

**PLAT RECORDING SHEET**

**PLAT NAME:** Sienna Village of Bees Creek Section Thirty-One

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 19.21

**LEAGUE:** Thomas Barnett League

**ABSTRACT NUMBER:** A-7

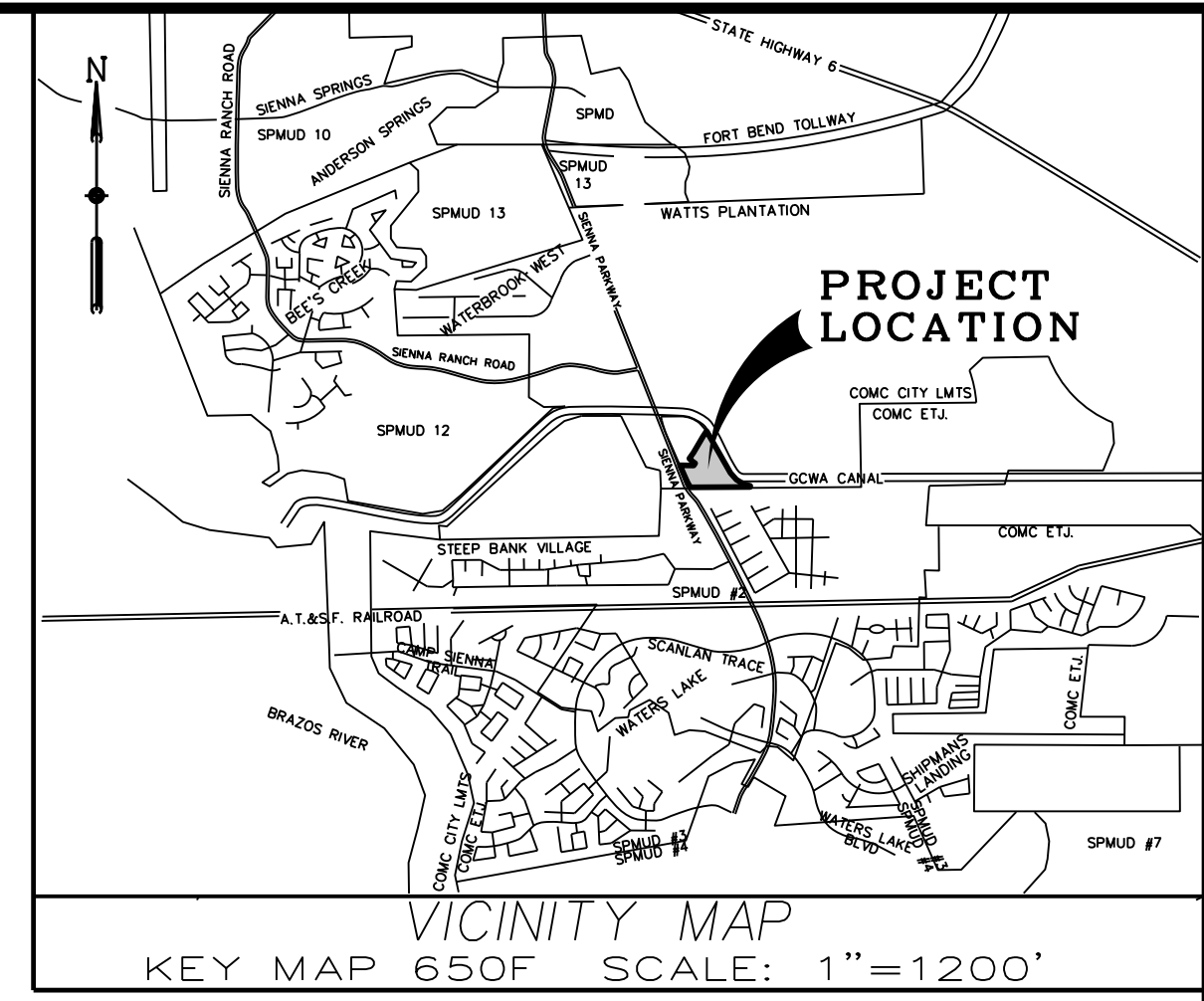
**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 69

**NUMBER OF RESERVES:** 2

**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 19.21 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA VILLAGE OF BEES CREEK SECTION THIRTY-ONE, 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-ONE 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

BY: PH LAND HOLDINGS, LLC,  
ITS SOLE MEMBER

BY:  
ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL C. BRISCH, CHIEF LEGAL AND ADMINISTRATIVE OFFICER, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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.

