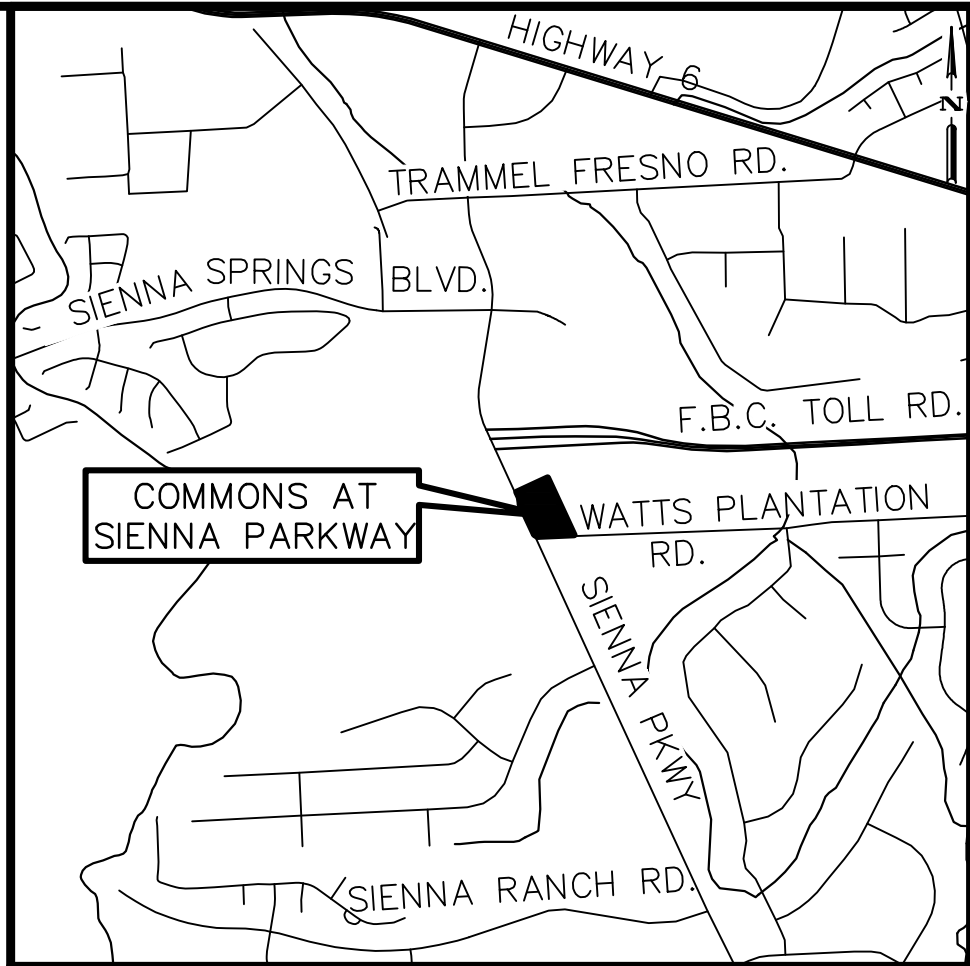
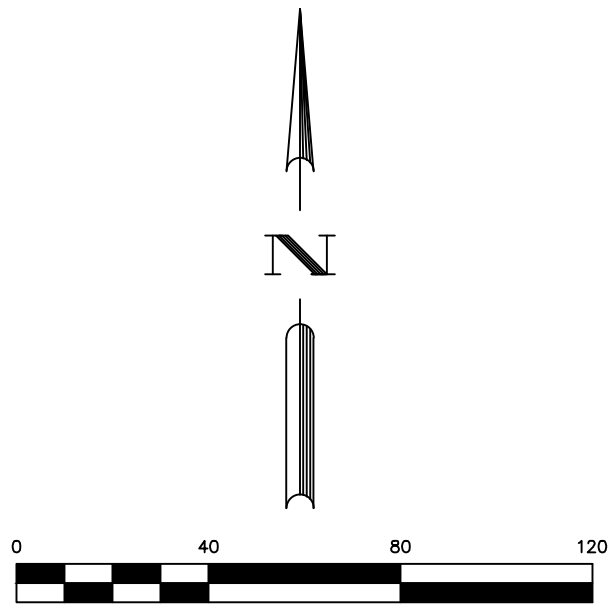
