

PLAT RECORDING SHEET

PLAT NAME: The Market at Waterslake

PLAT NO: _____

ACREAGE: 4.549

LEAGUE: William Hall Survey

ABSTRACT NUMBER: 31

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: MH Sienna Retail II, LLC,

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, MH SIENNA RETAIL, II, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MALABAR HILL CAPITAL, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, MANAGING MEMBER, HERINAFTER REFERRED TO AS OWNER OF SAID 4.549 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE MARKET AT WATERSLAKE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DESIGNATIONS, 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 THEREON FOR THE PURPOSES AND CONSIDERATIONS 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.

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 11 FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR 14 FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR 16 FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE 16 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 THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 21 FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, WE DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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 ACKNOWLEDGE THE RECEIPT OF THE ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS, AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, MH SIENNA RETAIL, II, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY MOUNANG DESAI, MANAGING MEMBER OF MALABAR HILL CAPITAL, L.L.C. AND PARVEZ MERCHANT, MANAGING MEMBER OF MALABAR HILL CAPITAL, L.L.C. THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREBUNTO AFFIXED THIS ____ DAY OF _____, 202__.

MALABAR HILL CAPITAL, L.L.C. A TEXAS LIMITED LIABILITY COMPANY

BY: MOUNANG DESAI, MANAGING MEMBER

BY: PARVEZ MERCHANT, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOUNANG DESAI, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 202__.

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

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARVEZ MERCHANT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 202__.

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

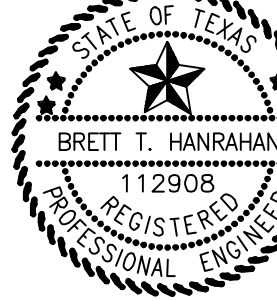
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE MARKET AT WATERSLAKE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 202__.

SIGNATURE: TIMOTHY R. HANEY, CHAIR

SIGNATURE: JOHN O'MALLEY, VICE CHAIR

I, BRETT T. HANRAHAN, 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.

BRETT T. HANRAHAN
PROFESSIONAL ENGINEER NO. 112908



I, SEAN CONLEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF 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; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, 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) OF AN INCH AND A LENGTH OF NOT LESS THAN THREE FEET, UNLESS NOTED OTHERWISE.

SEAN CONLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6739



DESCRIPTION OF A 4.549 ACRE TRACT OF LAND
SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT NO. 31
FORT BEND COUNTY, TEXAS

BEING A TRACT CONTAINING 4.549 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT NUMBER 31, IN FORT BEND COUNTY, TEXAS; SAID 4.549 ACRE TRACT BEING A PORTION OF A CALL 2808.323 ACRE TRACT STYLED AS TRACT "A" AND RECORDED IN THE NAME OF TOLL-GTIS PROPERTY OWNER LLC IN FILE NUMBER 2013153798 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY (O.R.F.B.C.); SAID 4.549 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF RESERVE "G", SIENNA SECTION 39B, A SUBDIVISION RECORDED IN PLAT NUMBER 20220149 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND BEING ON THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF SIENNA PARKWAY (WIDTH VARIES) AS DEDICATED IN PLAT NUMBER 20170221 OF THE F.B.C.P.R., FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF SAID RESERVE "G" BEARS SOUTH 88 DEGREES 11 MINUTES 37 SECONDS WEST, A DISTANCE OF 401.50 FEET;

THENCE, WITH SAID SOUTHERLY R.O.W. LINE, NORTH 88 DEGREES 11 MINUTES 37 SECONDS EAST, A DISTANCE OF 333.22 FEET TO A 5/8-INCH IRON ROD FOUND AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH SAID SOUTHERLY R.O.W. LINE, THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 88 DEGREES 11 MINUTES 37 SECONDS EAST, A DISTANCE OF 530.74 FEET TO A 5/8-INCH IRON ROD FOUND;
- 2) S82.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 50 MINUTES 34 SECONDS AND A CHORD THAT BEARS SOUTH 88 DEGREES 23 MINUTES 06 SECONDS EAST, A DISTANCE OF 58.49 FEET TO A 5/8-INCH IRON ROD FOUND;
- 3) SOUTH 84 DEGREES 57 MINUTES 49 SECONDS EAST, A DISTANCE OF 19.05 FEET TO A 5/8-INCH IRON ROD FOUND;