DEVIN R. ROYAL, R.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.

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-ONE, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI 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, 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 COMMISSIONER'S 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-ONE  
A SUBDIVISION OF 19.21 ACRES  
LOCATED IN THE THOMAS BARNETT  
LEAGUE, A-7  
CITY OF MISSOURI CITY, E.T.J.  
FORT BEND COUNTY, TEXAS**

**69 LOTS 2 BLOCKS 2 RESERVES**

**DATE: AUGUST, 2023**

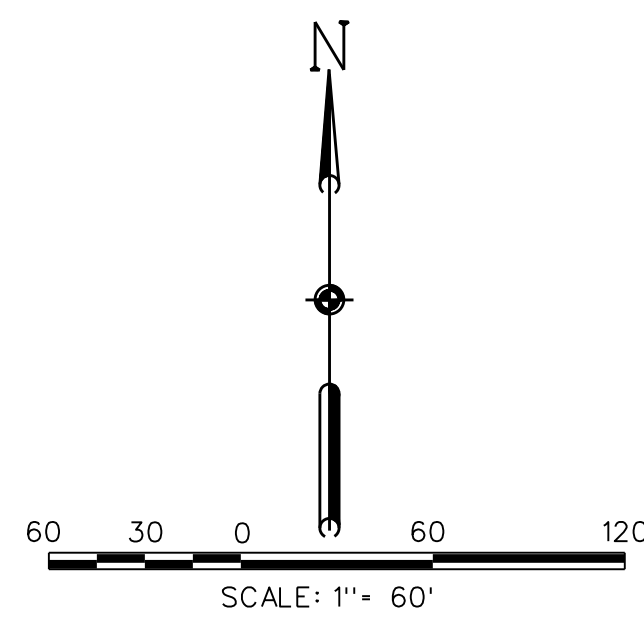
**OWNER:**  
PHHOU-SIENNA 34, LLC  
9000 GULF FREEWAY  
HOUSTON, TEXAS 77017  
CONTACT ALVIN SAN MIGUEL  
TELEPHONE: 713-960-9977

**ENGINEER/SURVEYOR:**



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  
TPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486



**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 LOT NUMBER
- ① - INDICATES BLOCK NUMBER
- A - INDICATES RESERVE
- ✂ - INDICATES STREET NAME BREAK
- ⊕ - SUBDIVISION BENCHMARK

