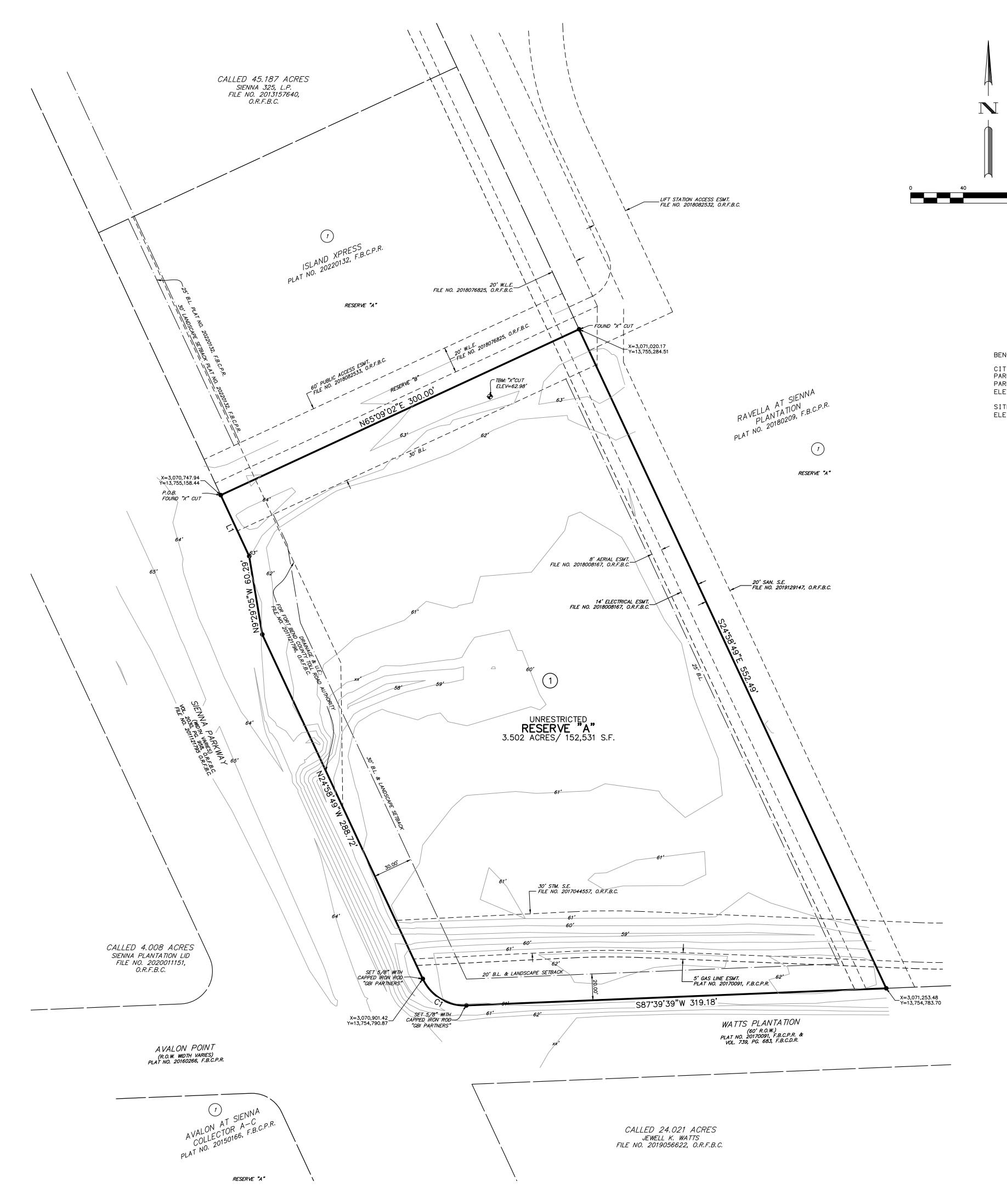
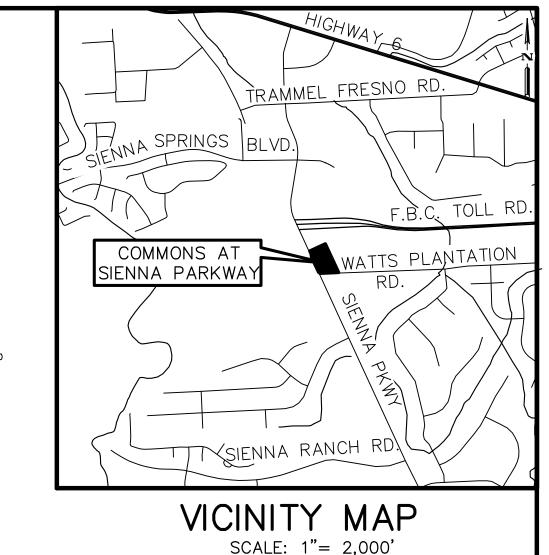
- 2. "U.E." indicates Utility Easement
- 3. "B. L." indicates Building Line.
- 4. "O.D." indicates Outside Diameter.
- 5. "W. L. E." indicates Water Line Easement.
- 6. "SAN. S. E." indicates Sanitary Sewer Easement.
- 7. "STM. S.E." indicates Storm Sewer Easement
- 8. "F.B.C.C.F. No." indicates Fort Bend County Clerk's File Number
- 9. "F. B. C. P. R." indicates Fort Bend County Plat Records.
- 10. "F. B. C. D. R." indicates Fort Bend County Deed Records.
- 11. "O. R. F. B. C." indicates Official Records of Fort Bend County.
- 12. "ESMT." indicates Easement.
- 13. All corners are Found 5/8-inch Iron Rod unless otherwise noted.
- 14. Unless otherwise indicated, the building lines [B.L.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 82. Code of Ordinances, City of Missouri City, in effect at the time this plat was approved, which may be amended from time to time.
- 15. 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.
- 16. The top of all floor slabs shall be a minimum of 63.85 feet above mean sea level. In addition, the 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 restrain, whichever is higher.
- 17. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 18. All property to drain into the drainage easement only through an approved drainage structure.
- 19. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor of 0.99986797.
- 20. Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 as derived from GPS observations.
- 21. In accordance with the Federal Emergency Management Agency Community Panel No. 48157C0295L, map revised April 2, 2014, property lies within Shaded Zone "X", areas protected by levees from 100-year flood. Failure or overtopping of levees is possible.
- There are no visible pipelines within the platted area shown hereon. All existing pipeline easements through the subdivision have been shown. There are no proposed pipelines or pipeline easements
- 23. This plat is located within Light Zone LZ2.
- 24. All property subdivided in the above and foregoing plat is located within the extra-territorial jurisdiction of the City of Missouri
- 25. This plat lies within Sienna Management District and Sienna Parks and Levee Improvement District.
- 26. The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
- 27. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated right-of-ways within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 28. 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.
- 29. In accordance with Center Point Electric Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to meter shall not be blocked by gates, walls or fences.
- 30. Driveway approaches shall be provided in accordance with Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri
- 31. Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of Missouri City.
- 32. 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,
- The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the Sienna Plantation Property Owners Association, Inc., a Texas nonprofit corporation d/b/a Sienna Property Owners 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).
- 34. All 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.
- 35. Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is
- No building 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 accepted by the City or quarantee 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
- 37. 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 2019).
- Required fire flows shall be provided based on the size and construction of all buildings as required by the International ire Code as adopted by the City.
- 39. 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.