THENCE, LEAVING SAID SOUTHERLY R.O.W. LINE, THROUGH AND ACROSS AFORESAID 2808.323 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 05 DEGREES 00 MINUTES 43 SECONDS WEST, A DISTANCE OF 159.11 FEET TO A 5/8-INCH IRON ROD FOUND;
- 2) SOUTH 01 DEGREE 48 MINUTES 51 SECONDS EAST, A DISTANCE OF 190.75 FEET TO THE NORTHERLY LINE OF SIENNA PLANTATION SECTION 41, A SUBDIVISION RECORDED IN PLAT NUMBER 20200225 OF THE F.B.C.P.R., FROM WHICH A 5/8-INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 01 DEGREE 49 MINUTES 51 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE, WITH SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 67 DEGREES 25 MINUTES 55 SECONDS WEST, A DISTANCE OF 52.09 FEET TO A POINT WITHIN A BRICK FENCE COLUMN;
- 2) SOUTH 88 DEGREES 11 MINUTES 37 SECONDS WEST, A DISTANCE OF 541.77 FEET FROM WHICH A 5/8-INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 01 DEGREE 48 MINUTES 35 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE, LEAVING SAID NORTHERLY LINE, THROUGH AND ACROSS AFORESAID 2808.323 ACRE TRACT, NORTH 01 DEGREE 48 MINUTES 35 SECONDS WEST, A DISTANCE OF 333.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.549 ACRES OF LAND.

BENCHMARK NOTES

PCM-011
BRASS DISK LOCATED ON GRASS AREA EAST OF DRIVEWAY TO MISSOURI CITY FIRE STATION NUMBER 5 HAVING THE ADDRESS 190 WATERS LAKE BLVD, MISSOURI CITY, TX 77459, BEING 16.5 FEET WEST FROM A SIDEWALK AND NORTHEAST 12.7 FEET FROM CURB ELEV. 59.97 NAVD88 (2001 ADJUSTMENT)

TBM
5/8-INCH ROD WITH YELLOW CAP SET ON THE SOUTH SIDE OF SIENNA PARKWAY, LOCATED 11.3 FEET SOUTH OF CURB, 28.8 SOUTHWEST OF LAMP POST AND 83.0 FEET SOUTHEAST OF THE SECOND TYPE C INLET FROM THE INTERSECTION OF SIENNA PARKWAY AND WATERS LAKE BLVD. ELEV. 56.75 NAVD88 (2001 ADJUSTMENT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	490.00'	58.52'	58.49'	S 88°23'06" E	6°50'34"
C2	2039.50'	69.95'	69.95'	N 89°10'35" E	1°57'54"