**CURVE DATA TABLE**

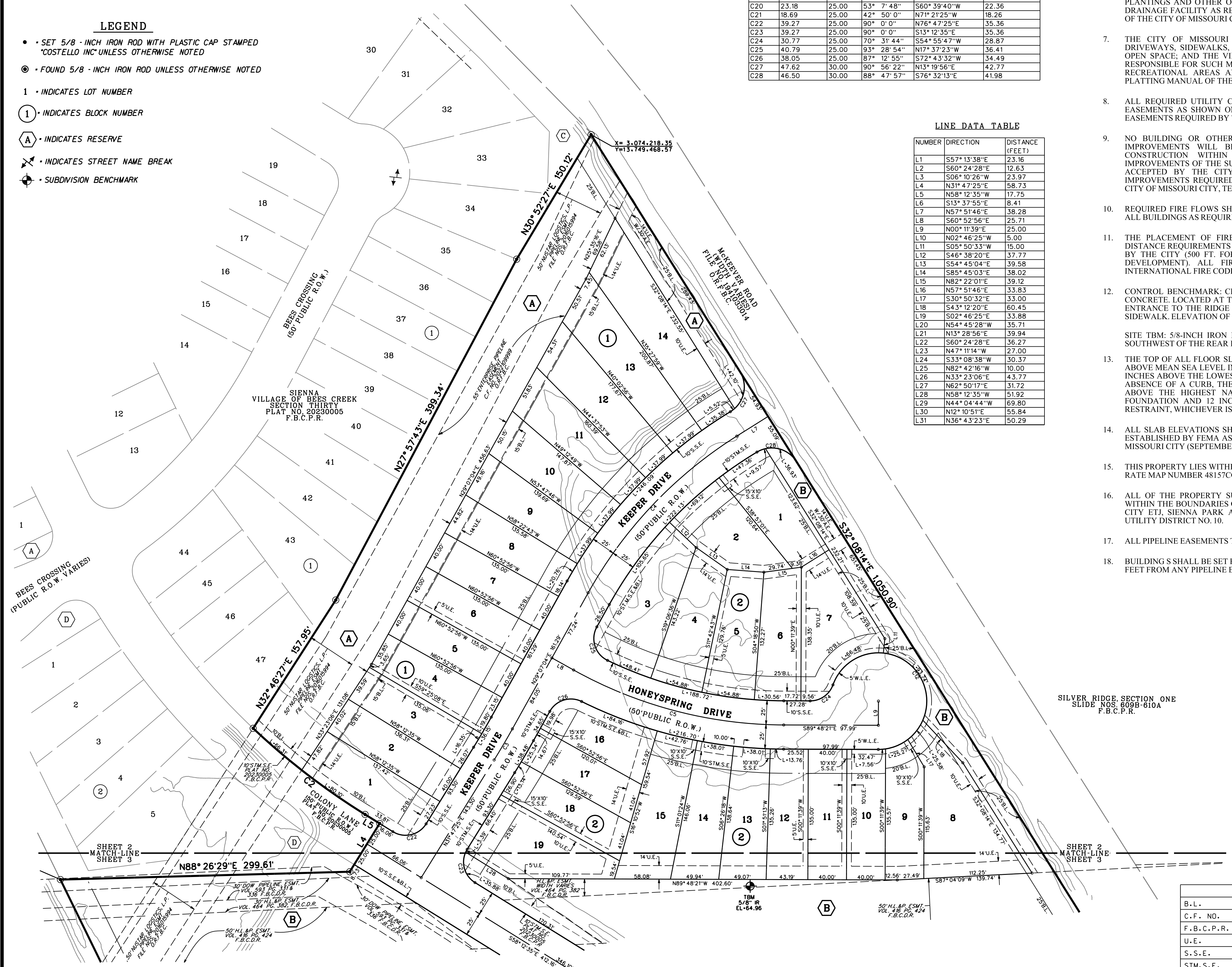
| NUMBER | ARC LENGTH (FEET) | RADIUS (FEET) | DELTA ANGLE  | CHORD DIRECTION | CHORD LENGTH (FEET) |
|--------|-------------------|---------------|--------------|-----------------|---------------------|
| C1     | 239.18            | 1930.00       | 7° 6' 2"     | N29° 40' 24" W  | 239.03              |
| C2     | 146.41            | 725.00        | 11° 34' 15"  | N52° 25' 28" W  | 146.16              |
| C3     | 37.31             | 800.00        | 2° 40' 20"   | N30° 27' 14" E  | 37.31               |
| C4     | 225.76            | 450.00        | 28° 44' 42"  | N43° 29' 25" E  | 223.40              |
| C5     | 227.17            | 450.00        | 28° 55' 25"  | S75° 20' 38" E  | 224.76              |
| C6     | 271.46            | 450.00        | 34° 33' 50"  | S75° 29' 30" E  | 267.37              |
| C7     | 81.64             | 50.00         | 93° 33' 6"   | S76° 22' 05" W  | 72.87               |
| C8     | 248.28            | 450.00        | 31° 36' 44"  | N72° 39' 44" W  | 245.14              |
| C9     | 240.82            | 50.00         | 275° 57' 49" | N07° 55' 19" W  | 66.94               |
| C10    | 145.99            | 50.00         | 167° 17' 29" | N76° 22' 05" E  | 99.39               |
| C11    | 241.01            | 50.00         | 276° 10' 49" | S05° 05' 54" W  | 66.80               |
| C12    | 218.63            | 50.00         | 250° 31' 44" | N35° 04' 13" W  | 81.65               |
| C13    | 40.82             | 25.00         | 93° 33' 6"   | S76° 22' 05" W  | 36.43               |
| C14    | 22.72             | 25.00         | 52° 4' 42"   | S73° 02' 51" W  | 21.95               |
| C15    | 19.59             | 25.00         | 44° 54' 2"   | S59° 15' 42" E  | 19.09               |
| C16    | 16.09             | 25.00         | 36° 52' 12"  | N11° 09' 26" E  | 15.81               |
| C17    | 16.09             | 25.00         | 36° 52' 12"  | N38° 25' 16" W  | 15.81               |
| C18    | 36.11             | 25.00         | 82° 44' 58"  | S70° 58' 01" W  | 33.05               |
| C19    | 38.31             | 25.00         | 87° 48' 8"   | N14° 18' 32" W  | 34.67               |
| C20    | 23.18             | 25.00         | 53° 7' 48"   | S60° 39' 40" W  | 22.36               |
| C21    | 18.69             | 25.00         | 42° 50' 0"   | N71° 21' 25" W  | 18.26               |
| C22    | 39.27             | 25.00         | 90° 0' 0"    | N76° 47' 25" E  | 35.36               |
| C23    | 39.27             | 25.00         | 90° 0' 0"    | S13° 12' 35" E  | 35.36               |
| C24    | 30.77             | 25.00         | 70° 31' 44"  | S54° 55' 47" W  | 28.87               |
| C25    | 40.79             | 25.00         | 93° 28' 54"  | N17° 37' 23" W  | 36.41               |
| C26    | 38.05             | 25.00         | 87° 12' 55"  | S72° 43' 32" W  | 34.49               |
| C27    | 47.62             | 30.00         | 90° 56' 22"  | N31° 19' 56" E  | 42.77               |
| C28    | 46.50             | 30.00         | 88° 47' 57"  | S76° 32' 13" E  | 41.98               |