KEY MAP: 650A

CITY OF MISSOURI CITY BENCHMARK NO. 7045, BRASS DISC ON WEST SIDE OF SIENNA PARKWAY BRIDGE OVER GCWA CANAL LOCATED JUST NORTH OF THE INTERSECTION OF SIENNA PARKWAY AND BEE'S PASSAGE. ELEVATION = 66.98' NAVD 88 (2001 ADJUSTMENT)

SITE TBM: "X" CUT ON AN INLET AS SHOWN HEREON ELEVATION = 62.98' NAVD 88 (2001 ADJUSTMENT)

DISTRICT NAMES					
WATER SI ENVIROMENTAL					
M. U. D.	SIENNA MANAGEMENT DIST.				
L. I. D.	SIENNA PARKS & LEVEE				
SCH00L	FORT BEND I.S.D.				
FIRE	CITY OF MISSOURI CITY				
CITY OR CITY ETJ	CITY OF MISSOURI CITY E.T.J.				
UTILITIES CO.	CENTERPOINT ENERGY				

	LINE DATA	
UMBER	BEARING	DISTANCE
L1	N24°58'49"W	51.18'

CURVE DATA						
UMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	
C1	35.00'	67°21'35"	41.15	N 58°39'38" W	38.82	

COMMONS AT SIENNA PARKWAY

A SUBDIVISION OF 3.502 ACRES OF LAND LOCATED IN THE MOSES SHIPMAN LEAGUE, A-86, FORT BEND COUNTY, TEXAS

LOTS: 0 SCALE: 1"=40'

RESERVE: 1 DATE: AUGUST, 2023

ARVO SIENNA TOWN CENTER LLC, a Texas limited liability company 6414 ADDISON AVENUE SUGAR LAND, TEXAS 77479 832-726-3220

SURVEYOR: GBI PARTNERS 4724 VISTA ROAD PASADENA, TEXAS 77505 281-499-4539

BLOCK: 1



10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00

SHEET 1 OF 2

STATE OF TEXAS COUNTY OF FORT BEND We, ARVO SIENNA TOWN CENTER LLC, a Texas limited liability company, acting by and through ______, its _____, owner, hereinafter referred to as Owners of the 3.502 acre tract described in the above and foregoing map of COMMONS AT SIENNA PARKWAY, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps 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 assigns to warrant and forever defend the title on the land so dedicated. 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 covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water withiout backwater and in no instance have a drainage opening of less than one and three quarters (1 3/4) square feet (24" diameter). 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, the ARVO SIENNA TOWN CENTER LLC, a Texas limited liability company, has caused these presents to be signed by _____, its _____, this _____ day of _____, 2023. ARVO SIENNA TOWN CENTER LLC. a Texas limited liability company, VIBHOR MEHROTRA MANAGER STATE OF TEXAS COUNTY OF _____ BEFORE ME, the undersigned authority, on this day personally appeared Vibhor Mehrotra, Manager, of ARVO SIENNA TOWN CENTER 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 limited liability company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023. Printed Name: Notary Public in and for the State of Texas Commission Expires: 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown 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 five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone. Jon P. Bordovsky, R. P. L. S. Texas Registration No. 6405 GBI Partners TBPELS Firm No. 10130300 Fort Bend County and the City of Missouri City, to the best of my knowledge.

I, Salim N. Obeid, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of

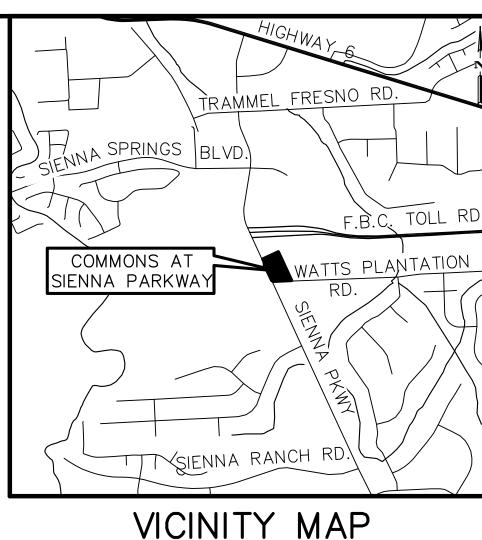
Salim N. Obeid, P.E. Registered Professional Engineer Texas Registration No. 118989

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of COMMONS AT SIENNNA PARKWAY 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.

TIMOTHY HANEY

CHAIR

JOHN O'MALLEY VICE CHAIR



SCALE: 1"= 2,000' KEY MAP: 650A

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 of subdivision within the watershed.

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

oroved	bу	the	Commissioners	Court	οf	Fort	Bend	County,	Texas,	this	 day	of
			. 202	23.								

Vincent M. Morales, Jr. Precinct 1, County Commissioner

Grady Prestage Precinct 2, County Commissioner

KP George County Judge

Precinct 3, County Commissioner

Dexter T. McCoy 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 _____, 2023, 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
Ву:	
Deputy	

COMMONS AT SIENNA PARKWAY

A SUBDIVISION OF 3.502 ACRES OF LAND LOCATED IN THE MOSES SHIPMAN LEAGUE, A-86, FORT BEND COUNTY, TEXAS

LOTS: 0 SCALE: 1"=40'

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BLOCK: 1 DATE: AUGUST, 2023

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