

PLAT RECORDING SHEET

PLAT NAME: Sienna Sports Complex Replat of Reserve A

PLAT NO: _____

ACREAGE: 0.1291

LEAGUE: Thomas Barnett League and David Fitzgerald League

ABSTRACT NUMBER: 7 & 25

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Sienna Plantation Levee Improvement District of Fort Bend County, Texas

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, **Sienna Plantation Level Improvement District of Fort Bend County, Texas**, acting by and through **Temika B. Jones**, being officers of Sienna Plantation Level Improvement District of Fort Bend County, Texas, hereinafter referred to as owners of 118,722 acre tract described in the above and foregoing plat of Sienna Sports Complex, 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, watercourses, drains, easements and public places shown on the plat and all easements and dedications therein expressed, and do hereby bind myself (or ourselves), my (or 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 FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AREA OF THE EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN 11 FEET, SIX INCHES FOR TEN FEET PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES FOR 14 FEET PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES FOR 16 FEET PERIMETER GROUND EASEMENTS, FROM A PLANE ONE FEET ABOVE AND ONE LEVEL UPWARD LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH "EASEMENTS" AND "A.E." AS INDICATED AND DEPICTED THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 21 FEET, SIX INCHES IN WIDTH.

IN TESTIMONY WHEREOF, THE SIENNA PLANTATION LEEVE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS HAS CAUSED THESE PRESENTS TO BE SIGNED Temika B. Jones, ITS PRESIDENT, ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER) Stanton Newak, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 1 DAY OF May, 2024.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS

BY: _____
PRESIDENT

NOTARY PUBLIC ACKNOWLEDGEMENT FOR ALL SIGNATURES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN
TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME
THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 1 DAY OF May, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: May 9, 2027

CERTIFICATE FOR PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF RESERVE "A" 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 21ST DAY OF MAY, 2024.

BY: CHUMBAI 651257001

SECRET
BY *K. Smith*

VICE CHAIRMAN

CERTIFICATE OF FORT BEND COUNTY ENGINEER
AND COMMISSIONERS' COURT

I, _____, 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.

FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS
THIS DAY OF _____, 2024.