**LINE DATA TABLE**

| NUMBER | DIRECTION      | DISTANCE (FEET) |
|--------|----------------|-----------------|
| L1     | S57° 13' 38" E | 23.16           |
| L2     | S60° 24' 28" E | 12.63           |
| L3     | S06° 10' 26" W | 23.97           |
| L4     | N31° 47' 25" E | 58.73           |
| L5     | N58° 12' 35" W | 17.75           |
| L6     | S13° 37' 55" E | 8.41            |
| L7     | N57° 51' 46" E | 38.28           |
| L8     | S60° 52' 56" E | 25.71           |
| L9     | N00° 11' 39" E | 25.00           |
| L10    | N02° 46' 25" W | 5.00            |
| L11    | S05° 50' 33" W | 15.00           |
| L12    | S46° 38' 20" E | 37.77           |
| L13    | S54° 45' 04" E | 39.58           |
| L14    | S85° 45' 03" E | 38.02           |
| L15    | N82° 22' 01" E | 39.12           |
| L16    | N57° 51' 46" E | 33.83           |
| L17    | S30° 50' 32" E | 33.00           |
| L18    | S43° 12' 20" E | 60.45           |
| L19    | S02° 46' 25" E | 33.88           |
| L20    | N54° 45' 28" W | 35.71           |
| L21    | N13° 28' 56" E | 39.94           |
| L22    | S60° 24' 28" E | 36.27           |
| L23    | N47° 11' 14" W | 27.00           |
| L24    | S33° 08' 38" W | 30.37           |
| L25    | N82° 42' 16" W | 10.00           |
| L26    | N33° 23' 06" E | 43.77           |
| L27    | N62° 50' 17" E | 31.72           |
| L28    | N58° 12' 35" W | 51.92           |
| L29    | N44° 04' 44" W | 69.80           |
| L30    | N12° 10' 51" E | 55.84           |
| L31    | N36° 43' 23" E | 50.29           |

**GENERAL NOTES:**

- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE FOREGOING PLAT IS WITHIN THE BOUNDARIES OF THE CITY OF MISSOURI CITY EXTRATERRITORIAL JURISDICTION.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 2023-0010, ISSUED DATE OCTOBER 17, 2023, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- 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.
- 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.
- 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.
- 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.
- 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' NAVD88, 2001 ADJ.
- SITE TBM: 5/8-INCH IRON ROD WITH CAP LOCATED IN RESERVE "B", APPROXIMATELY 18' SOUTHWEST OF THE REAR LOT CORNER OF LOTS 12 AND 13, BLOCK 2, ELEVATION: 64.96.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 66.00' ( 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.
- 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).
- THIS PROPERTY LIES WITHIN THE LIMITS OF UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP NUMBER 48157C0295L 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., THE CITY OF MISSOURI CITY ETJ, SIENNA PARK AND LEVEE IMPROVEMENT DISTRICT, AND SIENNA MUNICIPAL UTILITY DISTRICT NO. 10.
- ALL PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- BUILDING S SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.



