

# PLAT RECORDING SHEET

**PLAT NAME:** Sienna Section 75

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

**ACREAGE:** 34.534

**LEAGUE:** David Fitzgerald Survey

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**ABSTRACT NUMBER:** 25

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**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 76

**NUMBER OF RESERVES:** 8

**OWNERS:** Toll-GTIS Property Owner, LLC

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**(DEPUTY CLERK)**

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, OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 34.534 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 75, 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, WALKWAYS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BEND 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 COMFORT 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 MADE HEREIN.

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 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 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 RESTRICTIONS FILED SEPARATELY.

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 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, GULLIES, RAVINES, DRAINS 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 75 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 AMENDMENT.

IN TESTIMONY WHEREOF, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED.

THIS 14th DAY OF November, 2025.

TOLL-GTIS PROPERTY OWNER LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: Jimmie F. Jenkins  
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

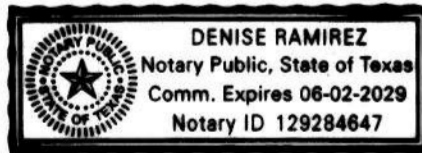
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE F. 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,

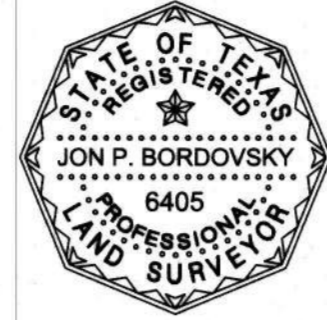
THIS 14th DAY OF November, 2025.

Devin Ramon  
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, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6405



I, RICHARD W. STANFIELD, JR., 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.

RICHARD W. STANFIELD, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 144192



STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED SIENNA SECTION 75 IN ACCORDANCE 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 19 DAY OF November, 2025.

TIMOTHY R. HANEY, CHAIR

JOHN O'MALLEY, VICE CHAIR

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,235.00'	22°10'38"	478.02'	N 13°16'16" E	475.05'
C2	915.00'	10°10'17"	162.44'	N 19°16'27" W	162.22'
C3	25.00'	94°09'51"	41.09'	N 32°53'38" E	36.62'
C4	300.00'	7°28'11"	39.11'	N 76°14'28" E	39.08'
C5	300.00'	7°28'11"	39.11'	N 76°14'28" E	39.08'
C6	570.00'	6°07'14"	60.89'	N 83°02'10" E	60.86'
C7	25.00'	94°44'50"	41.34'	S 46°31'48" E	36.79'
C8	25.00'	87°27'44"	38.16'	N 44°09'44" E	34.56'
C9	420.00'	10°20'04"	75.75'	S 86°56'22" E	75.65'
C10	480.00'	2°52'11"	24.04'	S 83°12'26" E	24.04'
C11	25.00'	85°10'19"	37.16'	S 42°03'21" E	33.83'
C12	25.00'	83°27'45"	36.42'	N 42°15'40" E	33.28'
C13	480.00'	45°00'08"	377.01'	N 61°29'29" E	367.39'
C14	435.48'	1°21'27"	10.32'	S 64°09'28" E	10.32'
C15	556.39'	10°58'35"	106.59'	S 54°51'02" E	106.43'
C16	150.37'	93°33'30"	107.70'	S 28°31'53" E	105.41'
C17	316.32'	56°56'14"	314.34'	S 20°39'56" W	301.57'
C18	373.68'	7°56'38"	51.81'	S 49°18'34" E	51.77'
C19	194.20'	25°47'22"	87.41'	N 54°13'36" W	86.67'
C20	295.71'	50°55'24"	262.82'	S 80°47'06" W	254.28'
C21	293.29'	18°34'14"	95.06'	S 65°29'05" W	94.64'
C22	104.62'	70°31'02"	128.76'	N 67°55'20" W	120.79'
C23	176.26'	10°34'19"	32.52'	N 34°45'48" W	32.48'
C24	50.00'	37°38'11"	32.84'	S 10°00'03" W	32.26'
C25	25.00'	32°05'22"	14.00'	S 12°46'28" W	13.82'
C26	25.00'	93°33'30"	40.82'	S 50°02'58" E	36.44'
C27	1,475.00'	0°07'06"	3.05'	N 83°06'44" E	3.05'
C28	1,525.00'	0°24'15"	10.76'	S 83°15'19" W	10.76'
C29	25.00'	83°39'02"	36.50'	S 41°37'55" W	33.34'
C30	1,025.00'	0°28'27"	8.48'	S 00°02'37" W	8.48'
C31	25.00'	93°06'50"	40.63'	N 46°16'34" W	36.30'
C32	1,525.00'	3°11'47"	85.07'	S 88°45'55" W	85.06'
C33	1,975.00'	2°32'45"	87.76'	S 89°05'25" W	87.75'
C34	25.00'	91°17'30"	39.83'	S 42°10'17" W	35.75'
C35	25.00'	88°37'30"	38.67'	N 47°52'13" W	34.93'
C36	25.00'	90°00'00"	39.27'	S 42°49'03" W	35.36'
C37	2,000.00'	2°32'45"	88.87'	N 89°05'25" E	88.86'
C38	1,500.00'	7°18'37"	191.38'	N 86°42'30" E	191.25'
C39	1,600.00'	17°29'56"	488.66'	N 12°15'53" W	486.76'
C40	750.00'	3°55'29"	51.38'	N 19°03'06" W	51.37'
C41	750.00'	25°18'56"	331.38'	N 81°38'37" E	328.69'
C42	450.00'	12°19'47"	96.84'	N 84°11'55" E	96.65'
C43	50.00'	86°21'59"	75.37'	S 46°27'13" E	68.43'
C44	1,000.00'	3°33'04"	61.98'	S 01°29'41" E	61.97'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C45	1,600.00'	5°11'12"	144.84'	N 02°57'24" E	144.79'
C46	750.00'	4°55'10"	64.40'	N 03°05'25" E	64.38'
C47	450.00'	26°18'40"	206.65'	S 12°37'32" E	204.84'
C48	25.00'	88°24'24"	38.57'	S 47°58'45" E	34.86'
C49	25.00'	95°04'41"	41.49'	N 40°16'42" E	36.89'
C50	1,575.00'	13°45'12"	378.06'	N 14°08'15" W	377.16'
C51	775.00'	3°55'29"	53.09'	N 19°03'06" W	53.08'
C52	25.00'	59°55'22"	36.15'	N 47°03'03" W	24.97'
C53	50.00'	27°33'03"	238.76'	N 59°47'18" E	68.45'
C54	25.00'	33°40'40"	14.69'	S 00°15'01" E	14.48'
C55	725.00'	0°03'27"	0.73'	S 17°07'05" E	0.73'
C56	25.00'	93°52'02"	40.96'	S 64°04'50" E	36.53'
C57	775.00'	25°18'56"	342.43'	N 81°38'37" E	339.65'
C58	25.00'	89°18'00"	38.96'	N 49°39'05" E	35.14'
C59	1,625.00'	0°32'55"	15.56'	N 05°16'33" E	15.56'
C60	725.00'	4°42'23"	59.55'	N 03°11'49" E	59.54'
C61	775.00'	5°07'08"	69.24'	S 02°59'26" W	69.22'
C62	1,575.00'	5°11'12"	142.58'	S 02°57'24" W	142.53'
C63	25.00'	90°00'00"	39.27'	S 44°38'12" E	35.36'
C64	25.00'	32°05'22"	14.00'	N 74°19'07" E	13.82'
C65	50.00'	150°32'42"	131.38'	S 46°27'13" E	96.71'
C66	25.00'	91°41'29"	40.01'	N 32°11'17" E	35.87'
C67	425.00'	12°19'47"	91.46'	N 84°11'55" E	91.28'
C68	25.00'	86°21'59"	37.68'	S 46°27'13" E	34.22'
C69	25.00'	90°23'44"	39.44'	S 41°55'39" W	35.48'
C70	1,475.00'	3°14'18"	83.36'	S 88°44'39" W	83.35'
C71	2,025.00'	2°32'45"	89.98'	S 89°05'25" W	89.97'
C72	25.00'	85°13'49"	37.19'	N 49°34'03" W	33.85'
C73	1,625.00'	6°42'20"	190.18'	N 10°18'18" W	190.07'
C74	25.00'	90°00'00"	39.27'	N 23°59'09" E	35.36'
C75	725.00'	25°18'56"	320.33'	N 81°38'37" E	317.73'
C76	25.00'	87°13'36"	38.06'	S 42°05'07" E	34.49'
C77	1,625.00'	1°09'53"	33.03'	S 00°56'44" W	33.03'
C78	25.00'	90°00'00"	39.27'	S 45°21'48" W	35.36'
C79	475.00'	12°19'47"	102.22'	S 84°11'55" W	102.02'
C80	25.00'	84°49'45"	37.01'	N 59°33'06" W	33.72'
C81	1,625.00'	3°52'37"	109.96'	N 19°04'32" W	109.94'
C82	425.00'	26°18'40"	195.17'	S 12°37'32" E	193.46'
C83	25.00'	53°24'23"	23.30'	S 52°29'03" E	22.47'
C84	50.00'	27°54'47"	240.78'	S 58°46'09" W	66.97'
C85	25.00'	42°30'24"	18.55'	N 04°31'48" W	18.12'
C86	475.00'	26°18'40"	218.13'	N 12°37'32" E	216.22'
C87	30.00'	94°30'45"	49.49'	S 32°43'11" W	44.06'