PRECINCT 1, COUNTY COMMISSIONER

PRECINCT 2 COUNTY COMMISSIONER

PRECINCT 3, COUNTY COMMISSIONER

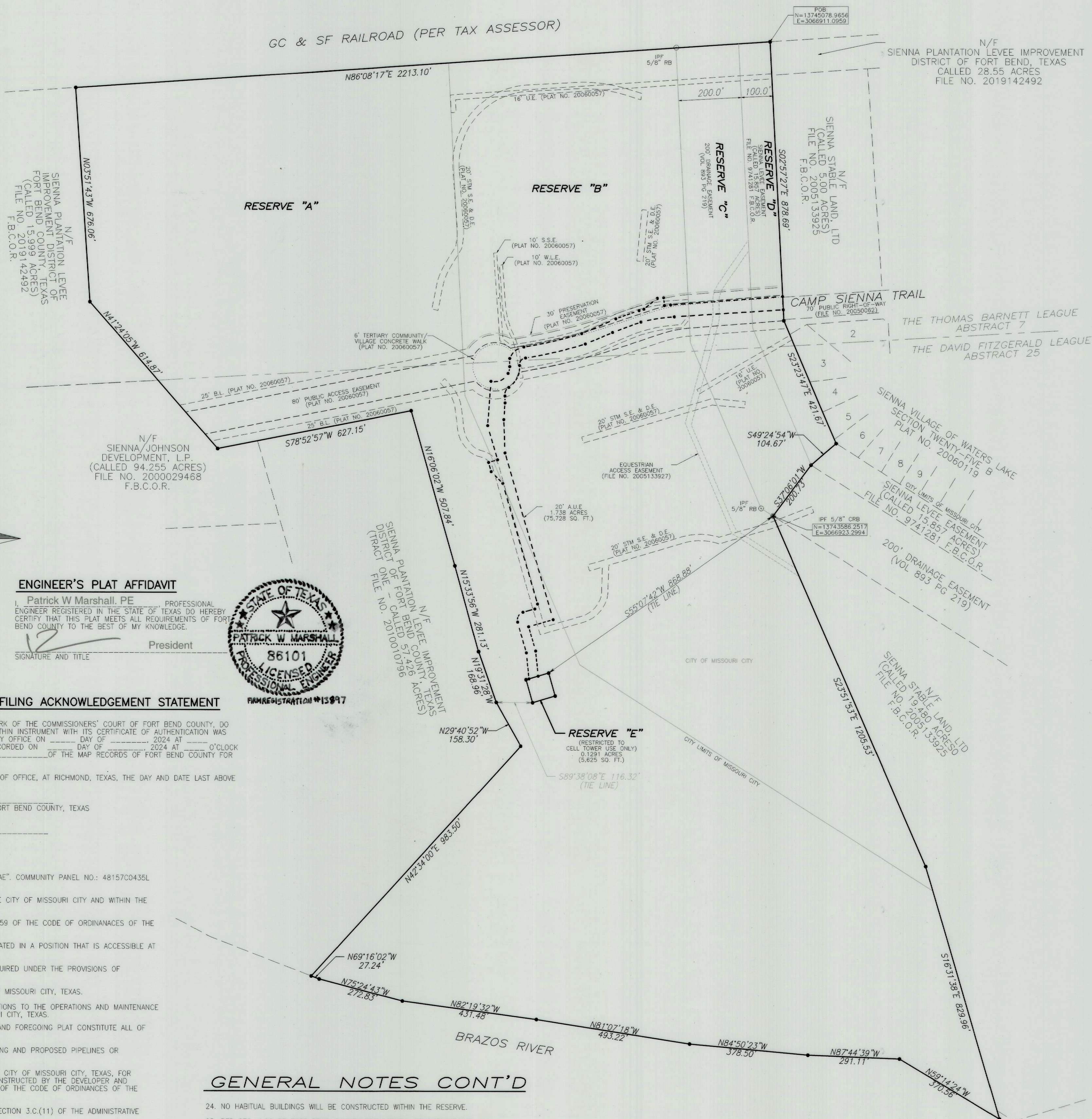
PRECINCT 4, COUNTY COMMISSIONER

COUNTY JUDGE _____

GENERAL NOTES

- FOR THE FEMA FLOODPLAIN MAPS, ALL THIS SITE IS LOCATED IN AN AREA DESIGNATED AS FLOODWAY AREAS IN ZONE "AE". COMMUNITY PANEL NO.: 48157-04363.
DATE: 04/02/2014.
2. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY AND WITHIN THE EXT OF THE CITY OF MISSOURI CITY, TEXAS.
3. 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, TEXAS.
4. 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 WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
5. 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.
6. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
7. 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.
8. 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.
9. 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.
10. 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.
11. ALL SUB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(11) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
12. 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.
13. 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.
14. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
15. ALL PROPERTY CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 2 OF THE CITY OF MISSOURI CITY PUBLIC INFRASTRUCTURE STANDARDS UNLESS OTHERWISE NOTED.
16. 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.
17. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE, AND FORT BEND INDEPENDENT SCHOOL DISTRICT THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
18. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.
19. EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. [DATE OF LAST FIELD VISIT: 08/30/2022]
20. BEARINGS SHOWN ON THIS SURVEY ARE BASED ON TX GRID NORTH (NAD 83) SOUTH CENTRAL ZONE.
21. THE SUBJECT PLAT IS LOCATED WITHIN A FLOOD HAZARD AREA (FLOODWAY). ANY DEVELOPMENT ACTIVITY WOULD NEED TO OBTAIN A FLOODPLAIN PERMIT.
22. THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. 3.
23. THIS PLAT LIES WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICTS NO. 2 AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT.