**SIENNA  
VILLAGE OF BEES CREEK  
SECTION THIRTY-ONE**  
A SUBDIVISION OF 19.21 ACRES  
LOCATED IN THE THOMAS BARNETT  
LEAGUE, A-7  
CITY OF MISSOURI CITY, E.T.J.  
FORT BEND COUNTY, TEXAS

69 LOTS 2 BLOCKS 2 RESERVES  
SCALE: 1" = 60' DATE: SEPTEMBER, 2023

**OWNER:**  
PHHOU-SIENNA 34.LLC  
9000 GULF FREEWAY  
HOUSTON, TEXAS 77017  
CONTACT ALVIN SAN MIGUEL  
TELEPHONE: 713-960-9977

**ENGINEER/SURVEYOR:**

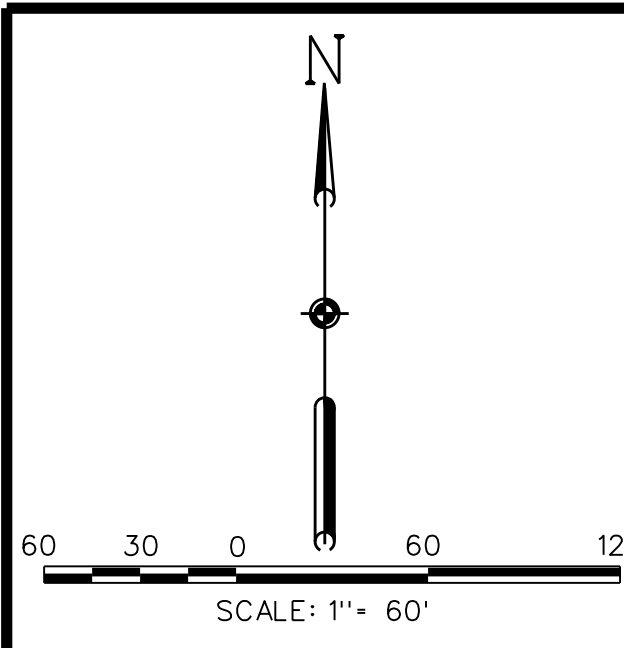


LOUIS T. BROWN  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NUMBER - 138402  
  