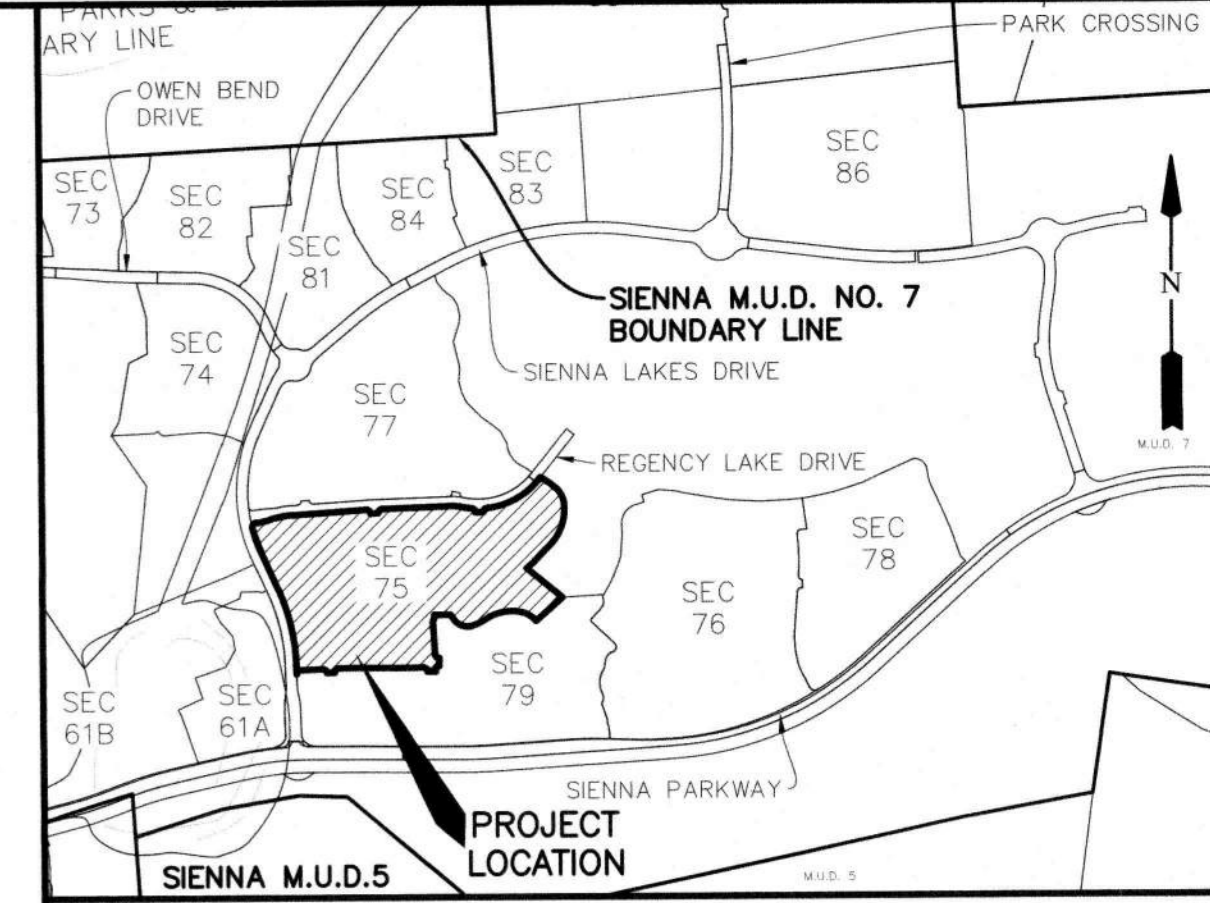
NOTES:

- 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.
- T.B.M. INDICATES TEMPORARY BENCHMARK: FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS" SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK: FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS" SURVEY MARKER NO. PCM-011 ELEV. = 60.56" (NAVD 88, 2001 ADJUSTMENT)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NA83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999967651
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE, FILE NO. 2731025-00969, DATED APRIL 9, 2025 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND I.S.D., THE ETJ OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY AND SIENNA MUNICIPAL UTILITY DISTRICT NO. 7.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0455L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- THE TOP OF ALL FLOOR SLABS FOR BLOCK 1 LOTS 10-24, BLOCK 2 LOTS 1-4 AND BLOCK 4 LOTS 1-8 SHALL BE A MINIMUM OF 63.16 FEET ABOVE MEAN SEA LEVEL (2001 ADJ). BLOCK 1 LOTS 4-9, BLOCK 2 LOTS 5-9, BLOCK 3 LOTS 1-9 AND BLOCK 4 LOTS 7-15 SHALL BE A MINIMUM OF 62.75 FEET ABOVE MEAN SEA LEVEL (2001 ADJ). BLOCK 1 LOTS 1-3, BLOCK 3 LOTS 10-18 SHALL BE A MINIMUM OF 61.78 FEET ABOVE MEAN SEA LEVEL (2001 ADJ). BLOCK 2 LOTS 10-19 SHALL BE A MINIMUM OF 63.03 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 NOT LESS THAN 24 INCHES ABOVE HIGHEST NATURAL GROUND SURFACE PERIMETER. DRAINAGE DRAINAGE RESTRAINT 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 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.
- 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.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 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.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES; AND THE SIENNA COMMUNITY ASSOCIATION, INC., (S.C.A.I.) HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE 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).
- SIDEWALK 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 ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 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.
- DRIVEWAY LOCATION - FOR THE LOTS ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°10'57" W	64.97'
L2	N 79°58'33" E	33.11'
L3	N 72°30'23" E	37.76'
L4	N 79°58'33" E	23.53'
L5	N 84°28'21" E	50.29'
L6	S 81°46'20" E	52.35'
L7	N 88°49'15" E	50.02'
L8	N 38°59'25" E	19.54'
L9	S 43°49'16" W	128.90'
L10	S 89°49'19" W	100.31'
L11	S 06°56'49" E	50.00'
L12	N 89°43'09" W	50.00'
L13	S 87°49'03" W	30.29'
L14	S 89°08'58" W	50.05'
L15	S 87°49'03" W	139.50'
L16	N 17°05'21" W	119.55'
L17	S 72°54'39" W	12.41'
L18	N 68°59'09" E	96.16'
L1		

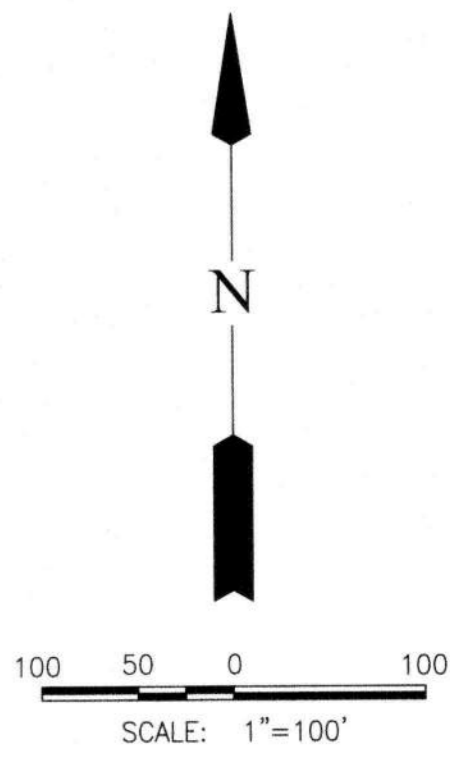
TOLL-GTIS PROPERTY OWNER, LLC  
CALLED 2,808.323 ACRES  
F.N. 2013153798  
F.B.C.O.P.R.

T.B.M.  
(SEE NOTE 2)  
NAD83 GRID COORDINATES  
X= 1,085,536.39  
Y= 13,739,334.21



VICINITY MAP  
SCALE: 1"=1,200'

KEY MAP NO. 650V, 651S



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
- 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.D.R. INDICATES FORT BEND COUNTY PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
- E.E. INDICATES ELECTRICAL EASEMENT
- R.O.W. INDICATES RIGHT-OF-WAY
- INDICATES STREET NAME CHANGE



SIENNA SECTION 75

A SUBDIVISION OF 34.534 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD SURVEY, ABSTRACT 25,  
FORT BEND COUNTY, TEXAS.

76 LOTS 8 RESERVES (19,546 ACRES) 4 BLOCKS  
NOVEMBER 13, 2025 JOB NO. 1417-1575P

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

SURVEYOR:



**GBI PARTNERS**  
4724 VISTA ROAD 1896LS FIRM #10130300  
PASADENA, TX 77505 GBSurvey@GBISurvey.com  
PHONE: 281-499-4539 www.GBISurvey.com

ENGINEER:

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386



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

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

LAST SAVE: 17/1/2025 10:32 AM BY: GEOF. FREEMAN - PLOT DATE: 12/1/2025 10:36 AM BY: GEOF. FREEMAN  
 MVAE CHECK SURVEY PLATTING WGS

TOLL-GTIS PROPERTY OWNER, LLC  
CALLED 2,808.323 ACRES  
F.N. 2013153798  
F.B.C.O.P.R.