GC & SF RAILROAD (PER TAX ASSESSOR)



GENERAL NOTES CONT'D

25. PER SEC. 4.22 OF FORT BEND COUNTY REGULATIONS OF SUBDIVISIONS; ALL PROPERTY IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

SURVEYOR'S CERTIFICATE

I, JUSTIN LYLE LAWRENCE, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE DIVISION 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 RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE EIGHTH (3/8) INCH WITH A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

03/22/24

JUSTIN KYLE LAWRENCE
TEXAS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6589



LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PS	IRON PIN SET (5/8" REBAR WITH CAP)
IPF	IRON PIN FOUND
RB	REBAR
CRB	CAPPED REBAR
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
F.B.C.O.R.	FORT BEND COUNTY OFFICIAL RECORDS
STM S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
U.E.	UTILITY EASEMENT
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY

SIENNA SPORTS COMPLEX REPLAT OF RESERVE A

A SUBDIVISION OF 0.1291 ACRES
(5,625 SQUARE FEET) FOR
RESERVE "E", A RESERVE FOR CELL TOWER SITE
BEING A PARTIAL REPLAT OF RESERVE "A"
RECORDED UNDER PLAT NO. 200600057 F.B.C.O.R.
LOCATED IN THE THOMAS BARNETT LEAGUE, ABSTRACT 7
AND THE DAVID FITZGERALD LEAGUE, ABSTRACT 25
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

1 RESERVES

MARCH 22, 2024

REASON FOR REPLAT:
TO CREATE 1 RESERVE FOR
CELL TOWER SITE

OWNER:
 SIENNA PLANTATION LEVEE-
 IMPROVEMENT DISTRICT OF
 FORT BEND COUNTY, TEXAS
 7806 CAMP SIENNA TRAIL
 MISSOURI CITY, TX 77459
 PHONE #: (281) 240-6454



SURVEYOR:
POINT TO POINT
LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com
Texas Registration NO. 10194197

RESERVE "A"
68.427 ACRES
(2,980,659 SQ. FT.)

RESERVE "B"
40.432 ACRES
(1,761,218 SQ. FT.)

RESERVE "C"
6.674 ACRES
(290,717 SQ. FT.)

RESERVE "D"
3.060 ACRES
(133,302 SQ. FT.)

N/F
SIENNA STABLE LAND, LTD
(CALLED 5.00 ACRES)
FILE NO. 2005133925
F.B.C.O.R.

ACCESS & UTILITY EASEMENT

LINE TABLE

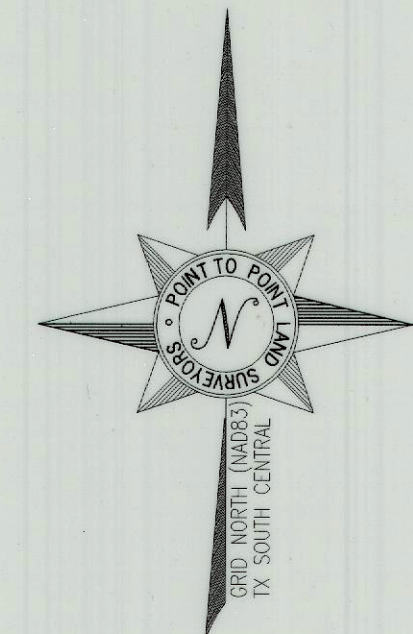
LINE	BEARING	DISTANCE
L5	N05°49'38"W	82.23'
L6	N16°22'35"W	101.20'
L7	N74°28'46"E	39.24'
L8	N16°26'51"W	395.37'
L9	N45°02'26"W	52.24'
L10	N16°26'51"W	30.00'
L11	N73°33'09"E	30.00'
L12	N16°26'51"W	112.56'
L13	N04°14'56"E	140.17'
L14	N00°08'52"E	25.66'
L15	N66°44'53"E	117.96'
L16	N70°30'04"E	78.51'
L17	N51°04'25"E	54.84'
L18	N83°55'35"E	20.00'
L19	S06°04'25"E	25.00'
L20	N85°37'12"E	357.62'
L21	S02°56'29"E	41.52'
L22	S86°12'24"W	347.48'
L23	S69°56'03"W	96.06'
L24	S67°05'46"W	93.79'
L25	S01°03'17"E	21.81'
L26	S04°14'56"W	52.87'
L27	S02°12'28"E	105.25'
L28	S16°26'51"E	546.76'
L29	S73°52'39"W	81.30'
L30	S16°22'35"E	79.95'
L31	S05°49'38"E	79.42'
L32	S73°37'25"W	30.52'

CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	39.64'	25.00'	N29°03'06"E	35.62'
C2	19.84'	12.50'	N29°00'58"E	17.82'
C3	64.63'	47.97'	N65°26'50"E	59.85'
C4	22.36'	47.97'	N13°30'00"E	22.16'
C5	61.04'	55.83'	N51°34'54"E	58.05'
C6	189.04'	1261.69'	N76°49'07"E	188.87'
C7	15.78'	461.70'	N74°43'10"E	15.78'
C8	19.62'	461.70'	N85°08'38"E	19.62'
C9	107.43'	585.69'	S81°06'27"W	107.28'
C10	195.70'	1299.77'	S76°44'41"W	195.51'
C11	34.19'	20.83'	S38°37'41"W	30.48'
C12	80.55'	78.52'	S26°35'49"W	77.06'
C13	31.46'	26.99'	S24°23'15"W	29.71'

RESERVE "E" LINE TABLE

LINE	BEARING	DISTANCE
L1	S16°22'35"E	75.00'
L2	S73°37'25"W	75.00'
L3	N16°22'35"W	75.00'
L4	N73°37'25"E	75.00'



SIENNA SPORTS COMPLEX REPLAT OF RESERVE A

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1 RESERVES

MARCH 22, 2024

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TO CREATE 1 RESERVE FOR
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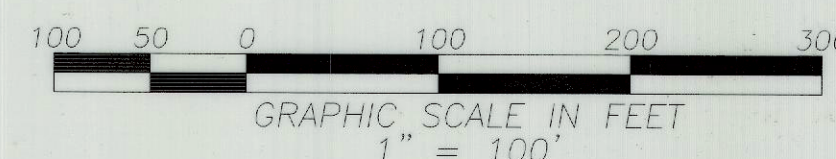
GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS
SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95%
CONFIDENCE LEVEL:

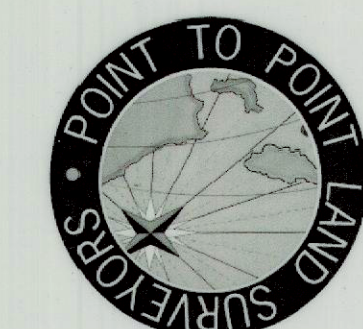
POSITIONAL ACCURACY: 0.05 FEET (HORZ) 0.26 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS, OR ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 04/21/2020
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99986856 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 01°41'27.009"
BENCHMARKS USED: DM7155, DH3614, DF8773

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPB IRON PIN SET (5/8" REBAR WITH CAP)
IPF IRON PIN FOUND
RB REBAR
CRB CAPTIED REBAR
A.U.E. ACCESS & UTILITY EASEMENT
B.L. BUILDING LINE
D.E. DRAINAGE EASEMENT
F.B.C.O.R. FORT BEND COUNTY OFFICIAL RECORDS
S.M.S.E. STORM SEWER EASEMENT
S.S.E. SANITARY SEWER EASEMENT
W.L.E. WATER LINE EASEMENT
U.E. UTILITY EASEMENT
N/F. NOW OR FORMERLY
R/W RIGHT-OF-WAY



OWNER:
SIENNA PLANTATION LEEVE
IMPROVEMENT DISTRICT OF
FORT BEND COUNTY, TEXAS
7806 CAMP SIENNA TRAIL
MISSOURI CITY, TX 77459
PHONE #: (281) 240-6454



SURVEYOR:
POINT TO POINT
LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com
Texas Registration NO. 10194197