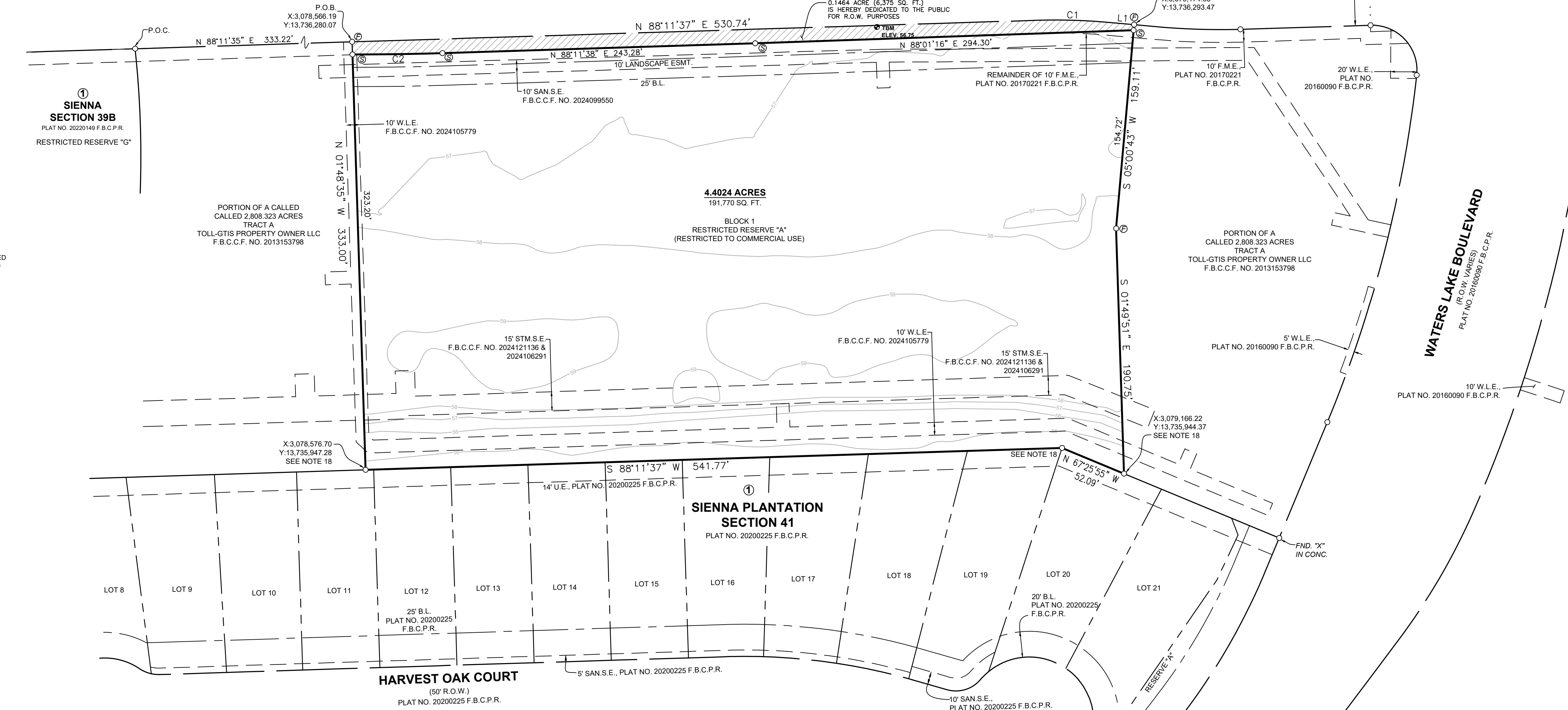
LINE	BEARING	DISTANCE
L1	S 84°57'49" E	19.05'

ABBREVIATIONS

- B.L. BUILDING LINE
- CONC. CONCRETE
- ESMT. EASEMENT
- F.B.C.C.F. FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
- F.H.E. FIRE HYDRANT EASEMENT
- F.M.E. FORCE MAIN EASEMENT
- FND. FOUND
- I. IRON
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT-OF-WAY
- SAN S.E. SANITARY SEWER EASEMENT
- STM S.E. STORM SEWER EASEMENT
- TBM TEMPORARY BENCHMARK
- U.E. UTILITY EASEMENT
- VOL. VOLUME
- W.L.E. WATER LINE EASEMENT