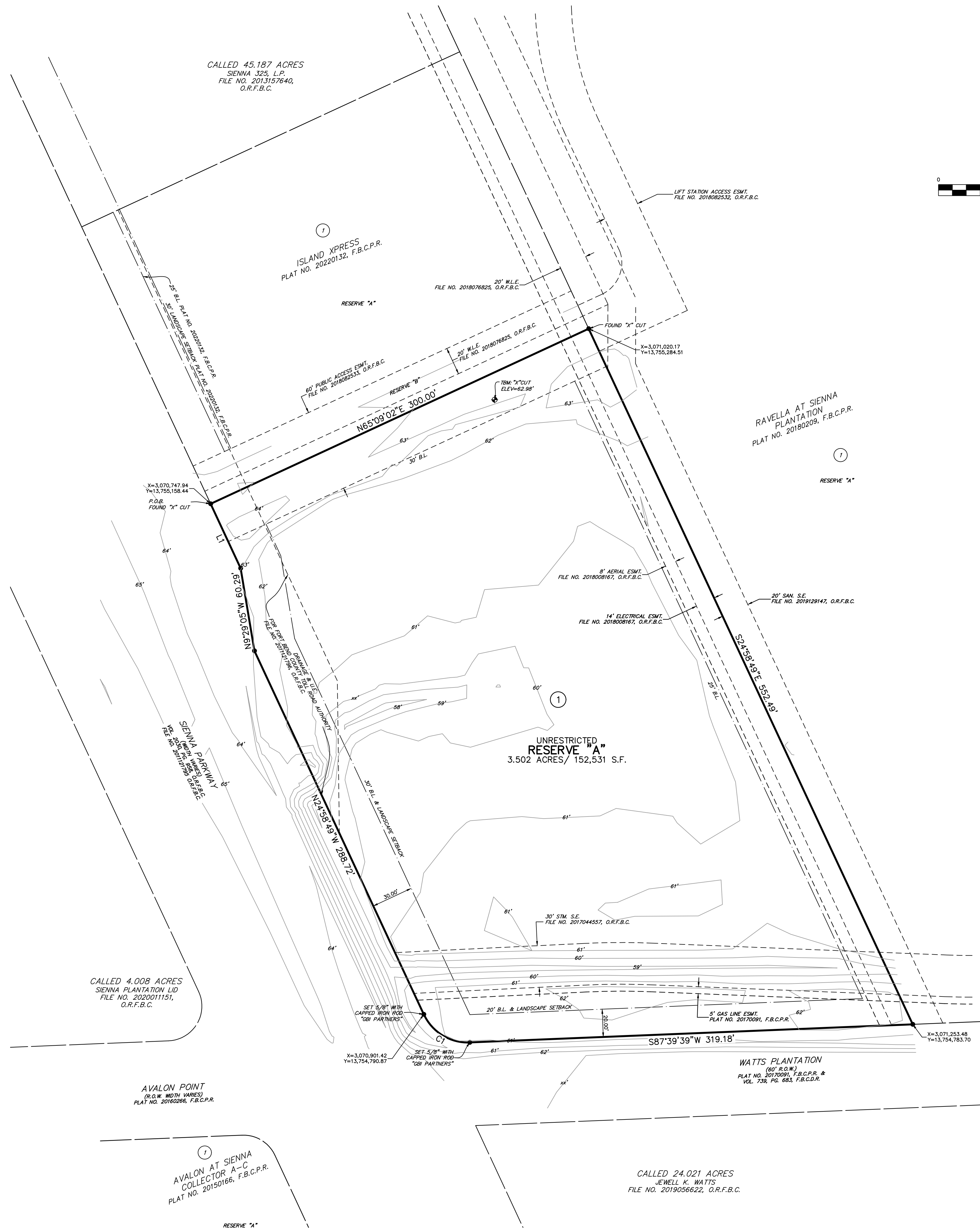