DEVIN R. ROYAL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER - 6667

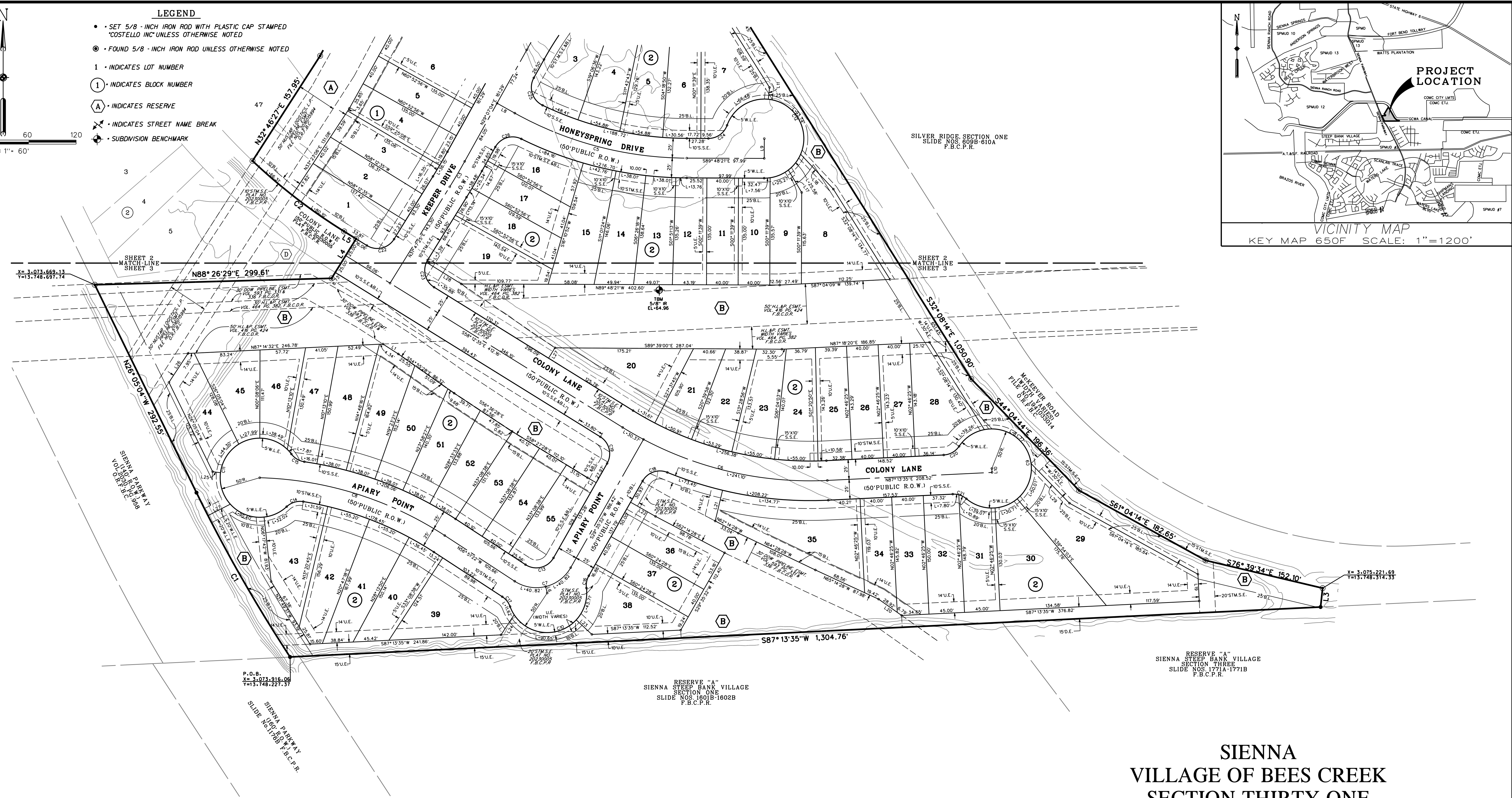
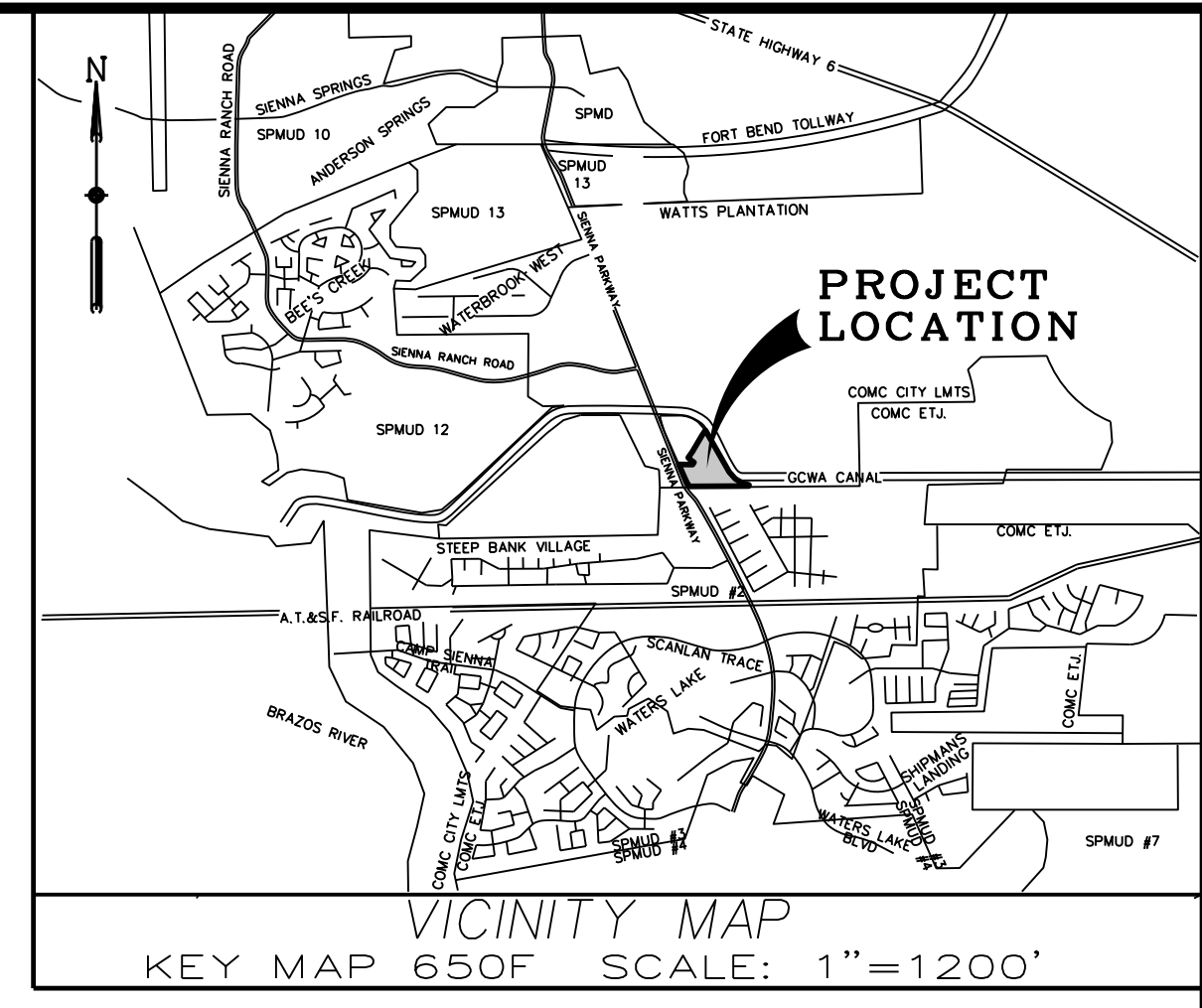
2107 CITYWEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TPE FIRM REGISTRATION NO. 280  
TPLS FIRM REGISTRATION NO. 100486

