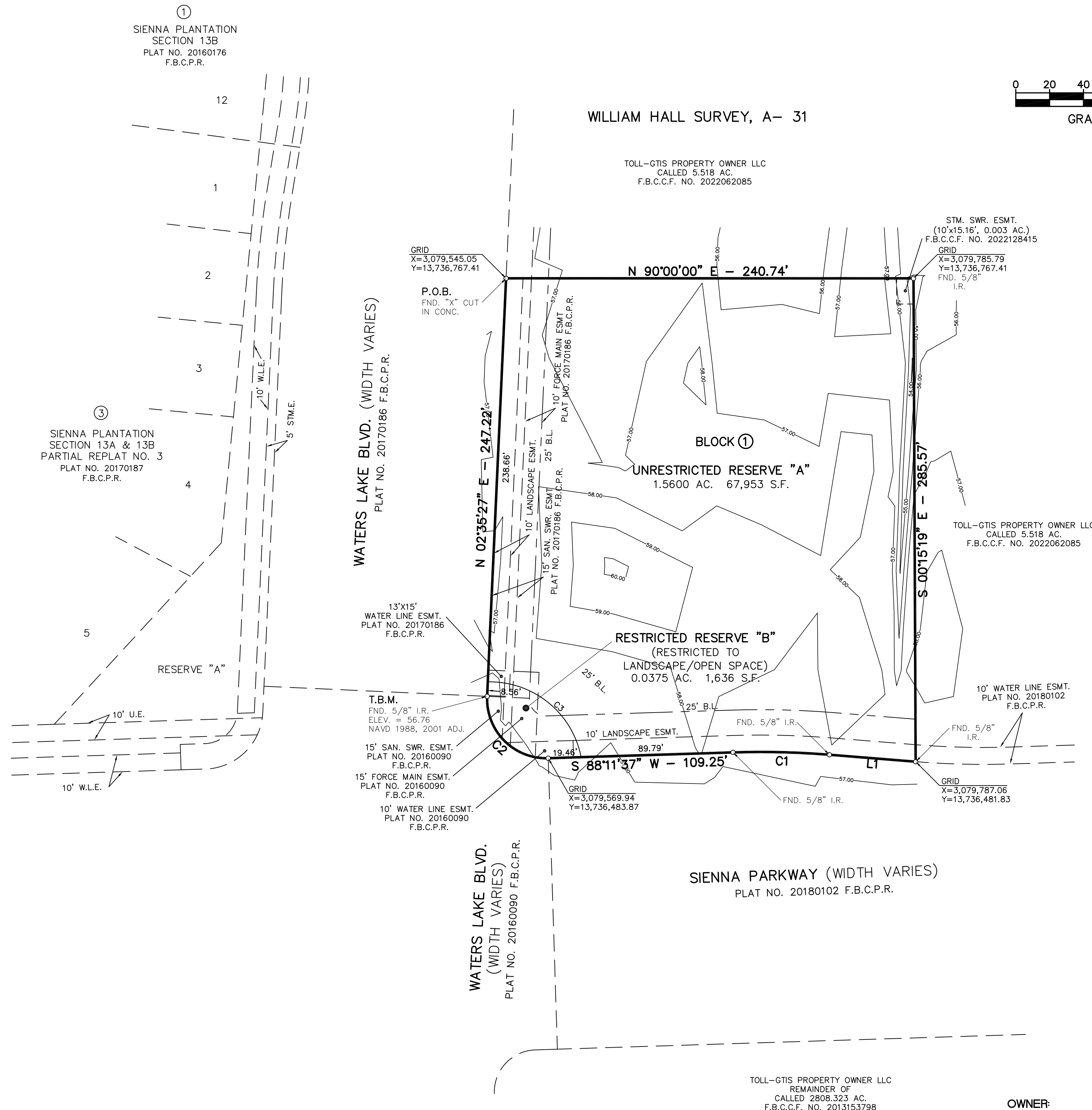
LINE TABLE		
LINE	LINE BEARING	DISTANCE
L1	N 85°24'20" W	51.16'

