PLAT RECORDING SHEET

PLAT NAMI	E: Sienna Section 54
PLAT NO:	
	22.222
ACREAGE:	23.233
LEAGUE:	William Hall Survey
LEAGUE.	villiani Han Survey
ABSTRACT 1	NUMBER: 31
NUMBER OF	F BLOCKS: 6
NUMBER OF	
NUMBER OF	DESERVES. 12
	Toll-GTIS Property Owner, LLC and Sienna Parks & Levee Improvement
	District

STATE OF TEXAS COUNTY OF FORT BEND

WE. TOLL-GTIS PROPERTY OWNER. LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL—GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND WE, SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, ACTING BY AND THROUGH TEMIKA I JONES. PRESIDENT BEING AN OFFICER OF SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY. TEXAS, OWNERS OF THE 23.233 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 54, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT 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 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 ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS

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 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 FIVE 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 PUBLIC UTILITY PURPOSE 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 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 THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH

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

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND THIRTY (30) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GUÌLIÉS, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION. AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT 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, EXCESSIVE VEGETATION 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, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA SECTION 54 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

I TESTIMONY WHEREOF, TOLL—GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS

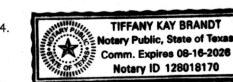
THIS 20th DAY OF September, 2024 TOLL-GTIS PROPERTY OWNER, LLC

A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE I JENKINS, AUTHORIZED REPRESENTATIVE OF TOLL-GTIS PROPERTY OWNER. 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 SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _ 20 DAY OF _ September



IN TESTIMONY WHEREOF, SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TEMIKA B. JONES, ITS

PRESIDENT, THEREUNTO AUTHORIZED, THIS ______, 2024.

SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS

TEMIKA B. JONES, PRESIDENT

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TEMIKA E JONES, PRESIDENT OF SIENNA PARKS AND LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, 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 SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____

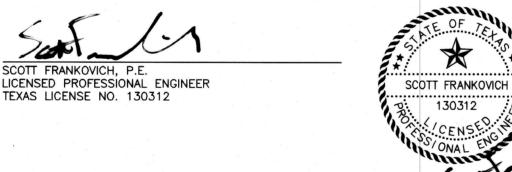
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I. JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND 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 AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET. (SEE NOTE #9)



JON P. BORDOVSKY **6405**

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



STATE OF TEXAS COUNTY OF FORT BEND

JOHN O'MALLEY, VICE CHAIR

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 SECTION 54 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

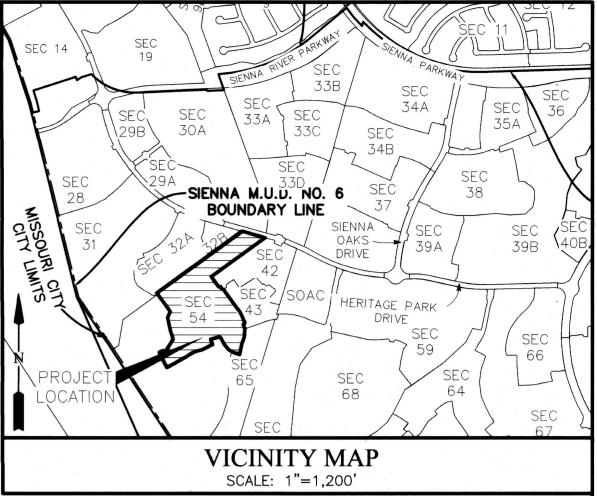
THIS ______, 2024. TIMOTHY R. HANEY, CHAIR

- 1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK. SURVEY MARKER NO. PCM-011
- ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT) 2. T.B.M. INDICATES TEMPORARY BENCHMARK
- SET 5/8" IRON ROD ELEV. = 54.29 (NAVD88, 2001 ADJUSTMENT)
- 3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- 4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY
- 5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, FILE NO. 2022-0327 DATED SEPTEMBER 10, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY
- 6. THIS PLAT LIES WHOLLY WITHIN SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND ISD. THE ETJ OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY, AND SIENNA MUNICIPAL UTILITY DISTRICT NO. 6.
- 7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 8. THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF
- 9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3") IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT. BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- 10. THE TOP OF ALL FLOOR SLABS SHALL BE BLOCK 1 LOTS 1-15 BLOCK 4 LOTS 1-11, BLOCK 5, LOTS 1-15, BLOCK 6 LOTS 1-14 BE A MINIMUM OF 59,00 FEET (2001 ADJ.) ABOVE MEAN SEA LEVEL. BLOCK 4 LOTS 12-16 BE A MINIMUM OF 59.85 FEET (2001 ADJ.) ABOVE MEAN SEA LEVEL AND ALL OTHER LOTS BLOCK 3 LOTS 1-4, BLOCK 6, LOTS 15-31 BE A MINIMUM OF 58.00 FEET ABOVE MEAN SEA LEVEL (2001 ADJ.) IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TO 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 HIGHEST NATURAL GROUND PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 11. 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.
- 12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 14. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE
- 15. 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 COMMUNITY ASSOCIATION, INC. 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
- 16. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND IN ACCORDANCE WITH ADA REQUIREMENTS.
- 17. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 18. 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,
- 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.

19. IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE

- 20. 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 AT THE TIME OF
- 21. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- 22. 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 SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 23. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- 24. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- 25. 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
- 26. 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 (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 27. THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- 28. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- 29. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND THE CHANNELS ARE VESTED IN THE SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA MUNICIPAL UTITLITY DISTRICT NO. 5 AND THE HOME OWNERS ASSOCIATION (HOA-RESPECTIVELY).
- 30. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA MUNICIPAL UTILITY DISTRICT NO. 5.

- 31. THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED ____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY TEXAS
- 32. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 33. THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259 AND 2019035843
- 34. 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.
- 35. ALL SLAB ELEVATIONS SHALL BE AT LEAST ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION ESTABLISHED BY FEMA AS PER SECTION 3.C(13) OF THE PLATTING MANUAL CITY OF MISSOURI CITY (SEPTEMBER 2019).
- 36. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- 37. ALL LOT LINES NOT DENOTED WITH " M " SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK. ALL LOT LINES DENOTED WITH " M " SHALL HAVE A MINIMUM TWO (2) FOOT SIDE YARD SET BACK (SEE BUILDING LINE EXHIBIT).
- 38. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL STRUCTURES UNLESS DENOTED WITH " M" (SEE BUILDING LINE EXHIBIT).
- 39. EASEMENTS SPLIT ON PROPERTY LINES ARE CENTERED ON THE PROPERTY LINE UNLESS OTHERWISE NOTED.



KEY MAP NO. 650X/690B

I, J. STACY SLAWINSKI, 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.

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

___ DAY OF _____

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 L. 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 _____ _____, 2024 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

LAURA RICHARD, COUNTY CLERK

FORT BEND COUNTY, TEXAS

SIENNA SECTION 54

A SUBDIVISION OF 23.233 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

81 LOTS

12 RESERVES (11.126 ACRES)

SEPTEMBER 18, 2024

JOB NO. 1416-1554P

6 BLOCKS

TOLL-GTIS PROPERTY OWNER, LLC

OWNERS:

JIMMIE F. JENKINS. AUTHORIZED REPRESENTATIVE 10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064 PH: (281) 894-8655

SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT

OF FORT BEND COUNTY, TEXAS TEMIKA B. JONES, PRESIDENT 202 CENTURY SQUARE BLVD, SUGAR LAND, TEXAS 77478-3796

PH: (281) 500-6050



4724 VISTA ROAD TBPELS FIRM #10130300 PASADENA, TX 77505 GBISurvey@GBISurvey.com PHONE: 281-499-4539 www.GBISurvey.com LJA Engineering, Inc. 1904 W. Grand Parkway North Suite 100

ENGINEER:

SCOTT FRANKOVICH P.F.