| RESERVE TABLE |                                    |                     |
|---------------|------------------------------------|---------------------|
| RESERVE       | TYPE                               | ACRES / SQUARE FEET |
| RESERVE "A"   | LANDSCAPE / OPEN SPACE / UTILITIES | 1.221 / 53,168      |
| RESERVE "B"   | LANDSCAPE / OPEN SPACE / UTILITIES | 4.025 / 175,331     |
| TOTAL         |                                    | 5.246 / 228,499     |

| 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.M.                | CONTROLLING MONUMENT                        |
| F.B.C.D.R.          | FORT BEND COUNTY DEED RECORDS               |
| S.L.E.              | STREET LIGHT EASEMENT                       |
| D.E.                | DRAINAGE EASEMENT                           |



- 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 LOT NUMBER
  - ① • INDICATES BLOCK NUMBER
  - Ⓐ • INDICATES RESERVE
  - ✚ INDICATES STREET NAME BREAK
  - ⊕ • SUBDIVISION BENCHMARK



**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                             |
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| F.B.C.D.R.   | FORT BEND COUNTY DEED RECORDS               |
| S.L.E.       | STREET LIGHT EASEMENT                       |
| D.E.         | DRAINAGE EASEMENT                           |

**RESERVE TABLE**

| RESERVE     | TYPE                               | ACRES / SQUARE FEET |
|-------------|------------------------------------|---------------------|
| RESERVE "A" | LANDSCAPE / OPEN SPACE / UTILITIES | 1.221 / 53,168      |
| RESERVE "B" | LANDSCAPE / OPEN SPACE / UTILITIES | 4.025 / 175,331     |
| TOTAL       |                                    | 5.246 / 228,499     |

**LINE DATA TABLE**

| NUMBER | DIRECTION   | DISTANCE (FEET) |
|--------|-------------|-----------------|
| L1     | S57°13'38"E | 23.16           |
| L2     | S60°24'28"E | 12.63           |
| L3     | S06°10'26"W | 23.97           |
| L4     | N31°47'25"E | 58.73           |
| L5     | N58°12'35"W | 17.73           |
| L6     | S13°37'55"E | 8.41            |
| L7     | N57°51'46"E | 38.28           |
| L8     | S60°52'56"E | 25.71           |
| L9     | N00°11'39"E | 25.00           |
| L10    | N02°46'25"W | 5.00            |
| L11    | S05°50'33"W | 15.00           |
| L12    | S46°38'20"E | 37.77           |
| L13    | S54°45'04"E | 39.58           |
| L14    | S85°45'03"E | 38.02           |
| L15    | N82°22'01"E | 39.12           |
| L16    | N57°51'46"E | 33.83           |
| L17    | S30°50'32"E | 33.00           |
| L18    | S43°12'20"E | 60.45           |
| L19    | S02°46'25"E | 33.88           |
| L20    | N54°45'28"W | 35.71           |
| L21    | N13°28'54"E | 39.94           |
| L22    | S60°24'28"E | 36.27           |
| L23    | N47°11'14"W | 27.00           |
| L24    | S33°08'38"W | 30.37           |
| L25    | N82°42'56"W | 10.00           |
| L26    | N33°23'06"E | 43.77           |
| L27    | N62°50'17"E | 31.72           |
| L28    | N58°12'35"W | 51.92           |
| L29    | N44°04'44"W | 69.80           |
| L30    | N12°10'51"E | 55.94           |
| L31    | N36°43'23"E | 50.29           |