DAVID FITZGERALD  
SURVEY, A-25  
WILLIAM HALL  
SURVEY, A-31  
SIENNA PARKWAY SECTION 4  
(80' R.O.W.)  
PLAT No. 20180102, F.B.C.P.R.

SIENNA PARKWAY SECTION 6 (80' R.O.W.)  
PLAT No. 20250090, F.B.C.P.R.

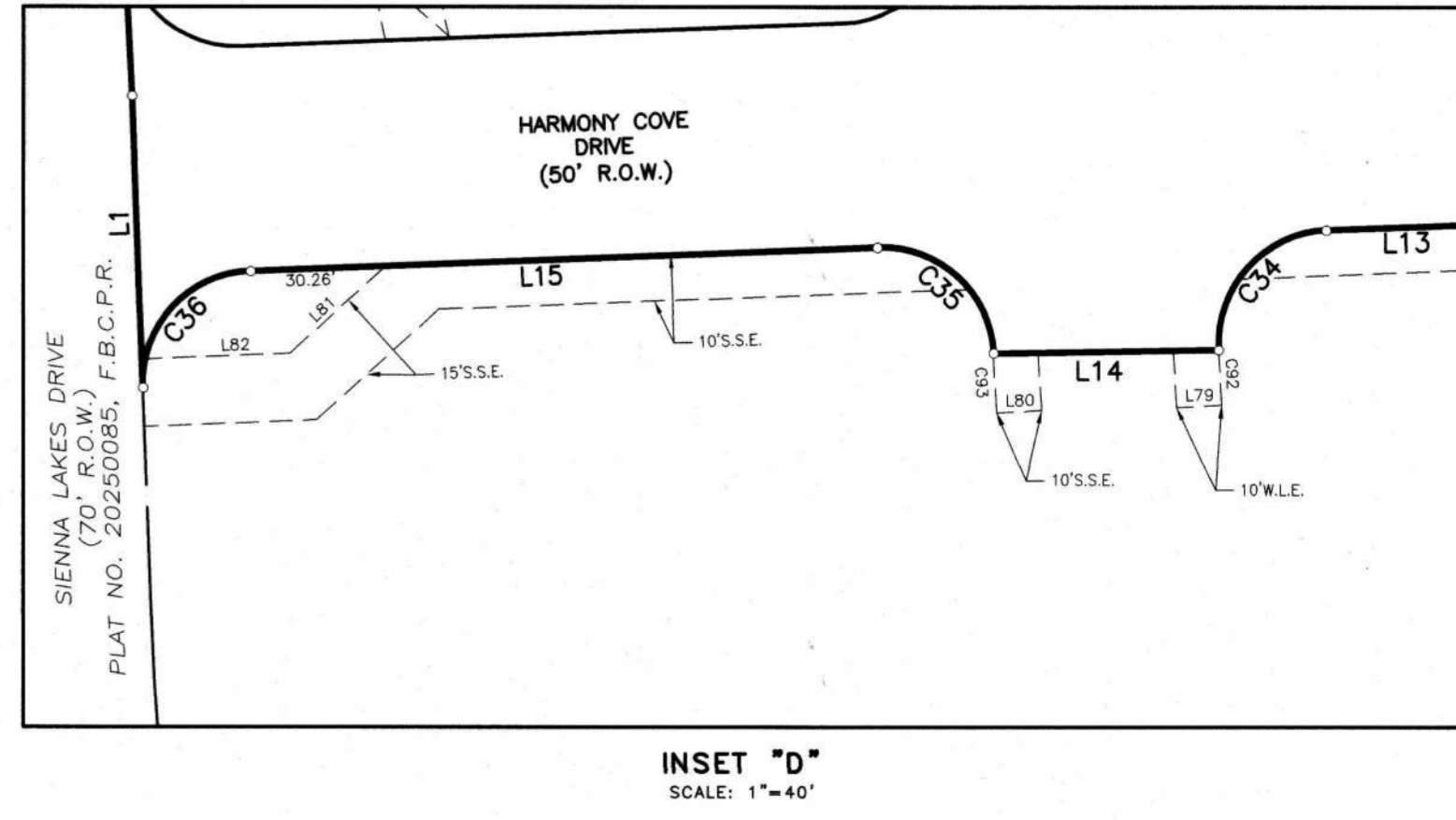
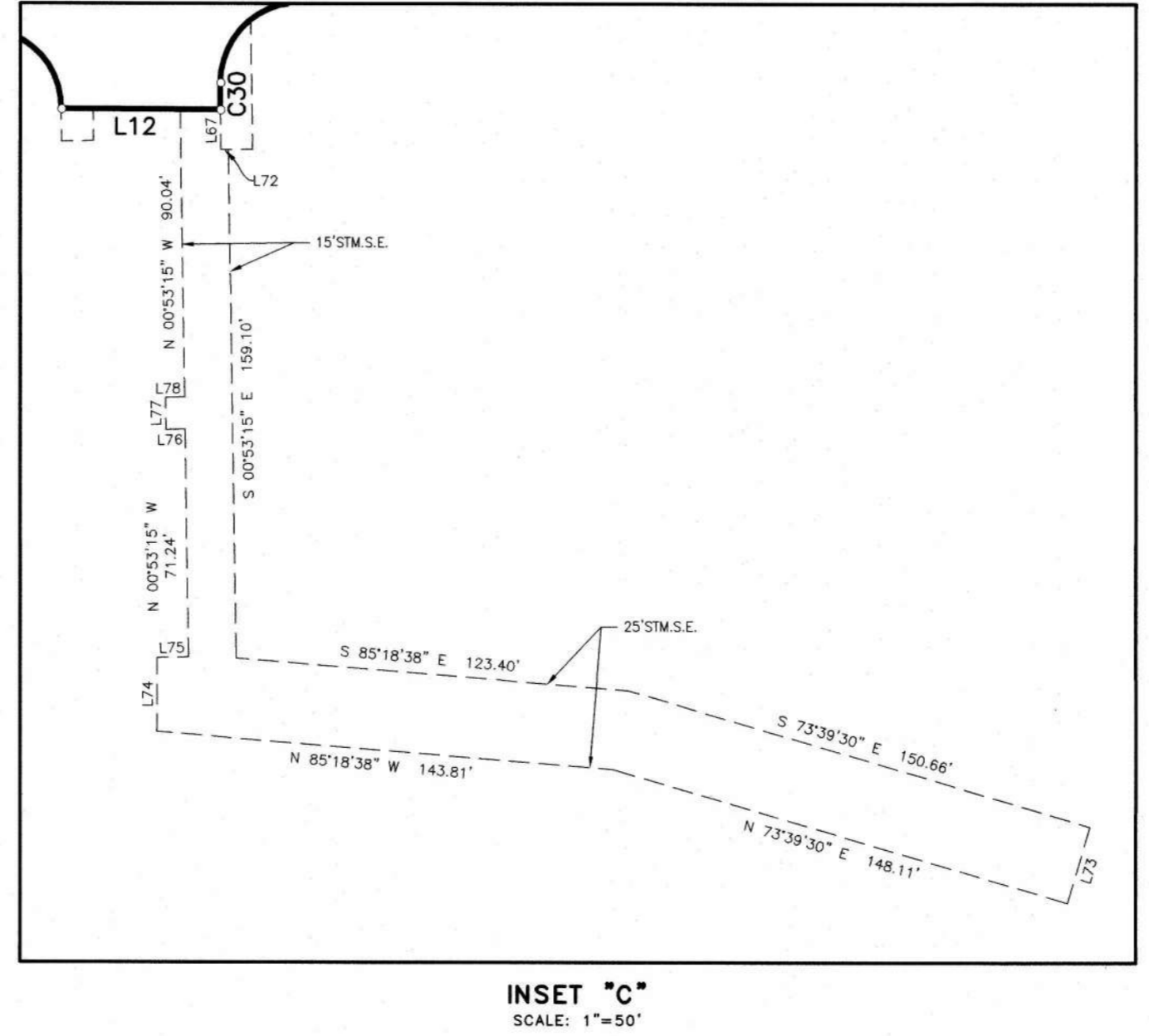
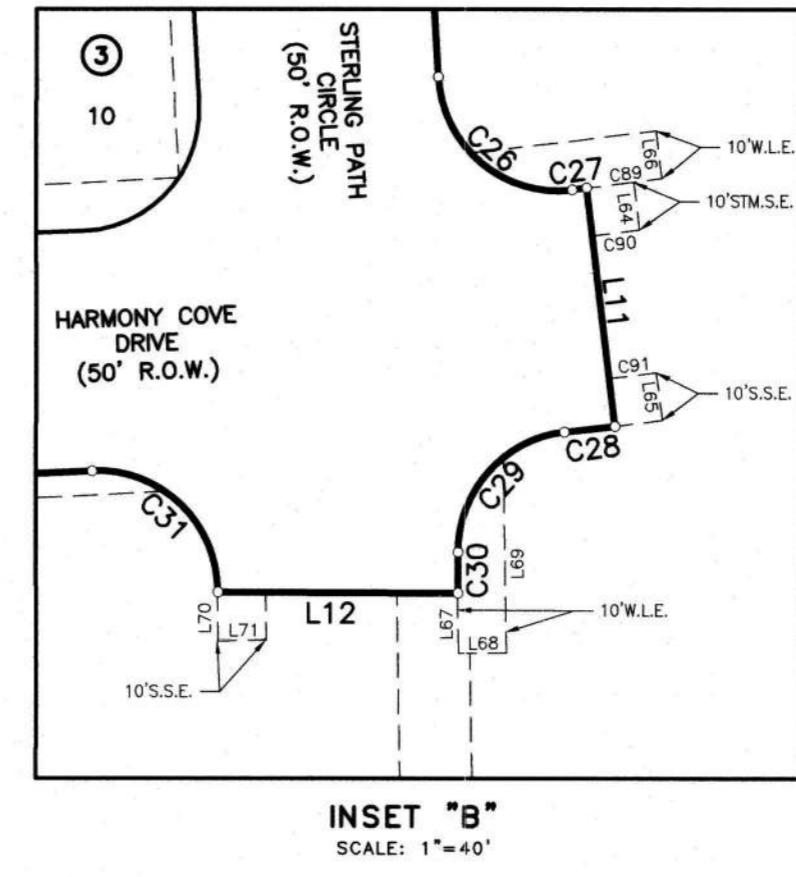
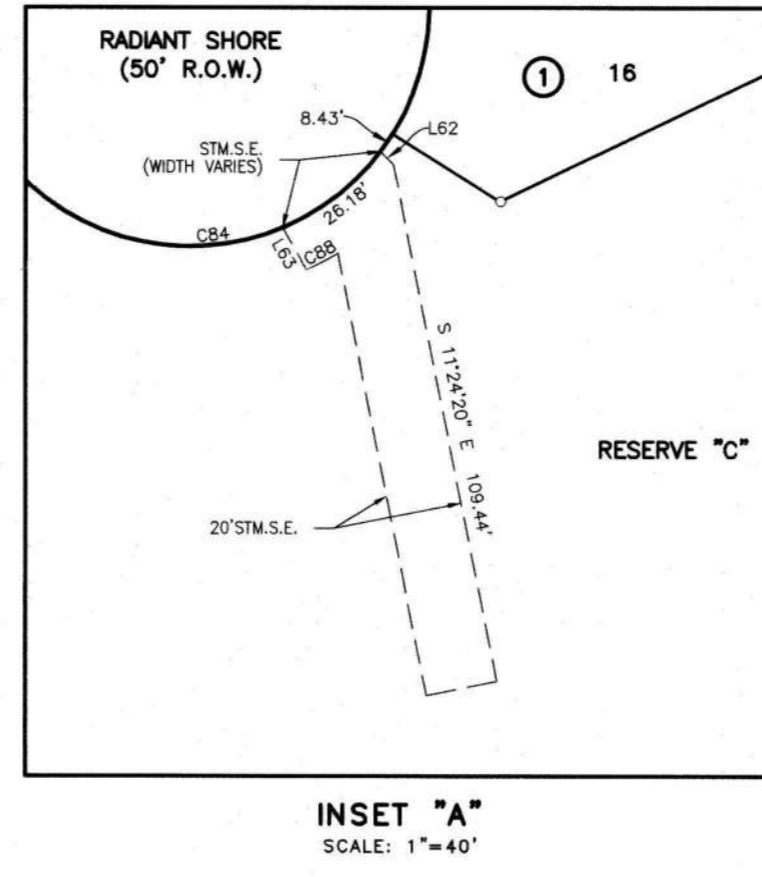
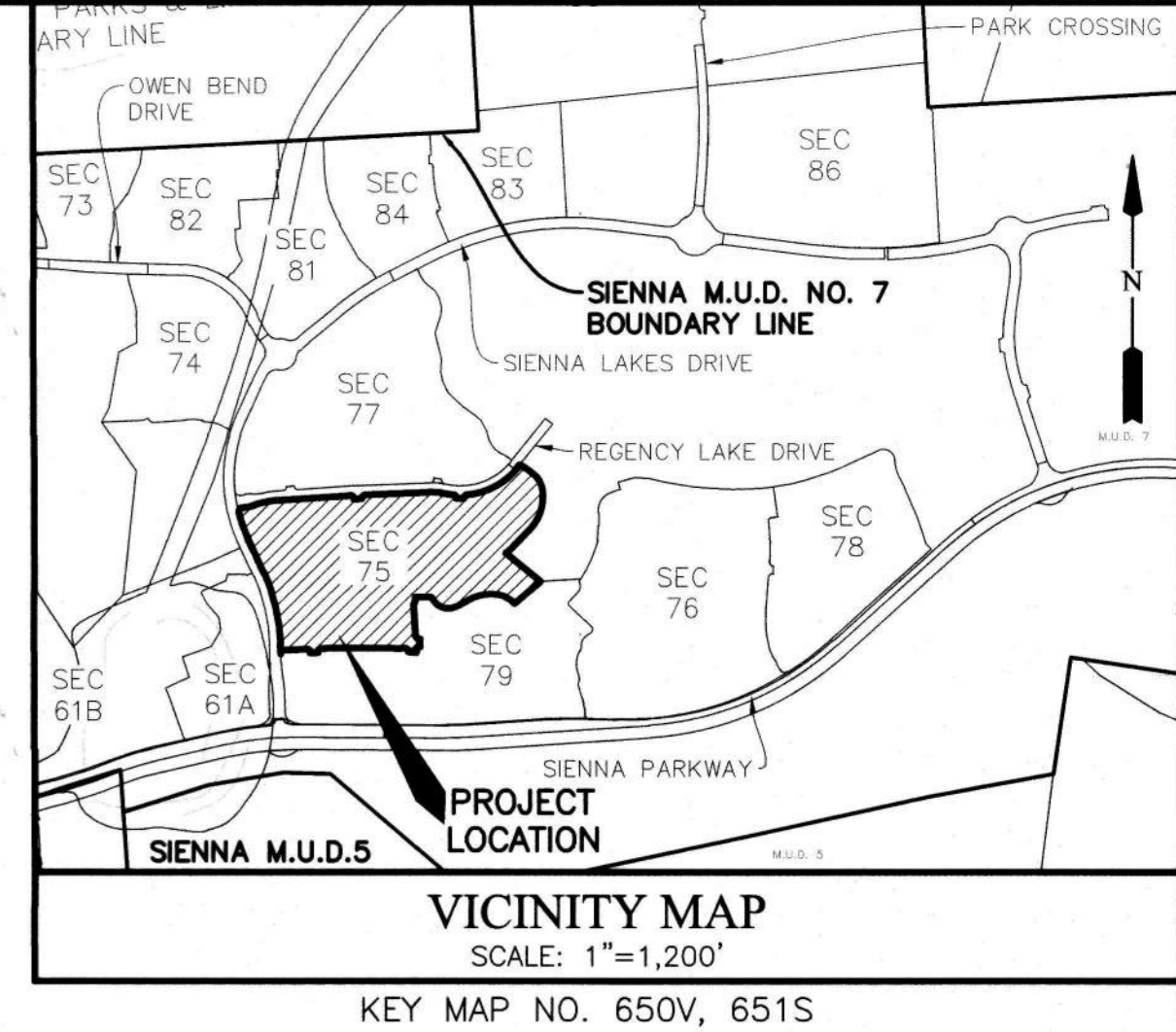
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,235.00'	22°10'38"	478.02'	N 13°16'16" W	475.05'
C2	915.00'	10°10'17"	162.44'	N 19°16'27" W	162.22'
C3	25.00'	94°09'51"	41.09'	N 32°53'38" E	36.62'
C4	300.00'	72°8'11"	39.11'	N 76°14'28" E	39.08'
C5	300.00'	72°8'11"	39.11'	N 76°14'28" E	39.08'
C6	570.00'	6°07'14"	60.89'	N 83°02'10" E	60.86'
C7	25.00'	94°44'50"	41.34'	N 46°31'48" E	36.79'
C8	25.00'	87°27'44"	38.16'	N 44°09'44" E	34.56'
C9	420.00'	10°20'04"	75.75'	N 86°56'22" E	75.65'
C10	480.00'	2°52'11"	24.04'	S 83°12'26" E	24.04'
C11	25.00'	85°10'19"	37.16'	S 42°03'21" E	33.83'
C12	25.00'	83°27'45"	36.42'	N 42°15'40" W	33.28'
C13	480.00'	45°00'08"	377.01'	N 61°29'29" E	367.39'
C14	435.46'	1°21'27"	10.32'	S 64°09'28" E	10.32'
C15	556.39'	10°58'35"	106.59'	S 54°51'02" E	106.43'
C16	150.37'	41°02'15"	107.70'	S 28°31'53" E	105.41'
C17	316.32'	56°56'14"	314.34'	S 20°39'56" W	301.57'
C18	373.66'	7°56'38"	51.81'	S 49°18'34" W	51.77'
C19	194.20'	25°47'22"	87.41'	N 54°13'36" W	86.67'
C20	295.71'	50°55'24"	262.82'	S 80°47'06" W	254.28'
C21	293.29'	18°34'14"	95.06'	S 65°29'05" W	94.64'
C22	104.62'	70°31'02"	128.76'	N 67°55'20" W	120.79'
C23	176.26'	10°34'19"	32.52'	N 34°45'48" W	32.48'
C24	50.00'	37°38'11"	32.84'	S 10°00'03" W	32.26'
C25	25.00'	32°05'22"	14.00'	S 12°46'28" W	13.82'