DISTRICT NAMES:	
COUNTY	FORT BEND COUNTY
W.C.I.D.	N.A.
M.U.D.	SIENNA MUD #6
L.I.D.	SIENNA PARKS & LID
D.I.D.	F.B.C.D.
COUNTY ASSIST. DIST.	N.A.
SCHOOL	FORT BEND I.S.D.
FIRE	N.A.
IMPACT FEE AREA	N.A.
CITY OR CITY E.T.J.	MISSOURI CITY E.T.J.
UTILITIES CO.	CENTERPOINT ENERGY



VICINITY MAP SCALE 1"=1500'
KEY MAP NO. 650U

TOLL-GTIS PROPERTY OWNER LLC
CALLED 5.518 AC.
F.B.C.C.F. NO. 2022062085



RESERVE LEGEND

A UNRESTRICTED RESERVE "A"
1.5600 AC., 67,953 SQ. FT.

B RESTRICTED RESERVE "B"
(RESTRICTED TO LANDSCAPE/OPENSOURCE)
0.0375 AC., 1.636 SQ. FT.

PG. - PAGE
AC. - ACRE
E - EAST
W - WEST
N - NORTH
S - SOUTH
F. - FOUND
VOL. - VOLUME
NO. - NUMBER
HWY. - HIGHWAY
I. R. - IRON ROD
I. P. - IRON PIPE
ESMT. - EASEMENT
S. F. - SQUARE FEET
R. O. W. - RIGHT OF WAY
B. L. - BUILDING LINE
STM. SWR. - STORM SEWER
S. SWR. - SANIT. SEWER
A. E. - AERIAL EASEMENT
U. E. - UTILITY EASEMENT
(C) - CONCRETE MONUMENT
W. L. E. - WATER LINE EASEMENT
T. B. M. - TEMPORARY BENCHMARK
F. B. C. P. R. - FORT BEND COUNTY PLAT RECORDS
F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
F. C. C. F. - FORT BEND COUNTY CLERK'S FILE
T. X. D. O. T. - TEXAS DEPARTMENT OF TRANSPORTATION

SIENNA WATERS CENTER

A SUBDIVISION OF 1.5975 ACRES, LOCATED IN THE
WILLIAM HALL SURVEY, ABSTRACT NO. 31, CITY OF
MISSOURI CITY ETJ, FORT BEND COUNTY, TEXAS.

0 LOTS 1 BLOCK 2 RESERVES

DATE: AUGUST, 2023 SCALE: 1" = 40'

OWNER:
TOLL-GTIS PROPERTY OWNER LLC,
A TEXAS LIMITED LIABILITY COMPANY
10110 WEST SAM HOUSTON PKWY. NORTH, SUITE 210, HOUSTON, TX 77064
281-894-8655

SURVEYOR:
CENTURY ENGINEERING, INC.
3030 S. GESSNER ROAD, SUITE 100, HOUSTON, TX 77063

SHEET 1 OF 2

T.B.P.E. FIRM REGISTRATION NO. F-380 T.B.P.L.S. FIRM REGISTRATION NO. F-100965-0

STATE OF TEXAS

COUNTY OF FORT BEND

WE, TW SIENNA LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH SHAHEEN MOMIN, MANAGER, BEING OFFICERS OF TW SIENNA LLC, A TEXAS LIMITED LIABILITY COMPANY AND TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE BEING OFFICERS OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 1.5975 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SIENNA WATERS CENTER, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS) 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 ASSIONS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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 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') PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR 16 FEET PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, 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 AN ADDITIONAL TEN FEET (10') 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 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 THEREON, WHEREBY THE AERIAL EASEMENT TOTAL THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HERE BY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMINANT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HERE BY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJCENT 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, PLANTING 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, 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 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, THE TW SIENNA LLC, TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SHAHEEN MOMIN, IT'S MANAGER AND TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, IT'S AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED, THIS ____ DAY OF ____ 2023.

TW SIENNA LLC, A TEXAS LIMITED LIABILITY COMPANY TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: SHAHEEN MOMIN, MANAGER BY: JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAHEEN MOMIN, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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 WATERS CENTER 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 ____ 2023.