Katy, Texas 77449

LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 130312

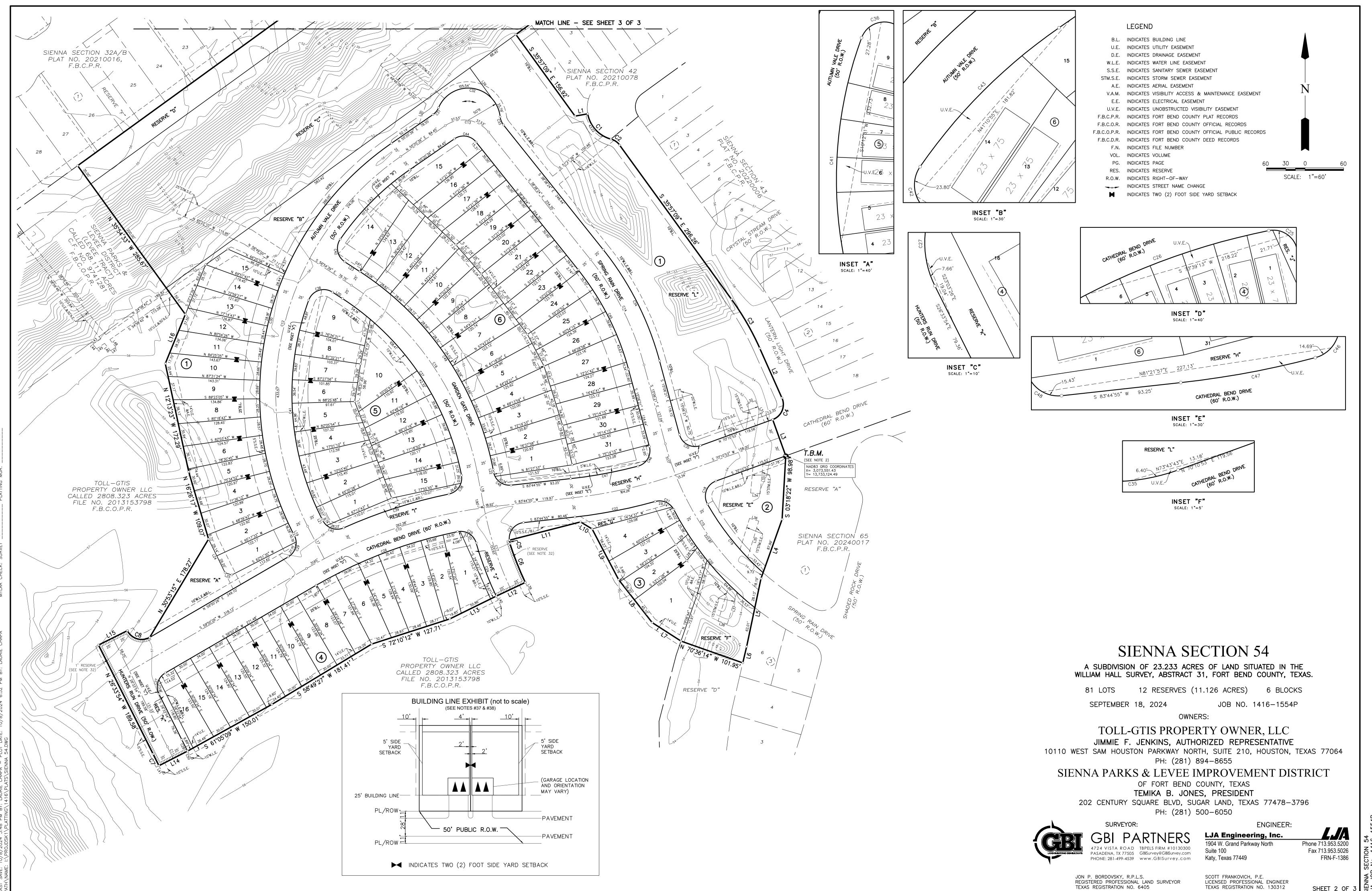
SHEET 1 OF 3

Phone 713.953.5200

Fax 713.953.5026

FRN-F-1386

JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405



SHEET 2 OF 3

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- A.E. INDICATES AERIAL EASEMENT
- V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT E.E. INDICATES ELECTRICAL EASEMENT
- U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS F.N. INDICATES FILE NUMBER
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- RES. INDICATES RESERVE R.O.W. INDICATES RIGHT-OF-WAY
- INDICATES STR
- INDICATES TW

RIGHT—OF—WAY	
TREET NAME CHANGE	
WO (2) FOOT SIDE YARD SETBACK	

CURVE TABLE

SCALE: 1"=60'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHOF
C1	50.00'	64°36'00"	56.37	S 42°32'16" E	53.4
C2	25.00'	38°53'07"	16.97	S 55°23'42" E	16.6
C3	425.00'	11°53'08"	88.16	S 30°00'35" E	88.0
C4	25.00'	94°14'54"	41.12'	S 23°03'26" W	36.6
C5	25.00'	12°07'35"	5.29'	S 11°54'42" E	5.2
C6	525.00'	7°06'48"	65.18	S 21°31'53" E	65.1
C7	1775.00'	0°39'38"	20.47	N 26°53'43" W	20.4
C8	25.00'	93°35'40"	40.84	S 73°21'44" E	36.4
C9	750.00'	13°34'02"	177.59	S 76°57'54" W	177.1
C10	750.00'	23°54'29"	312.96	S 71°47'40" W	310.6
C11	1750.00'	0°39'38"	20.18	S 26°53'43" E	20.1
C12	450.00'	82°27'30"	647.63	N 14°06'54" E	593.1
C13	50.00'	86°00'57"	75.06	S 81°38'52" E	68.2
C14	450.00'	23°32'03"	184.84	S 26°52'22" E	183.5
C15	450.00'	34°53'02"	273.98	S 32°32'52" E	269.7
C16	450.00'	45°58'24"	361.07	S 33°55'28" E	351.4
C17	550.00'	14°09'02"	135.83	S 18°00'46" E	135.4
C18	25.00'	99*58'24"	43.62	S 20°11'41" W	38.2
C19	425.00'	18°35'13"	137.87	S 39°05'07" E	137.2
C20	475.00'	24°03'25"	199.44	N 39°33'37" W	197.9
C21	25.00'	78°04'52"	34.07	N 66°34'20" W	31.4
C22	780.00'	9°21'41"	127.44	S 79°04'04" W	127.3
C23	25.00'	101°43'25"	44.39'	S 32°53'13" W	38.7
C24	575.00'	8°49'18"	88.53'	N 20°40'38" W	88.4
C25	25.00'	85°05'03"	37.12	N 58°48'31" W	33.8