C26	25.00'	93°33'30"	40.82'	S 50°02'58" E	36.44'
C27	1,475.00'	0°07'06"	3.05'	N 83°06'44" E	3.05'
C28	1,525.00'	0°24'15"	10.76'	S 83°15'19" W	10.76'
C29	25.00'	83°39'02"	36.50'	S 41°37'55" W	33.34'
C30	1,025.00'	0°28'27"	8.48'	S 00°02'37" W	8.48'
C31	25.00'	93°06'50"	40.63'	N 46°16'34" W	36.30'
C32	1,525.00'	3°11'47"	85.07'	S 88°45'55" W	85.06'
C33	1,975.00'	2°32'45"	87.76'	S 89°05'25" W	87.75'
C34	25.00'	91°17'30"	39.83'	S 42°10'17" W	35.75'
C35	25.00'	88°37'30"	38.67'	N 47°52'13" W	34.93'
C36	25.00'	90°00'00"	39.27'	S 42°49'03" W	35.36'
C37	2,000.00'	2°32'45"	88.87'	N 89°05'25" E	88.86'
C38	1,500.00'	7°18'37"	191.38'	N 86°42'30" E	191.25'
C39	1,600.00'	17°29'55"	488.66'	N 12°15'53" W	486.76'
C40	750.00'	3°55'29"	51.38'	N 19°03'06" W	51.37'
C41	750.00'	25°18'56"	331.38'	N 81°38'37" E	328.69'
C42	450.00'	12°19'47"	96.84'	N 84°11'55" E	96.65'
C43	50.00'	86°21'59"	75.37'	S 46°27'13" E	68.43'
C44	1,000.00'	3°33'04"	61.98'	S 01°29'41" E	61.97'
C45	1,600.00'	5°11'12"	144.84'	N 02°57'24" E	144.79'
C46	750.00'	4°55'10"	64.40'	N 03°05'25" E	64.38'
C47	450.00'	26°18'40"	206.65'	S 12°37'32" E	204.84'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C48	25.00'	88°24'24"	38.57'	S 47°58'45" E	34.86'
C49	25.00'	95°04'41"	41.49'	N 40°16'42" E	36.89'
C50	1,575.00'	13°45'12"	378.06'	N 14°08'15" W	377.16'
C51	775.00'	3°55'29"	53.09'	N 19°03'06" W	53.08'
C52	25.00'	59°55'22"	26.15'	N 47°03'03" W	24.97'
C53	50.00'	27°36'03"	238.76'	N 59°47'18" E	68.45'
C54	25.00'	33°40'40"	14.69'	S 00°15'01" E	14.48'
C55	725.00'	0°03'27"	0.73'	S 17°07'05" E	0.73'
C56	25.00'	93°52'02"	40.96'	S 64°04'50" E	36.53'
C57	775.00'	25°18'56"	342.43'	N 81°38'37" E	339.65'
C58	25.00'	89°18'00"	38.96'	N 49°39'05" E	35.14'