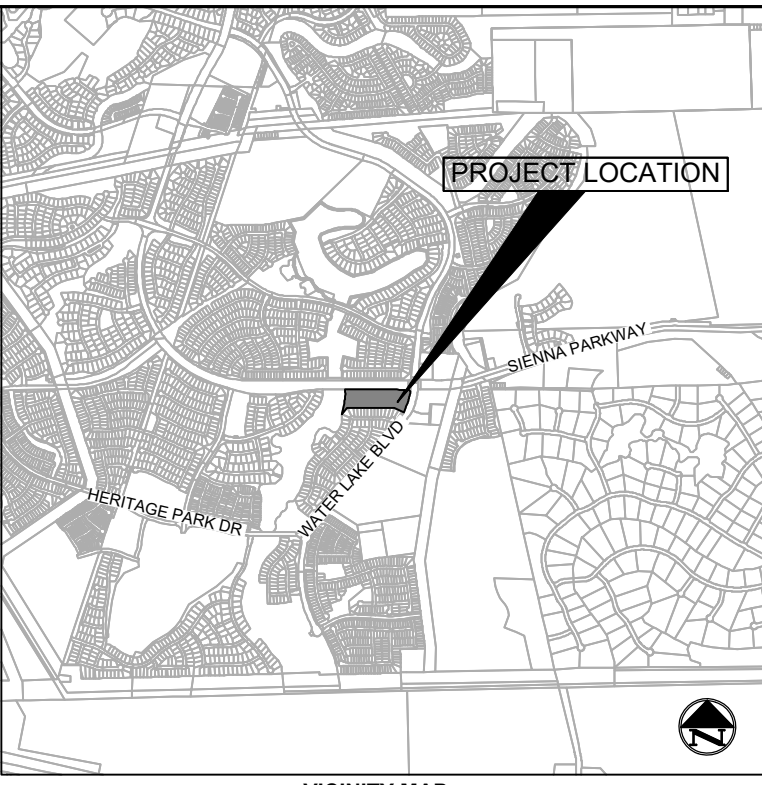
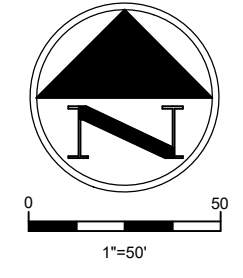
SIENNA PARKWAY

(R.O.W. VARIES)
PLAT NO. 20170221 F.B.C.P.R.



NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- 2) ALL COORDINATES SHOWN HEREON ARE GRID AND BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. COORDINATES MAY BE CONVERTED TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99986763. ALL DISTANCES SHOWN HEREON ARE SURFACE.
- 3) SURVEYED PROPERTY LIES IN ZONE X (SHADED, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) ACCORDING TO FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY UNINCORPORATED AREAS, MAP NUMBER 48157C0435L, DATED EFFECTIVE APRIL 2, 2014.
- 4) THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- 5) THIS PLAT LIES WHOLLY WITHIN SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY, SIENNA MUNICIPAL UTILITY DISTRICT NO. 6 AND FORT BEND ISD.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 10) 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.
- 11) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE PROPERTY OWNER 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).
- 12) 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.
- 13) THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 14) 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.
- 15) 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), PER FLOOD INSURANCE STUDY OF FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, FIS STUDY NUMBER 48157C002C DATED JANUARY 29, 2021, THE 100-YEAR BASE FLOOD ELEVATION IS 59.5 (NAVD88), TO CONVERT, NAVD88 (2001) ADJUSTMENTS EQUAL ELLIPSOIDAL HEIGHT MINUS GEIOD HEIGHT (FROM GEOID99) PLUS A CONSTANT OF 0.283 FEET.
- 16) 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.
- 17) 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.
- 18) CALCULATED CORNER BASED ON DEED DESCRIPTION, CORNER LIES WITHIN A BRICK WALL AND NO IRON MARKER HAS BEEN SET.
- 19) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 20) THIS PLAT LIES WITHIN LIGHT ZONE 2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- 21) 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 ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.



APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS ____ DAY OF _____, 202__.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

W.A. "ANDY" MEYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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 _____, 2025 AT _____ O'CLOCK _____ M., IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD
COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

THE MARKET AT WATERSLAKE

A SUBDIVISION OF 4.549 ACRES OF LAND
SITUATED IN THE
WILLIAM HALL SURVEY, ABSTRACT 31
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE
SCALE: 1"=50' DATE: SEPTEMBER, 2025

OWNER:
MH SIENNA RETAIL II, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
5400 POINTE W. CIRCLE
RICHMOND, TX 77469
PHONE NO. 832-858-5016

ENGINEER:
ALJ Lindsey
18635 N. ELDRIDGE PARKWAY, STE 200
TOMBALL, TX 77377

SURVEYOR:
CONLEY LAND SERVICES, L.L.C.
18635 NORTH ELDRIDGE PARKWAY, SUITE 101
TOMBALL, TX 77377
TEL. 832-729-4997
TBPELS FIRM NO. 10194732