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C26	720.00'	18°48'32"	236.36	S 69°14'42" W	235.30'
C27	25.00'	86°24'20"	37.70'	S 16°38'16" W	34.23'
C28	1725.00'	0°39'38"	19.89'	S 26°53'43" E	19.89'
C29	25.00'	86°57'16"	37.94	N 16°21'48" E	34.40'
C30	475.00'	82°27'30"	683.61	N 14°06'54" E	626.12
C31	25.00'	32°14'22"	14.07'	N 39°13'29" E	13.88'
C32	50.00'	150°29'40"	131.33'	S 81°38'52" E	96.70'
C33	25.00'	32°14'22"	14.07	S 22°31'13" E	13.88'
C34	475.00'	23°32'03"	195.11	S 26°52'22" E	193.74
C35	25.00'	94°42'46"	41.33'	S 62°27'44" E	36.78'
C36	25.00'	102°53'15"	44.89'	N 71°38'43" E	39.10'
C37	425.00'	45°53'15"	340.38	S 33°58'02" E	331.35
C38	25.00'	89°32'41"	39.07'	S 33°44'56" W	35.21
C39	780.00'	12°39'34"	172.34'	S 72°11'29" W	171.99'
C40	25.00'	87°01'27"	37.97'	N 70°37'34" W	34.43'
C41	425.00'	47°18'56"	350.97	N 03°27'23" W	341.08'
C42	25.00'	91°32'42"	39.94'	N 11°08'18" W	35.83'
C43	425.00'	20°42'37"	153.62	N 44°59'21" E	152.79
C44	25.00'	86°00'57"	37.53	S 81°38'52" E	34.10'
C45	425.00'	23°32'03"	174.57	S 26°52'22" E	173.34'
C46	25.00'	90°22'42"	39.43'	S 30°05'00" W	35.47
C47	720.00'	8°28'34"	106.51	S 79°30'38" W	106.42
C48	25.00'	85°18'49"	37.23'	N 53°35'40" W	33.88'
C49	475.00	45°58'24"	381.13'	N 33°55'28" W	370.99
C50	1725.00'	0°29'32"	14.82	S 27°28'18" E	14.82

LINE TABLE					
LINE	BEARING	DISTANCE			
L1	N 79*45'44" E	20.00'			
L2	S 24°04'01" E	84.47'			
L3	S 19°49'07" E	60.00'			
L4	S 19°41'23" W	97.71'			
L5	S 11°54'06" W	108.33'			
L6	S 13°06'29" W	25.94'			
L7	N 57°16'27" W	53.26'			
L8	N 38°03'55" W	84.79'			
L9	N 27°36'02" W	89.01'			
L10	N 58°35'14" W	21.07'			
L11	S 75°36'34" W	114.56'			
L12	S 64°54'43" W	50.00'			
L13	S 63°47'38" W	80.38'			
L14	S 62°46'28" W	50.00'			
L15	N 63°26'06" E	50.00'			
L16	N 22°13'39" E	82.70'			
L17	N 27°06'51" W	56.81'			
L18	S 10°56'16" E	53.66'			
L19	N 27°06'51" W	3.72'			
L20	S 56°54'39" E	18.39'			
L21	N 27°06'51" W	2.85'			
L22	N 10°56'16" W	4.24'			
L23	N 56°54'39" W	28.32'			

L24 S 26'10'18" E 58.34'