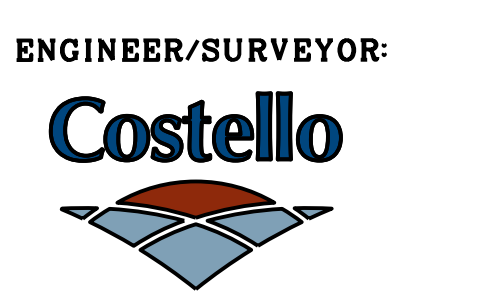
**CURVE DATA TABLE**

| NUMBER | ARC LENGTH (FEET) | RADIUS (FEET) | DELTA ANGLE  | CHORD DIRECTION | CHORD LENGTH (FEET) |
|--------|-------------------|---------------|--------------|-----------------|---------------------|
| C1     | 239.18            | 1930.00       | 7° 6' 2"     | N29°40'24"W     | 239.03              |
| C2     | 146.41            | 725.00        | 11° 34' 18"  | N52°25'28"W     | 146.16              |
| C3     | 37.31             | 800.00        | 2° 40' 20"   | N30°27'14"E     | 37.31               |
| C4     | 225.76            | 450.00        | 28° 44' 42"  | N43°29'25"E     | 223.40              |
| C5     | 227.17            | 450.00        | 28° 55' 25"  | S75°20'38"E     | 224.76              |
| C6     | 271.46            | 450.00        | 34° 33' 50"  | S75°29'30"E     | 267.37              |
| C7     | 81.64             | 50.00         | 93° 33' 6"   | S76°22'05"W     | 72.87               |
| C8     | 248.28            | 450.00        | 33° 38' 44"  | N72°39'44"W     | 245.14              |
| C9     | 240.82            | 50.00         | 275° 57' 49" | N07°55'19"W     | 66.94               |
| C10    | 145.99            | 50.00         | 167° 17' 29" | N76°22'05"E     | 99.39               |
| C11    | 241.01            | 50.00         | 276° 10' 49" | S05°05'54"W     | 66.80               |
| C12    | 218.63            | 50.00         | 250° 31' 44" | N35°04'13"W     | 81.65               |
| C13    | 40.82             | 25.00         | 93° 33' 6"   | S76°22'05"W     | 36.43               |
| C14    | 22.72             | 25.00         | 52° 4' 42"   | S73°02'51"W     | 21.95               |
| C15    | 19.59             | 25.00         | 44° 54' 2"   | S59°15'42"E     | 19.09               |
| C16    | 16.09             | 25.00         | 36° 52' 12"  | N11°09'26"E     | 15.81               |
| C17    | 16.09             | 25.00         | 36° 52' 12"  | N38°25'16"W     | 15.81               |
| C18    | 36.11             | 25.00         | 82° 44' 58"  | S70°58'01"W     | 33.05               |
| C19    | 38.31             | 25.00         | 87° 48' 8"   | N14°18'32"W     | 34.67               |
| C20    | 23.18             | 25.00         | 53° 7' 48"   | S60°39'40"W     | 22.36               |
| C21    | 18.69             | 25.00         | 42° 50' 0"   | N71°21'25"W     | 18.26               |
| C22    | 39.27             | 25.00         | 90° 0' 0"    | N76°47'25"E     | 35.36               |
| C23    | 13.27             | 25.00         | 0° 0' 0"     | S13°12'35"E     | 35.36               |
| C24    | 30.77             | 25.00         | 70° 31' 44"  | S54°55'47"W     | 28.87               |
| C25    | 40.79             | 25.00         | 93° 28' 54"  | N17°37'23"W     | 36.41               |
| C26    | 38.05             | 25.00         | 87° 12' 55"  | S72°43'32"W     | 34.49               |
| C27    | 47.62             | 30.00         | 90° 56' 22"  | N13°19'56"E     | 42.77               |
| C28    | 46.50             | 30.00         | 86° 47' 57"  | S76°52'13"E     | 41.98               |

**SIENNA VILLAGE OF BEES CREEK SECTION THIRTY-ONE**  
 A SUBDIVISION OF 19.21 ACRES  
 LOCATED IN THE THOMAS BARNETT LEAGUE, A-7  
 CITY OF MISSOURI CITY, E.T.J.  
 FORT BEND COUNTY, TEXAS

69 LOTS 2 BLOCKS 2 RESERVES  
 DATE: SEPTEMBER, 2023

**OWNER:**  
 PHHOU-SIENNA 34.LLC  
 9000 GULF FREEWAY  
 HOUSTON, TEXAS 77017  
 CONTACT ALVIN SAN MIGUEL  
 TELEPHONE 713-960-9977



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  
 TP&E FIRM REGISTRATION NO. 280  
 TBPLS FIRM REGISTRATION NO. 100496