C59	1,625.00'	0°32'55"	15.56'	N 00°16'33" E	15.56'
C60	725.00'	4°42'23"	59.55'	N 03°11'49" E	59.54'
C61	775.00'	5°07'08"	69.24'	S 02°59'26" W	69.22'
C62	1,575.00'	5°11'12"	142.58'	S 02°57'24" W	142.53'
C63	25.00'	90°00'00"	39.27'	S 44°38'12" E	35.36'
C64	25.00'	32°05'22"	14.00'	N 74°19'07" E	13.82'
C65	50.00'	150°32'42"	131.38'	S 46°27'13" E	96.71'
C66	25.00'	91°41'29"	40.01'	N 32°11'17" E	35.87'
C67	425.00'	12°19'47"	91.46'	N 84°11'55" E	91.28'
C68	25.00'	86°21'59"	37.68'	S 46°27'13" E	34.22'
C69	25.00'	90°23'44"	39.44'	S 41°55'39" W	35.48'
C70	1,475.00'	3°14'18"	83.36'	S 88°44'39" W	83.35'
C71	2,025.00'	2°32'45"	89.98'	S 89°05'25" W	89.97'
C72	25.00'	85°13'49"	37.19'	N 49°34'03" W	33.85'
C73	1,625.00'	6°42'20"	190.18'	N 10°18'18" W	190.07'
C74	25.00'	90°00'00"	39.27'	N 23°59'09" E	35.36'
C75	725.00'	25°18'56"	320.33'	N 81°38'37" E	317.73'
C76	25.00'	87°13'36"	38.06'	S 42°05'07" E	34.49'
C77	1,625.00'	1°09'53"	33.03'	S 00°56'44" W	33.03'
C78	25.00'	90°00'00"	39.27'	S 45°21'48" W	35.36'
C79	475.00'	12°19'47"	102.22'	S 84°11'55" W	102.02'
C80	25.00'	84°49'45"	37.01'	N 59°33'06" W	33.72'
C81	1,625.00'	3°52'37"	109.96'	N 19°04'32" W	109.94'
C82	425.00'	26°18'40"	195.17'	S 12°37'32" E	193.46'
C83	25.00'	53°24'23"	23.30'	S 52°29'03" E	22.47'
C84	50.00'	275°54'47"	240.78'	S 88°46'09" W	66.97'
C85	25.00'	42°30'24"	18.55'	N 04°31'40" W	18.12'
C86	475.00'	26°18'40"	218.13'	N 12°37'32" W	216.22'
C87	30.00'	94°30'45"	49.49'	S 32°43'11" W	44.06'
C88	60.00'	7°02'43"	7.38'	N 62°27'06" E	7.37'
C89	1,475.00'	0°37'07"	15.93'	N 82°44'37" E	15.93'
C90	1,485.00'	0°23'09"	10.00'	N 82°51'37" E	10.00'
C91	1,515.00'	0°22'41"	10.00'	N 82°51'50" E	10.00'
C92	1,625.00'	0°26'02"	12.30'	N 03°15'27" W	12.30'