	LINE TABLE			
LINE	BEARING	DISTANCE		
L25	S 71°29'08" E	11.05'		
L26	N 35°57'09" W	64.56'		
L27	S 54*58'42" W	42.08'		
L28	S 38°47'27" W	25.87'		
L29	S 49°25'46" W	24.87'		
L30	N 19°26'20" E	33.38'		
L31	N 22°47'06" W	36.74'		
L32	S 67°12'54" W	15.00'		
L33	S 05°13'12" W	46.43'		
L34	N 84°48'42" W	15.00'		
L35	N 16°59'54" E	59.61'		
L36	N 73°42'47" W	15.00'		
L37	S 16°59'54" W	51.56'		
L38	N 72°06'59" W	15.00'		
L39	S 25°59'47" E	17.26'		
L40	S 25°46'26" E	17.48'		
L41	S 27°13′32″ E	15.00'		
L42	N 54°02'51" E	10.01'		
L43	N 53°40'46" E	15.00'		
L44	N 39°06'57" W	9.46'		
L45	S 54°58'42" W	15.00'		
L46	N 38°59'46" W	15.00'		
L47	S 54°58'42" W	10.02'		

L48 S 38'59'46" E 15.00'

MATCH LINE - SEE SHEET 2 OF 3

	RESERVE TABLE						
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP			
А	0.195	8,477	RESTRICTED TO LANDSCAPE	SIENNA COMMUNITY ASSOCIATION, INC. (S.C.A.I.)/SIENNA MUNICIPAL UTILITY DISTRICT NO. 5			
В	0.455	19,822	RESTRICTED TO LANDSCAPE	SIENNA COMMUNITY ASSOCIATION, INC. (S.C.A.I.)/SIENNA MUNICIPAL UTILITY DISTRICT NO. 5			
С	6.525	284,218	RESTRICTED TO DRAINAGE	SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)			
D	1.066	46,442	RESTRICTED TO MAINTENANCE BERM	SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)			
Е	0.308	13,415	RESTRICTED TO DRAINAGE	SIENNA COMMUNITY ASSOCIATION, INC. (S.C.A.I.)/SIENNA MUNICIPAL UTILITY DISTRICT NO. 5			
F	0.237	10,322	RESTRICTED TO DRAINAGE	SIENNA COMMUNITY ASSOCIATION, INC. (S.C.A.I.)/SIENNA MUNICIPAL UTILITY DISTRICT NO. 5			
G	0.094	4,074	RESTRICTED TO LANDSCAPE	SIENNA COMMUNITY ASSOCIATION, INC. (S.C.A.I.)/SIENNA MUNICIPAL UTILITY DISTRICT NO. 5			
Н	0.122	5,306	RESTRICTED TO LANDSCAPE	SIENNA COMMUNITY ASSOCIATION, INC. (S.C.A.I.)/SIENNA MUNICIPAL UTILITY DISTRICT NO. 5			
ı	0.066	2,862	RESTRICTED TO LANDSCAPE	SIENNA COMMUNITY ASSOCIATION, INC. (S.C.A.I.)/SIENNA MUNICIPAL UTILITY DISTRICT NO. 5			
J	0.030	1,315	RESTRICTED TO LANDSCAPE	SIENNA COMMUNITY ASSOCIATION, INC. (S.C.A.I.)/SIENNA MUNICIPAL UTILITY DISTRICT NO. 5			
К	0.026	1,130	RESTRICTED TO LANDSCAPE	SIENNA COMMUNITY ASSOCIATION, INC. (S.C.A.I.)/SIENNA MUNICIPAL UTILITY DISTRICT NO. 5			
L	2.002	87,225	RESTRICTED TO DRAINAGE	SIENNA COMMUNITY ASSOCIATION, INC. (S.C.A.I.)/SIENNA MUNICIPAL UTILITY DISTRICT NO. 5			
TOTAL	11.126	484,608					

SIENNA SECTION 54

A SUBDIVISION OF 23.233 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

81 LOTS 12 RESERVES (11.126 ACRES) 6 BLOCKS

SEPTEMBER 18, 2024

JOB NO. 1416-1554P

OWNERS:

TOLL-GTIS PROPERTY OWNER, LLC JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064 PH: (281) 894-8655

SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS

TEMIKA B. JONES, PRESIDENT 202 CENTURY SQUARE BLVD, SUGAR LAND, TEXAS 77478-3796 PH: (281) 500-6050



LJA Engineering, Inc. 1904 W. Grand Parkway North Suite 100 Katy, Texas 77449 PHONE: 281-499-4539 www.GBISurvey.com

Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386

ENGINEER:

JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405

SCOTT FRANKOVICH, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 130312