BY: TIMOTHY R. HANEY, CHAIRMAN

BY: JOHN T. O'MALLEY, VICE-CHAIRMAN

I, MICHAEL A. ZUMSTEG, AM AUTHORIZED (OR 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 OBJECTS OF A PERMANENT NATURE) 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.

MICHAEL A. ZUMSTEG, R.P.L.S. TEXAS REGISTRATION No. 5127



WE, U.S. BANK NATIONAL ASSOCIATION d/b/a HOUSING CAPITAL COMPANY, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SIENNA WATERS CENTER, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2018134516 OF THE O.P.R.O.R.P. OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

U.S. BANK NATIONAL ASSOCIATION d/b/a HOUSING CAPITAL COMPANY

BY: _____ NAME: _____ TITLE: _____

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WE, BANCORPSOUTH BANK, A DIVISION OF CADENCE BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SIENNA WATERS CENTER, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2022062081 OF THE O.P.R.O.R.P. OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BANCORPSOUTH BANK A DIVISION OF CADENCE BANK

BY: _____ NAME: _____ TITLE: _____

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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.

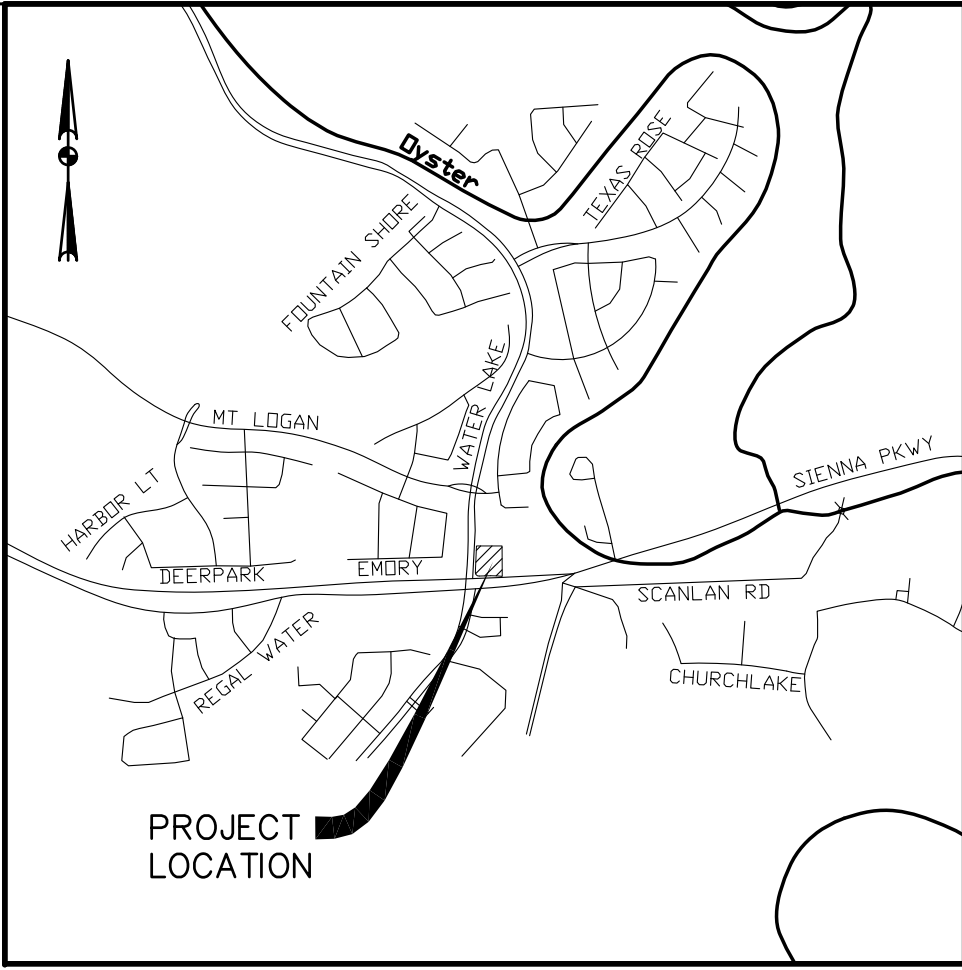
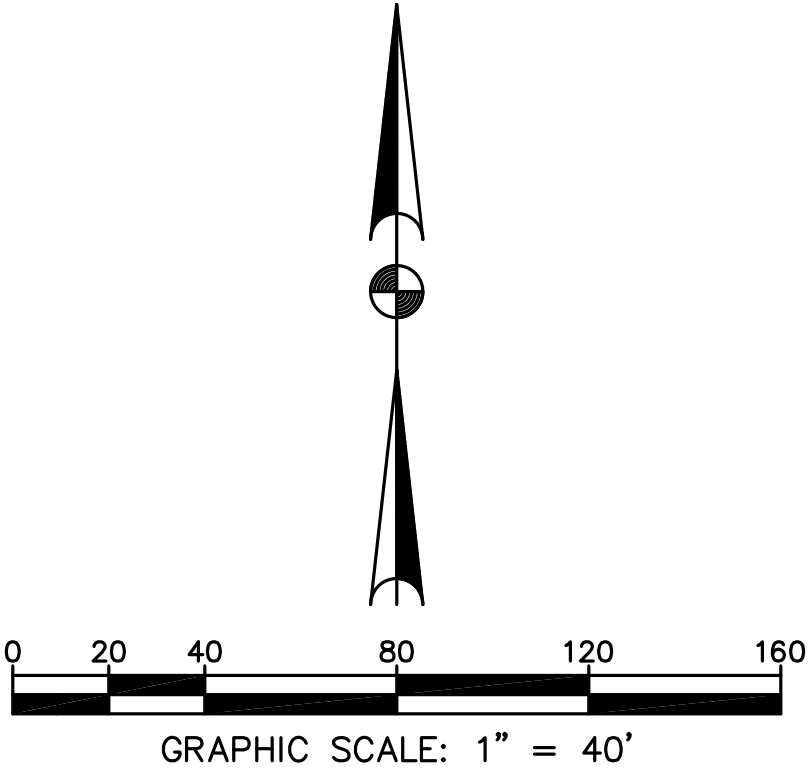
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, MARIO E. LANZA, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

MARIO E. LANZA, P.E. TEXAS REGISTRATION No. 108702



VICINITY MAP SCALE 1"=1500' KEY MAP NO. 650U

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 ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

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

APPROVED BY THE FORT BEND COUNTY COMMISSIONERS' COURT THIS ____ DAY OF ____ 20__

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

W.A. "ANDY" MEYERS COMMISSIONER, PRECINCT 3 DEXTER L. MCCOY COMMISSIONER, PRECINCT 4

KP GEORGE COUNTY JUDGE

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 ____ 2023 AT ____ O'CLOCK ____ M. IN PLAT NUMBER ____ IN THE PLAT RECORDS OF FORT BEND COUNTY.

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 WATERS CENTER

A SUBDIVISION OF 1.5975 ACRES, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT NO. 31, CITY OF MISSOURI CITY ETJ, FORT BEND COUNTY, TEXAS.

OWNER:
TW SIENNA LLC,
A TEXAS LIMITED LIABILITY COMPANY
12505 REED RD. #100, SUGAR LAND, TX. 77478
832-715-5408

OWNER:
TOLL-GTIS PROPERTY OWNER LLC,
A TEXAS LIMITED LIABILITY COMPANY
10100 WEST SAM HOUSTON PKWY. NORTH, SUITE 210, HOUSTON, TX 77064
281-894-8655

0 LOTS 1 BLOCK 2 RESERVES

DATE: AUGUST, 2023 SCALE: 1" = 40'

SURVEYOR:
CENTURY ENGINEERING, INC.
3030 S. GESSNER ROAD, SUITE 100, HOUSTON, TX 77063
(713) 780-8871 FAX: (713) 780-7662
email: dmsa@centuryengineering.com

T.B.P.E. FIRM REGISTRATION NO. F-380 T.B.P.L.S. FIRM REGISTRATION NO. F-100965-0

SHEET 2 OF 2