C93	1,575.00'	0°28'54"	13.24'	N 03°19'01" W	13.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°10'57" W	64.97'
L2	N 79°58'33" E	33.11'
L3	N 72°30'23" E	37.76'
L4	N 79°58'33" E	23.53'
L5	N 84°28'21" E	50.29'
L6	S 81°46'20" E	52.35'
L7	N 88°49'15" E	50.02'
L8	N 38°59'25" E	19.54'
L9	S 43°49'16" W	128.90'
L10	S 89°49'19" W	100.31'
L11	S 06°56'49" E	50.00'
L12	N 89°43'09" W	50.00'
L13	S 87°49'03" W	30.29'
L14	S 89°08'58" W	50.00'
L15	S 87°49'03" W	139.50'
L16	N 17°05'21" W	119.55'
L17	S 72°54'39" W	12.41'
L18	N 68°59'09" E	96.16'
L19	S 85°41'55" E	54.06'
L20	N 05°33'00" E	50.86'
L21	S 00°31'48" W	74.66'
L22	S 25°46'52" E	112.57'
L23	N 64°13'08" E	5.29'
L24	N 17°05'21" W	54.65'
L25	S 17°05'21" E	77.96'
L26	N 68°59'09" E	44.57'
L27	S 85°41'55" E	3.90'
L28	N 05°33'00" E	50.86'
L29	S 05°33'00" W	50.86'
L30	N 78°02'01" E	78.29'
L31	S 87°49'03" W	35.59'
L32	N 68°59'09" E	46.16'
L33	S 85°41'55" E	5.71'
L34	N 89°38'12" W	41.86'
L35	N 78°02'01" E	84.29'
L36	S 00°31'48" W	75.40'
L37	S 25°46'52" E	52.36'
L38	N 25°46'52" W	61.90'
L39	N 00°31'48" E	73.91'
L40	N 73°01'34" W	45.91'
L41	S 26°29'32" W	14.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L42	S 16°00'06" E	100.42'
L43	N 53°00'23" W	15.15'
L44	S 02°06'24" E	40.69'
L45	S 04°42'34" W	26.19'
L46	S 47°02'47" W	14.51'
L47	S 23°01'14" E	100.92'
L48	S 50°26'40" E	91.97'
L49	S 83°06'46" E	16.84'
L50	S 87°53'09" E	26.56'
L51	N 19°24'32" E	14.19'
L52	S 36°43'06" E	10.99'
L53	N 15°47'08" W	79.67'
L54	N 42°10'29" W	13.52'
L55	N 25°24'04" W	100.00'
L56	N 39°32'20" W	89.78'
L57	N 74°41'19" W	16.35'
L58	S 09°15'35" E	43.09'
L59	N 73°56'16" E	48.25'
L60	S 82°06'33" W	67.98'
L61	S 00°16'49" E	24.51'
L62	S 44°21'36" E	3.88'