1. "①" indicates Block Number.
2. "U.E." indicates Utility Easement.
3. "B.L." indicates Building Line.
4. "O.D." indicates Outside Diameter.
5. "W.L.E." indicates Water Line Easement.
6. "SAN. S.E." indicates Sanitary Sewer Easement.
7. "STM. S.E." indicates Storm Sewer Easement.
8. "F.B.C.C.F. No." 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.

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 Plotting Manual of the City of Missouri City (September 2019).
38. 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.
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.



## VICINITY MAP

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

BENCHMARK:

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
SCHOOL	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		
NUMBER	BEARING	DISTANCE
L1	N24°58'49"W	51.18'

CURVE DATA					
NUMBER	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                      RESERVE: 1                      BLOCK: 1  
SCALE: 1"=40'                      DATE: AUGUST, 2023

OWNER:  
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



**BGE, Inc.**  
10777 Westheimer, Suite 500, Houston, TX 77042  
Tel: 281-558-8700 • [www.bgeinc.com](http://www.bgeinc.com)  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00

TBPLS Licensed Surveying Firm No. 101065-00

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 without 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.

By: \_\_\_\_\_  
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

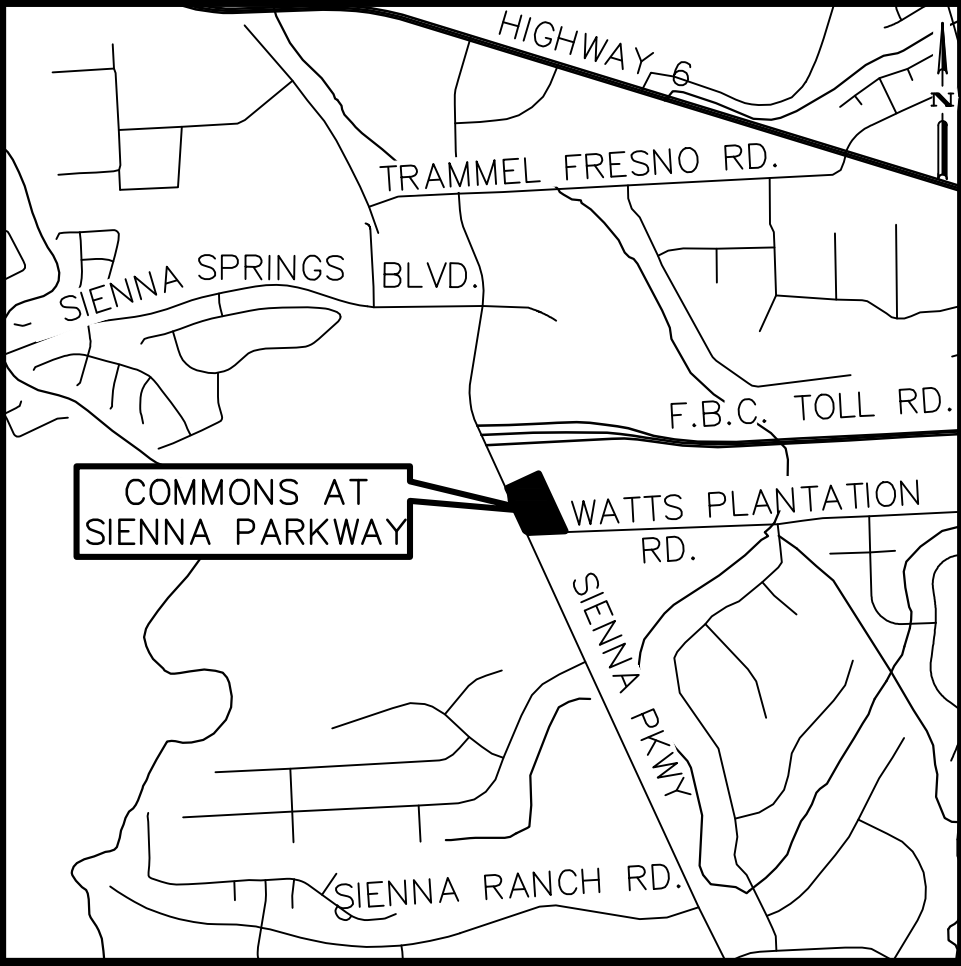
I, Salim N. Obeid, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County and the City of Missouri City, to the best of my knowledge.

\_\_\_\_\_  
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



VICINITY MAP  
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

Approved by the Commissioners Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

\_\_\_\_\_  
Grady Prestage  
Precinct 2, County Commissioner

\_\_\_\_\_  
KP George  
County Judge

\_\_\_\_\_  
W.A. "Andy" Meyers  
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  
By: \_\_\_\_\_  
Deputy

## COMMONS AT SIENNA PARKWAY

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TBPLS Licensed Surveying Firm No. 101065-00