L63	N 29°57'29" W	10.06'
L64	N 06°56'49" W	10.00'
L65	N 06°56'49" W	10.00'
L66	S 06°57'25" E	10.00'
L67	N 00°53'15" W	12.49'
L68	S 89°06'45" W	10.00'
L69	N 00°53'15" W	40.57'
L70	N 00°53'15" W	10.20'
L71	S 89°06'45" W	10.00'
L72	S 89°06'45" W	2.41'
L73	S 16°20'30" W	25.00'
L74	N 00°21'55" E	23.20'
L75	N 89°02'47" E	9.77'
L76	S 89°06'45" W	6.00'
L77	S 00°53'15" E	10.00'
L78	S 89°06'45" W	6.00'
L79	S 86°57'34" W	10.00'
L80	S 86°55'26" W	10.00'
L81	N 47°52'18" E	28.88'
L82	N 87°40'37" E	32.29'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.447	63,044	RESTRICTED TO LANDSCAPE / UTILITIES	SIENNA COMMUNITY ASSOCIATION INC. (S.C.A.I.) / SIENNA MUNICIPAL UTILITY DISTRICT NO. 5
B	0.122	5,324	RESTRICTED TO LANDSCAPE / UTILITIES	SIENNA COMMUNITY ASSOCIATION INC. (S.C.A.I.) / SIENNA MUNICIPAL UTILITY DISTRICT NO. 5
C	8.948	389,766	RESTRICTED TO DRAINAGE	SIENNA PARKS AND LEVEE IMPROVEMENT DISTRICT
D	0.052	2,252	RESTRICTED TO LANDSCAPE / UTILITIES	SIENNA COMMUNITY ASSOCIATION INC. (S.C.A.I.) / SIENNA MUNICIPAL UTILITY DISTRICT NO. 5
E	3.848	167,599	RESTRICTED TO RECREATION CENTER / UTILITIES	TOLL-GTIS PROPERTY OWNER, LLC
F	4.548	198,137	RESTRICTED TO PUBLIC RIGHT-OF-WAY	FORT BEND COUNTY
G	0.579	25,215	RESTRICTED TO PUBLIC RIGHT-OF-WAY	FORT BEND COUNTY
H	0.002	70	RESTRICTED TO PUBLIC RIGHT-OF-WAY	FORT BEND COUNTY
TOTAL	19.546	851,407		



**SIENNA SECTION 75**  
 A SUBDIVISION OF 34.534 ACRES OF LAND SITUATED IN THE  
 DAVID FITZGERALD SURVEY, ABSTRACT 25,  
 FORT BEND COUNTY, TEXAS.  
 76 LOTS      8 RESERVES (19.546 ACRES)      4 BLOCKS  
 NOVEMBER 13, 2025      JOB NO. 1417-1575P  
**TOLL-GTIS PROPERTY OWNER, LLC**  
 JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE