

November 21, 2025

Fort Bend County Commissioners' Court
Commissioner Grady Prestage, Pct. 2
1517 Eugene Heimann Circle
Richmond, TX 77469

Re: Roadway Construction to Serve Sienna Village of Bees Creek Section 28
LJA Job No. 1194-1328D & 1194-1328P (6.1)

Dear Commissioner Prestage:

The proposed site development of Sienna Village of Bees Creek Section 28 is 34.033 acres of land. The final plat of Sienna Village of Bees Creek Section 28 was approved by the City of Missouri City Planning and Zoning Commission in July 2013.

We respectfully request the Court to grant the following variance to sidewalk regulations 5.8:

- 1) A variance for the construction and completion of sidewalks, the variance is located along the west side of Sorrento Way Drive in Sienna Village of Bees Creek Section 28. Currently, we are requesting a deviation from the below referenced criteria as we are unable to construct a sidewalk on the west side of Sorrento Way Drive due to environmental restrictions. Sienna Village of Bees Creek Section 28 was constructed in 2014 including the sidewalk on the east side of Sorrento Way Drive. Due to the justification provided above, we respectfully request approval of the proposed variance for a deviation from criteria specified in Note 21 on the Sienna Village of Bees Creek Section 28 Recorded Plat and stated below.
- *Note 21 on the Sienna Village of Bees Creek Section 28 Recorded Plat states "Sidewalks/trails shall be constructed by the developer along all streets where houses do not front or side prior to acceptance of streets within this subdivision by Fort Bend County into the one year maintenance period (before Certificates of Occupancy shall be issued).*

We greatly appreciate your consideration of this variance request.

Thank you,



Scott Frankovich, PE
Senior Project Manager

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SIENNA/JOHNSON NORTH, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER AND JEAN FARLEY, SECRETARY, BEING OFFICERS OF SIENNA/JOHNSON NORTH, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 34.033 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA VILLAGE OF BEES CREEK SECTION TWENTY EIGHT, 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 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") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED 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 DESIGNED 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 TWENTY (20) 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 ADJUTING 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 VILLAGE OF BEES CREEK SECTION TWENTY EIGHT 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, SIENNA/JOHNSON NORTH, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, JEAN FARLEY, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 13th DAY OF June, 2013.

SIENNA/JOHNSON NORTH, L.P.
A TEXAS LIMITED PARTNERSHIP

By: *Alvin San Miguel*
ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER

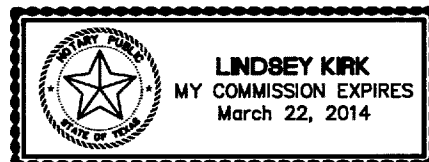
Attest: *Jean Farley*
JEAN FARLEY, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER OF SIENNA/JOHNSON NORTH, L.P., A TEXAS LIMITED PARTNERSHIP, 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 13th DAY OF June, 2013.

Lindsay Kirk
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEAN FARLEY, SECRETARY OF SIENNA/JOHNSON NORTH, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 13th DAY OF June, 2013.

Carolyn Williams
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, KEITH W. MONROE, 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 "LJA ENG" AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 10).

Keith W. Monroe
KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



I, OMAR NOE ESCOBAR, 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.

Omar Noe Escobar, Jr.
OMAR NOE ESCOBAR, JR., P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 107281



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 THIS PLAT AND SUBDIVISION OF SIENNA VILLAGE OF BEES CREEK SECTION TWENTY EIGHT 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 26th DAY OF June, 2013.

Ron Lee
RON LEE, CHAIRMAN

Sonya Brown-Marshall
SONYA BROWN-MARSHALL, VICE CHAIRMAN

I, RICHARD W. STOLLEIS, 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.

Richard W. Stolleis
RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS 2nd DAY OF June, 2013.

Richard Morrison
RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

Grady Prestage
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

Robert E. Hebert
ROBERT E. HEBERT
COUNTY JUDGE

W. A. (Andy) Meyers
W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

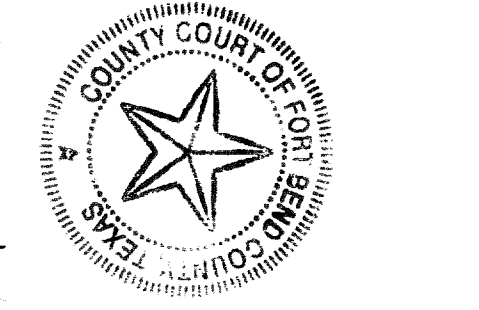
James Patterson
JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, DIANNE WILSON, 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 21th DAY OF June, 2013, AT 11:00 O'CLOCK A.M. IN PLAT NUMBER 2013082593 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.

Dianne Wilson
DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

Delia Almaraz
DEPUTY



NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STW.S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; C.P.E. INDICATES CENTERPOINT EASEMENT; A.E. INDICATES AERIAL EASEMENT; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS; F.B.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.M.E. INDICATES FORCE MAIN EASEMENT; E.E. INDICATES ELECTRICAL EASEMENT.
- BENCHMARK: FND, 3-1/2 BRASS DISK LOCATED IN A POURED CONCRETE POST AT THE NORTH END OF A MEDIAN ON SIENNA RANCH ROAD SOUTH OF THE INTERSECTION OF NUCCES CREEK, SURVEY MARKER NO. 11014 ELEV.= 62.95 2001 ADJUSTMENT
- T.B.M. INDICATES TEMPORARY BENCHMARK FND, 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" ELEV.= 59.19 NAVD 88 2001 ADJUSTMENT
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986797.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1315738423, DATED JUNE 3, 2013. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBDIVISION DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE E.TJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0270J, REVISED TO REFLECT LETTER OF MAP REVISION (LOMR), DATED AUGUST 22, 2002 CASE NO. 02-06-266P, PROPERTY LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP). ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- ALL PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION ARE AS SHOWN. BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER IS GREATER.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" 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.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF LOTS OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED JANUARY 3, 1997 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-97 (11) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 59.50 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- 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 EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 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.
- THE HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE RESERVES. SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT AND/OR SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF OPEN SPACE AND DRAINAGE RESERVES WITHIN THE SUBJECT PLATTED AREA.

21. SIDEWALKS/TRAILS SHALL BE CONSTRUCTED AS REQUIRED BY THE SIENNA PLANTATION DEVELOPMENT AGREEMENT WITH THE CITY OF MISSOURI CITY AND AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS. SIDEWALKS/TRAILS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES DO NOT FRONT OR SIDE PRIOR TO ACCEPTANCE OF STREETS WITHIN THIS SUBDIVISION BY FORT BEND COUNTY INTO THE ONE YEAR MAINTENANCE PERIOD (BEFORE CERTIFICATES OF OCCUPANCY SHALL BE ISSUED). BUILDERS OF HOMES SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.

22. 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.

23. 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 PLATING.

24. METER LOCATION: IN ACCORDANCE WITH CENTER POINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL 281-561-2999.

25. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SENERGY AT 281-778-6250.

26. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

27. 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.

28. 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.

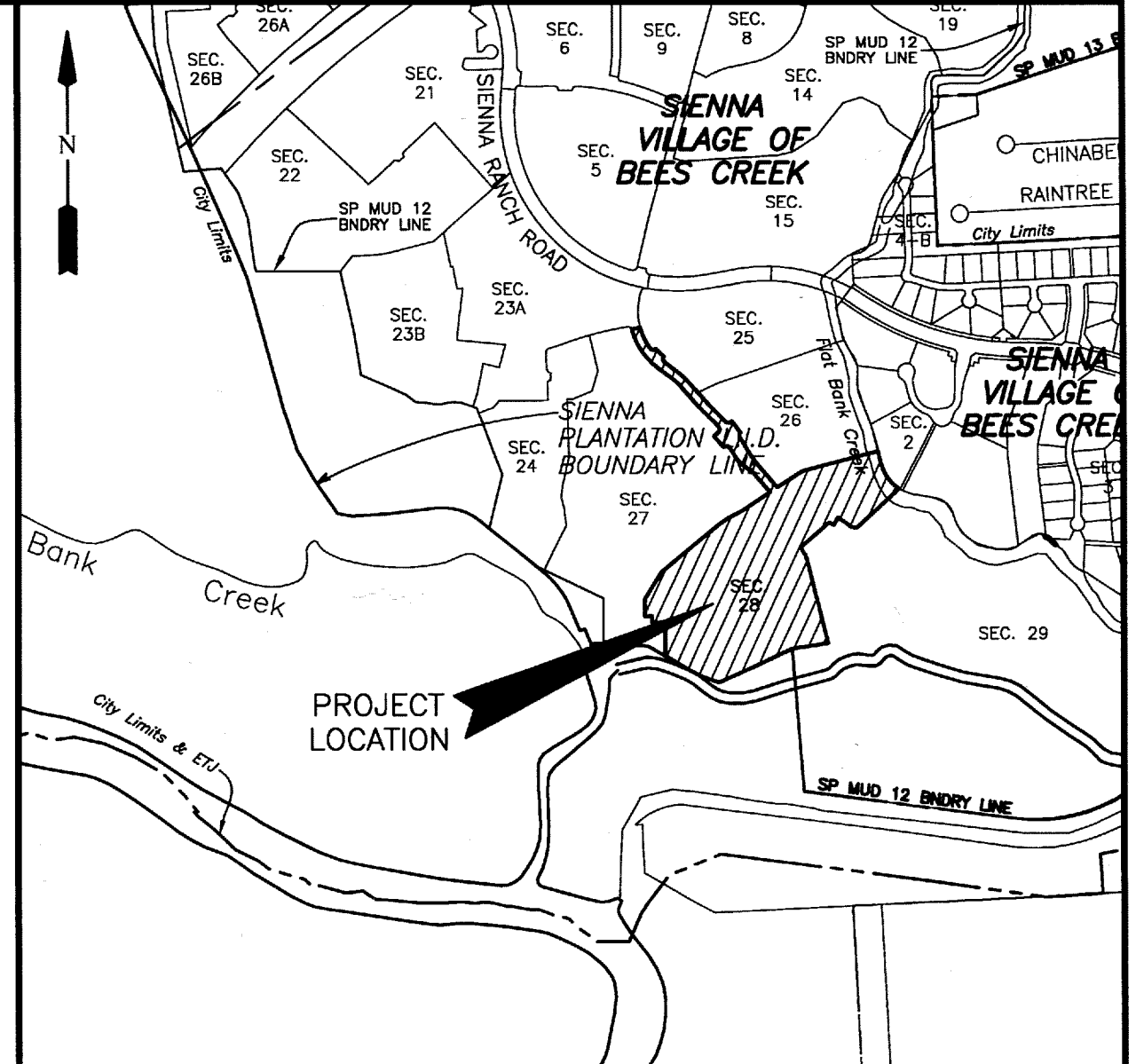
29. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.

30. 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.

31. 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.

32. THIS PLAT IS SUBORDINATED BY: DICK SADKA, SENIOR VICE PRESIDENT, MOODY NATIONAL BANK, A NATIONAL ASSOCIATION, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

33. LOTS 19-21, BLOCK 1 AND LOTS 5-6, BLOCK 2 SHALL ADHERE TO SECTION 11.11(D) OF THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL FOR AREAS LOCATED WITHIN THE 25' BUILDING LINE.



VICINITY MAP
SCALE: 1"= 1,200'
KEY MAP NO. 649H

27 PGS 2013082593
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson
Dianne Wilson, County Clerk
Fort Bend County, Texas
July 02, 2013 04:08:09 PM
FEE: \$3,300.00 DA
PLAT 20130157

SIENNA
VILLAGE OF BEES CREEK
SECTION TWENTY EIGHT

A SUBDIVISION OF 34.033 ACRES OF LAND SITUATED IN THE
MOSES SHIPMAN LEAGUE, ABSTRACT 86, AND
THOMAS BARNETT LEAGUE, ABSTRACT 7,
FORT BEND COUNTY, TEXAS

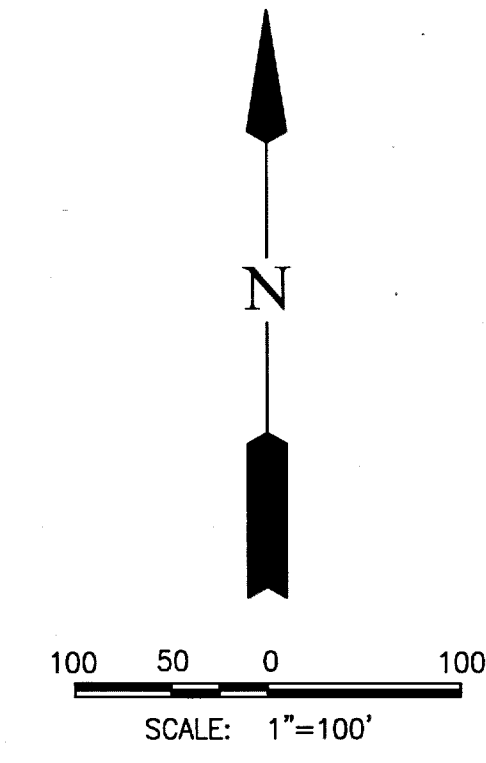
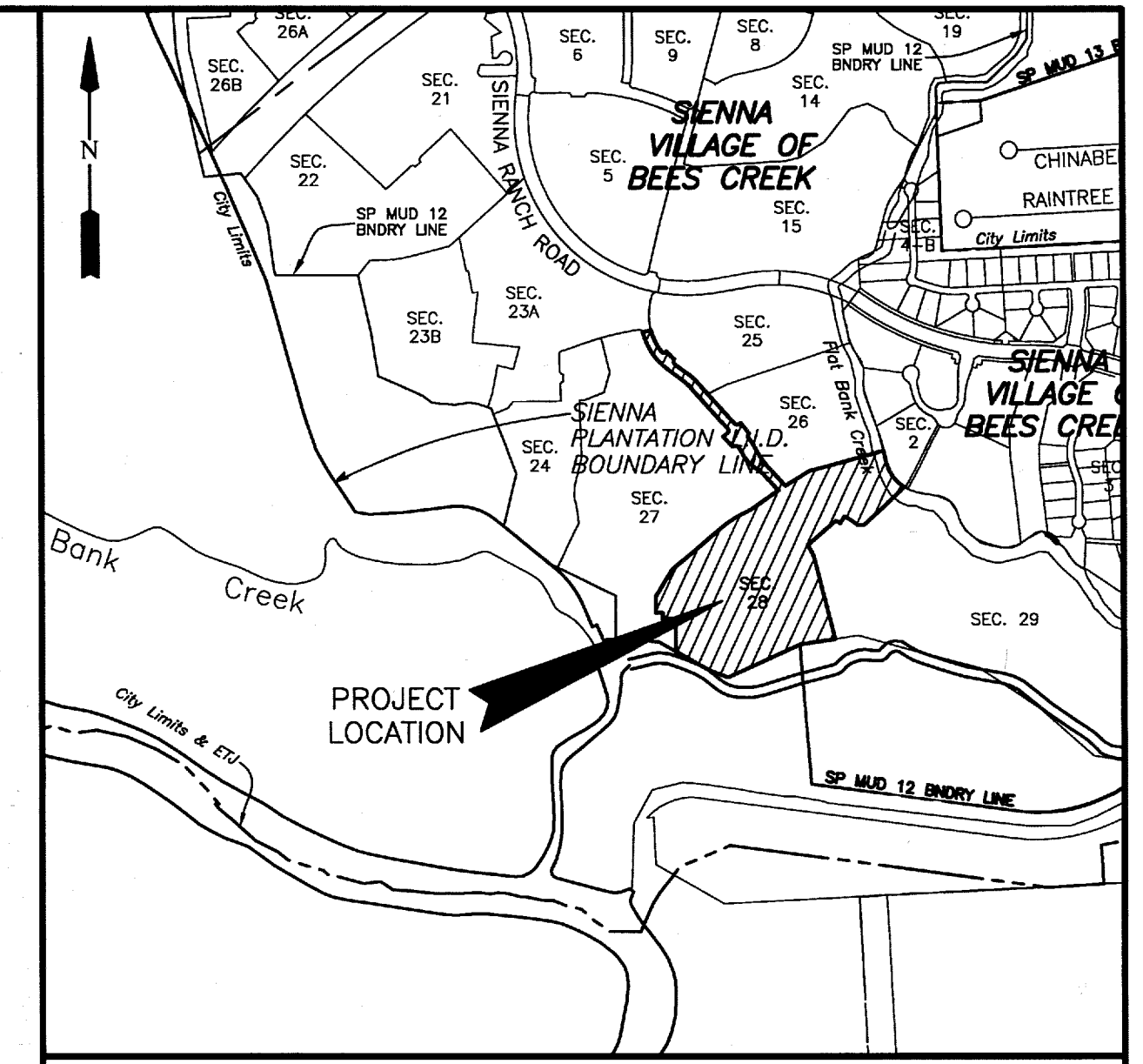
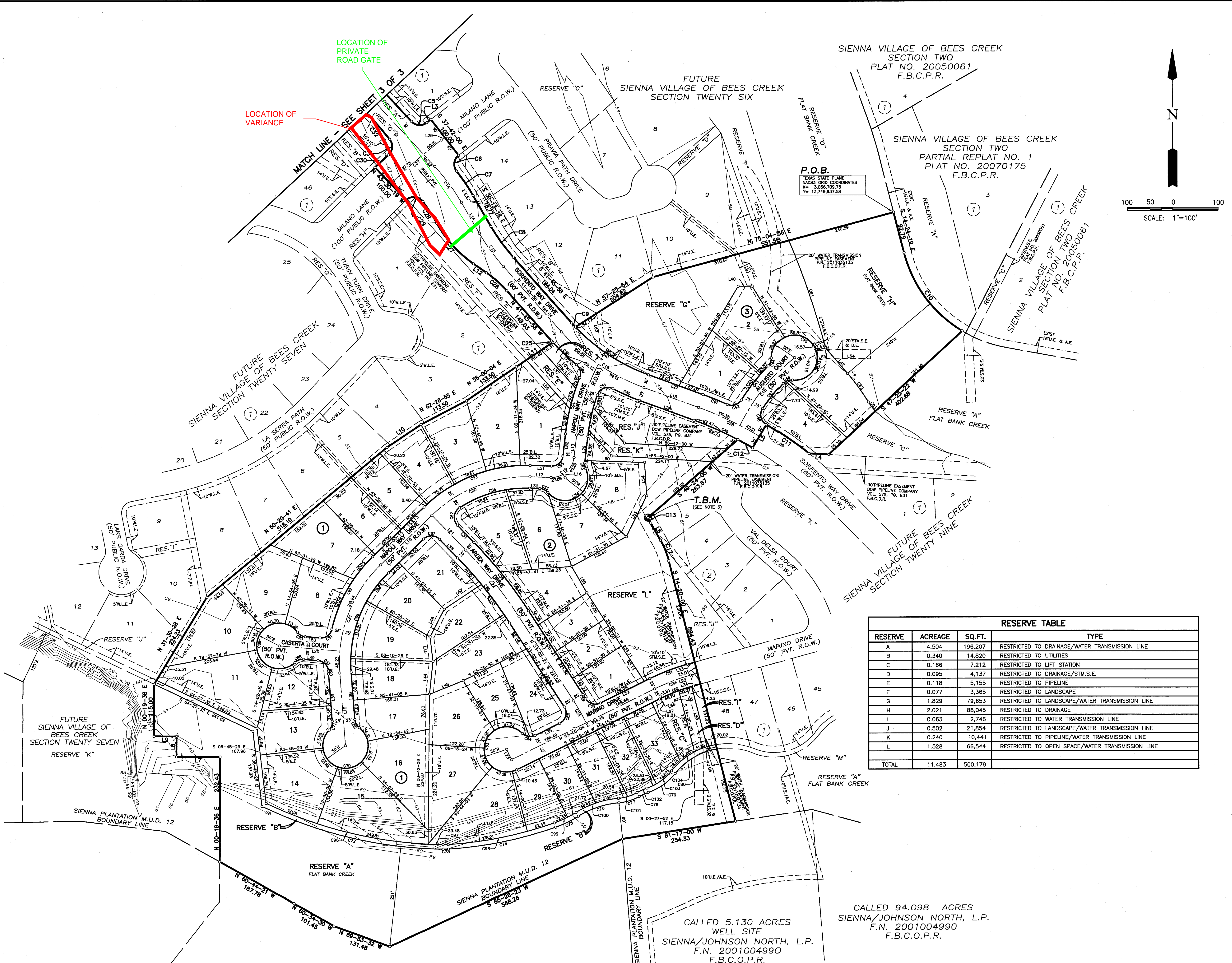
45 LOTS 12 RESERVES (11.483 ACRES) 3 BLOCKS
JUNE 12, 2013 JOB NO. 1194-1328-309

OWNERS:
SIENNA/ JOHNSON NORTH, L.P.
ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER
5777 SIENNA PARKWAY, SUITE 100, MISSOURI CITY, TEXAS 77459
PH. (281) 778-7777

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 800
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797

OMAR NOE ESCOBAR, JR.
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 107281



VICINITY MAP
SCALE: 1" = 1,200'
KEY MAP NO. 649H

RESERVE	ACREAGE	SQ.FT.	TYPE
A	4.504	196,207	RESTRICTED TO DRAINAGE/WATER TRANSMISSION LINE
B	0.340	14,820	RESTRICTED TO UTILITIES
C	0.166	7,212	RESTRICTED TO LIFT STATION
D	0.095	4,137	RESTRICTED TO DRAINAGE/STM.S.E.
E	0.118	5,155	RESTRICTED TO PIPELINE
F	0.077	3,365	RESTRICTED TO LANDSCAPE
G	1.829	79,653	RESTRICTED TO LANDSCAPE/WATER TRANSMISSION LINE
H	2.021	88,045	RESTRICTED TO DRAINAGE
I	0.063	2,746	RESTRICTED TO WATER TRANSMISSION LINE
J	0.502	21,854	RESTRICTED TO LANDSCAPE/WATER TRANSMISSION LINE
K	0.240	10,441	RESTRICTED TO PIPELINE/WATER TRANSMISSION LINE
L	1.528	66,544	RESTRICTED TO OPEN SPACE/WATER TRANSMISSION LINE
TOTAL	11.483	500,179	

27 PGS 2013082593
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson
Dianne Wilson, County Clerk
Fort Bend County, Texas
July 02, 2013 04:08:09 PM
FEE: \$3,300.00 DA
PLAT 20130157

SIENNA VILLAGE OF BEES CREEK SECTION TWENTY EIGHT

A SUBDIVISION OF 34.033 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN LEAGUE, ABSTRACT 86, AND THOMAS BARNETT LEAGUE, ABSTRACT 7, FORT BEND COUNTY, TEXAS

45 LOTS 12 RESERVES (11.483 ACRES) 3 BLOCKS
JUNE 12, 2013 JOB NO. 1194-1328-309

OWNERS:
SIENNA/ JOHNSON NORTH, L.P.
ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER
5777 SIENNA PARKWAY, SUITE 100, MISSOURI CITY, TEXAS 77459
PH. (281) 778-7777

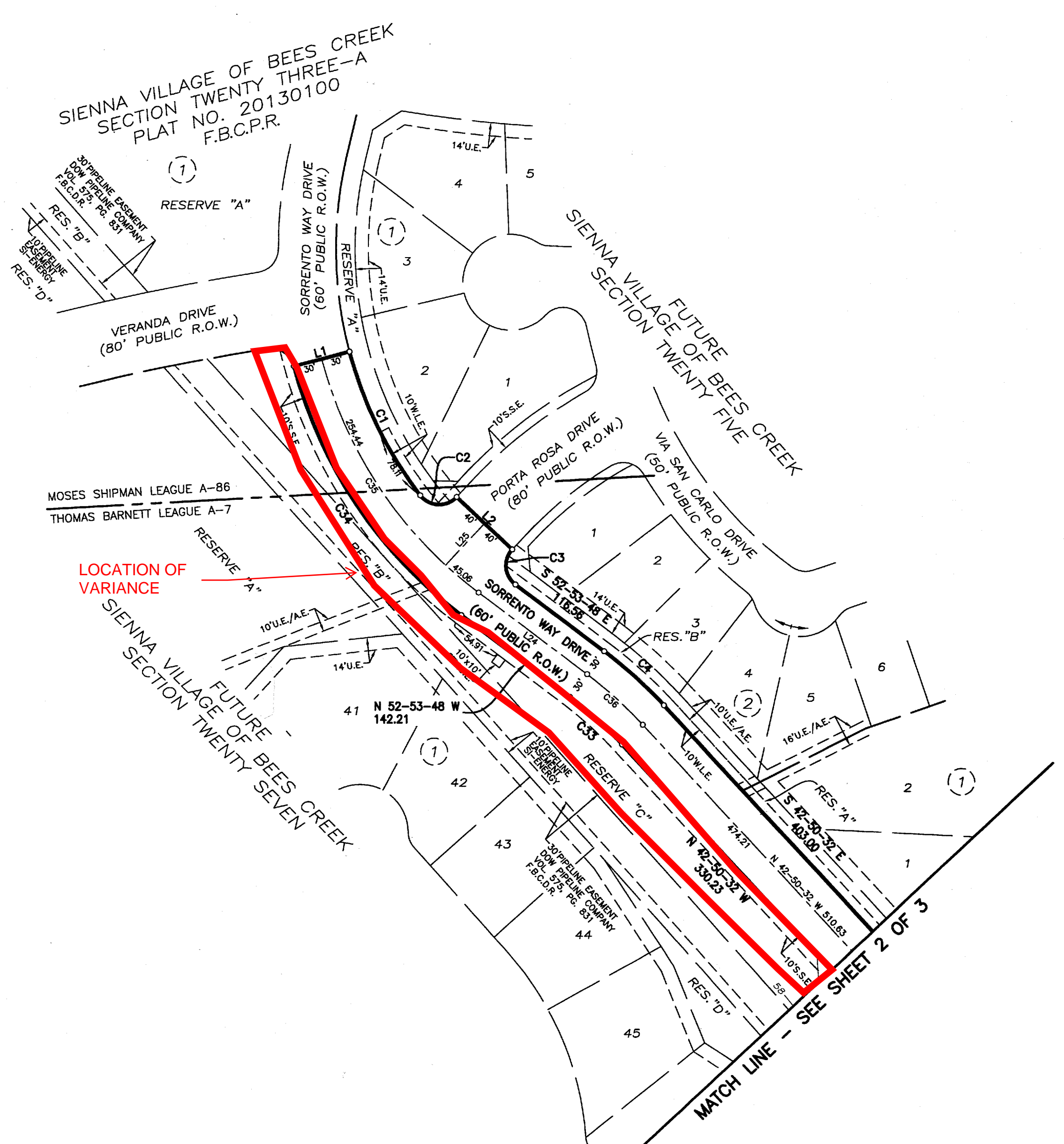
ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

KEITH W. MONROE REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 4797
OMAR NOE ESCOBAR, JR. LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 107281

GALVESTON COUNTY WATER AUTHORITY
CALLED 36.00 ACRES
VOL. 2301, PG. 674
F.B.C.O.R.

CALLED 5.130 ACRES
WELL SITE
SIENNA/JOHNSON NORTH, L.P.
F.N. 2001004990
F.B.C.O.P.R.

CALLED 94.098 ACRES
SIENNA/JOHNSON NORTH, L.P.
F.N. 2001004990
F.B.C.O.P.R.

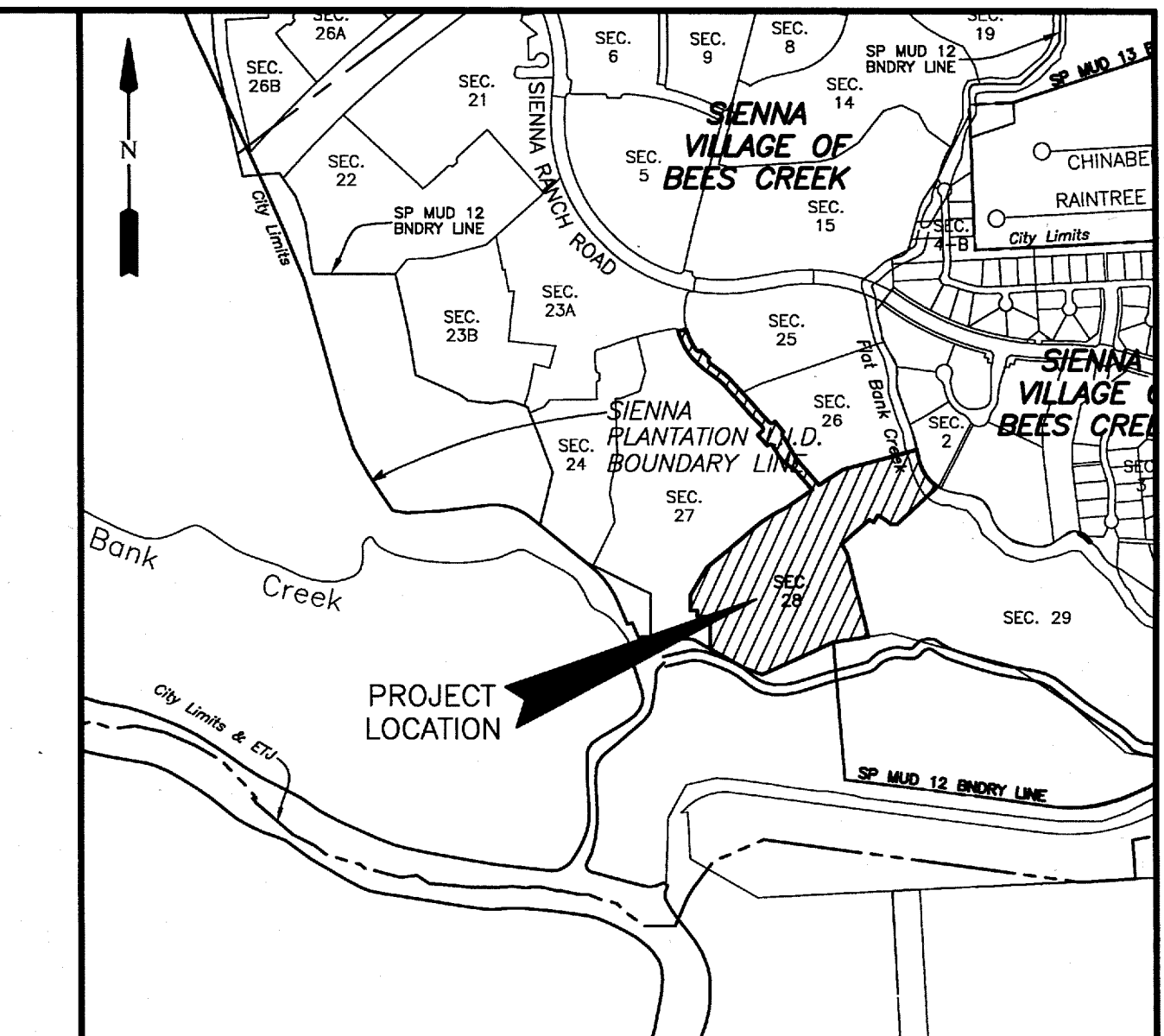
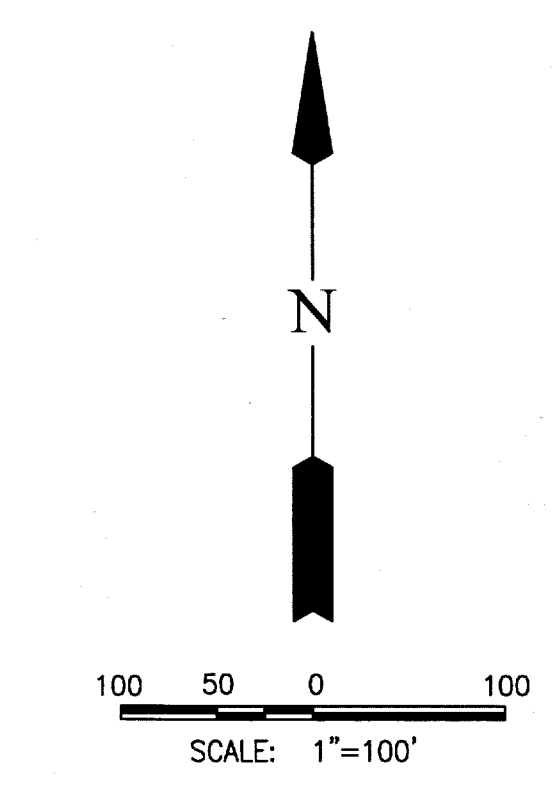


RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	4.504	196,207	RESTRICTED TO DRAINAGE/WATER TRANSMISSION LINE
B	0.340	14,820	RESTRICTED TO UTILITIES
C	0.166	7,212	RESTRICTED TO LIFT STATION
D	0.095	4,137	RESTRICTED TO DRAINAGE/STM.S.E.
E	0.118	5,155	RESTRICTED TO PIPELINE
F	0.077	3,365	RESTRICTED TO LANDSCAPE
G	1.829	79,653	RESTRICTED TO LANDSCAPE/WATER TRANSMISSION LINE
H	2.021	88,045	RESTRICTED TO DRAINAGE
I	0.063	2,746	RESTRICTED TO WATER TRANSMISSION LINE
J	0.502	21,854	RESTRICTED TO LANDSCAPE/WATER TRANSMISSION LINE
K	0.240	10,441	RESTRICTED TO PIPELINE/WATER TRANSMISSION LINE
L	1.528	66,544	RESTRICTED TO OPEN SPACE/WATER TRANSMISSION LINE
TOTAL	11.483	500,179	

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	420.00	22-55-30	168.05	85.16	166.93	S 26-13-34 E
C2	25.00	89-28-17	43.40	29.52	38.15	S 87-25-27 E
C3	25.00	95-44-12	41.77	27.64	37.08	S 05-01-42 E
C4	480.00	10-03-18	84.23	42.22	84.12	S 47-52-10 E
C5	25.00	84-51-28	37.03	22.85	33.73	S 85-16-16 E
C6	25.00	90-16-47	39.39	25.12	35.44	S 07-09-37 W
C7	480.00	7-45-29	64.99	32.55	64.94	S 34-06-02 E
C8	420.00	11-32-40	84.63	42.46	84.48	S 35-59-38 E
C9	420.00	1-42-09	12.48	6.24	12.48	S 42-37-03 E
C10	285.00	44-20-26	220.56	116.13	215.10	S 36-34-32 E
C11	825.00	7-50-38	112.91	56.96	112.82	N 55-24-03 W
C12	765.00	2-48-25	37.48	18.74	37.47	N 60-43-30 W
C13	210.00	3-37-48	13.31	6.65	13.30	S 27-31-06 E
C14	450.00	12-37-15	99.12	49.78	98.92	N 36-31-55 W
C15	450.00	11-32-40	90.67	45.49	90.52	S 35-59-38 E
C16	450.00	28-21-21	222.71	113.68	220.44	S 55-56-38 E
C17	180.00	15-00-00	49.74	25.01	49.60	S 21-50-00 E
C18	450.00	24-36-52	193.32	98.18	191.84	S 38-46-43 W
C19	50.00	85-00-01	74.18	45.82	67.56	N 49-14-44 E
C20	300.00	45-44-30	239.50	126.55	233.19	S 88-52-30 W
C21	300.00	50-19-10	263.47	140.91	255.09	S 20-50-40 W
C22	1000.00	10-51-24	189.49	95.03	189.20	N 38-34-03 W
C23	450.00	7-04-25	55.56	27.81	55.52	N 29-36-08 W
C24	465.00	10-32-46	85.59	42.82	85.47	S 69-12-27 W
C25	480.00	0-28-29	3.98	1.99	3.98	N 42-00-12 W
C26	250.00	13-48-02	60.22	30.25	60.07	N 48-39-59 W
C27	260.00	27-06-15	122.99	62.67	121.85	N 42-00-52 W
C28	380.00	8-23-48	55.70	27.90	55.65	N 32-45-09 W
C29	25.00	96-33-16	42.13	28.04	37.32	N 85-13-41 W
C30	1510.00	1-32-21	40.57	20.28	40.57	N 47-15-51 E
C31	25.00	86-48-54	37.88	23.65	34.36	N 04-37-35 E
C32	970.00	4-03-40	68.76	34.39	68.74	N 40-48-42 W
C33	420.00	10-03-16	73.70	36.95	73.61	N 47-52-10 W
C34	480.00	38-08-00	319.46	165.90	313.60	N 33-49-49 W
C35	450.00	38-08-00	299.50	155.53	294.00	S 33-49-49 E
C36	450.00	10-03-16	78.97	39.59	78.87	N 47-52-10 W
C37	1460.00	5-48-20	147.93	74.03	147.87	S 49-23-50 W
C38	795.00	10-48-01	149.86	75.15	149.64	N 64-43-18 W
C39	450.00	20-58-13	164.70	83.28	163.78	S 17-13-51 W
C40	420.00	28-21-21	207.86	106.10	205.74	S 55-56-39 E
C41	825.00	4-01-05	57.85	28.94	57.84	S 68-06-46 E
C42	25.00	81-12-09	35.43	21.43	32.54	N 73-17-41 E
C43	475.00	11-38-10	96.47	48.40	96.30	N 38-30-42 E
C44	25.00	44-54-02	19.59	10.33	19.09	N 21-52-46 E
C45	50.00	276-10-49	241.01	44.88	66.80	N 42-28-51 W
C46	25.00	52-04-42	22.72	12.21	21.95	S 69-34-13 W
C47	425.00	9-28-49	70.32	35.24	70.24	S 38-47-27 W
C48	25.00	93-22-20	40.74	26.52	36.38	S 12-38-07 E
C49	765.00	10-48-01	144.20	72.32	143.99	N 64-43-18 W
C50	480.00	7-38-06	63.96	32.03	63.92	N 66-18-16 W
C51	25.00	88-08-37	42.82	28.83	37.78	S 68-26-29 W
C52	425.00	12-37-26	93.64	47.01	93.45	S 13-03-28 W
C53	25.00	30-34-23	13.34	6.83	13.18	S 08-32-28 E

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C54	50.00	163-45-46	142.91	350.50	99.00	S 58-03-15 W
C55	25.00	48-11-23	21.03	11.18	20.41	N 64-09-34 W
C56	275.00	34-12-17	164.17	84.61	161.74	S 74-38-36 W
C57	25.00	101-32-13	44.30	30.62	38.73	S 06-46-21 W
C58	1025.00	10-51-24	194.22	97.40	193.93	S 38-34-03 E
C59	475.00	1-20-04	11.06	5.53	11.06	S 32-28-19 E
C60	25.00	84-15-39	36.77	22.61	33.54	S 73-56-06 E
C61	490.00	10-32-46	90.19	45.22	90.06	N 69-12-28 E
C62	440.00	10-32-46	80.99	40.61	80.87	S 69-12-28 W
C63	50.00	250-31-44	218.63	70.71	81.65	N 09-11-56 E
C64	25.00	70-31-44	30.77	17.68	28.87	S 80-48-04 E
C65	25.00	97-04-25	42.36	28.29	37.47	N 15-23-52 E
C66	975.00	10-51-24	184.75	92.65	184.47	N 38-34-03 W
C67	25.00	90-00-00	39.27	25.00	35.38	N 88-59-45 W
C68	275.00	50-19-10	241.52	129.17	233.83	S 20-50-40 W
C69	25.00	48-11-23	21.03	11.18	20.41	S 28-24-37 E
C70	50.00	276-22-46	241.19	44.72	66.67	S 85-41-05 W
C71	25.00	48-11-23	21.03	11.18	20.41	N 19-46-46 E
C72	948.85	25-03-41	415.03	210.89	411.73	S 76-36-21 E
C73	160.00	4-19-43	12.09	6.05	12.08	N 88-41-57 E
C74	879.88	15-51-16	243.47	122.52	242.70	N 78-36-28 E
C75	260.00	12-23-16	56.21	28.22	56.10	N 64-29-12 E
C76	203.55	26-58-13	95.70	48.75	94.82	N 71-45-40 E
C77	110.00	24-52-47	47.77	24.27	47.39	N 72-47-23 E
C78	116.13	10-53-05	22.06	11.06	22.03	N 65-47-33 E
C79	130.00	32-33-38	73.88	37.97	72.89	N 54-57-16 E
C80	150.00	42-07-38	110.29	57.77	107.82	N 59-44-15 E
C81	1610.01	8-55-04	250.59	125.55	250.33	S 18-48-43 E
C82	500.00	8-57-38	78.20	39.18	78.12	N 36-07-08 W
C83	120.27	12-15-32	25.73	12.92	25.68	N 37-48-03 W
C84	25.00	73-02-59	31.87	18.52	29.76	N 14-19-20 W
C85	480.00	9-04-51	76.08	38.12	76.00	N 46-18-24 W
C86	325.00	0-59-54	5.66	2.83	5.66	N 03-48-58 W
C87	25.00	81-47-12	35.69	21.65	32.73	N 44-12-37 W
C88	25.00	48-11-23	21.03	11.18	20.41	S 70-48-05 W
C89	50.00	276-22-46	241.19	44.72	66.67	N 04-53-46 E
C90	25.00	48-11-23	21.03	11.18	20.41	S 61-00-32 E
C91	25.00	81-47-12	35.69	21.65	32.73	N 54-00-10 E
C92	325.00	32-53-41	186.59	95.94	184.04	N 29-33-24 E
C93	325.00	45-44-30	259.46	137.09	252.63	N 88-52-30 E
C94	475.00	15-27-25	128.14	64.46	127.75	N 14-28-27 E
C95	25.00	85-00-00	37.09	22.91	33.78	N 49-14-45 E
C96	938.85	24-43-42	405.20	205.81	402.06	S 76-46-20 E
C97	150.00	4-19-43	11.33	5.67	11.33	N 88-41-57 E
C98	869.88	15-51-16	240.71	121.13	239.94	N 78-36-28 E
C99	250.00	12-23-16	54.05	27.13	53.95	N 64-29-12 E
C100	213.55	26-58-13	100.40	51.14	99.48	N 71-45-40 E
C101	100.00	24-52-47	43.42	22.06	43.08	N 72-47-23 E
C102	126.13	10-53-05	23.96	12.02	23.93	N 65-47-33 E
C103	120.00	32-33-38	68.19	35.05	67.28	N 54-57-16 E
C104	160.00	41-48-18	116.74	61.11	114.17	N 59-34-36 E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75-14-11 E	60.00
L2	S 46-33-22 E	80.00
L3	N 52-18-00 E	11.67
L4	N 88-42-00 W	43.70
L5	S 30-40-43 W	60.00
L6	S 29-20-00 E	43.93
L7	N 89-40-22 W	96.40
L8	N 00-19-38 E	45.00
L9	N 89-40-22 W	50.00
L10	N 56-08-35 E	90.76
L11	N 56-16-37 E	97.75
L12	N 55-34-00 W	34.97
L13	S 06-44-45 W	50.00
L14	S 30-13-18 E	78.77
L15	S 70-07-19 E	129.10
L16	S 30-12-28 E	8.93
L17	S 88-15-15 E	46.92
L18	S 46-00-15 W	158.13
L19	S 04-18-55 E	160.90
L20	S 85-06-14 E	134.89
L21	S 43-59-45 E	107.50
L22	S 74-28-51 W	16.30
L23	N 26-03-56 W	25.00
L24	N 52-53-48 W	142.21
L25	N 42-50-24 E	59.96
L26	S 52-18-00 W	9.93
L27	S 70-07-19 E	129.10
L28	N 70-07-19 W	129.10
L29	S 06-44-45 W	58.94
L30	N 88-15-15 W	22.20
L31	S 43-59-45 E	52.45
L32	N 63-56-04 E	122.17
L33	N 74-28-51 E	16.81
L34	S 74-28-51 W	15.78
L35	N 63-56-04 E	60.65
L36	N 43-59-45 W	57.50
L37	S 46-00-15 W	108.13
L38	S 04-18-55 E	105.00
L39	N 04-18-55 W	105.00
L40	S 89-37-29 W	31.21
L41	S 72-14-42 W	21.82
L42	S 40-35-55 E	75.26
L43	N 14-20-00 W	137.07
L44	S 05-59-59 W	73.48
L45	S 06-33-40 E	53.66
L46	S 27-10-06 W	88.54
L47	S 56-22-10 W	98.92
L48	S 67-59-42 W	80.19
L49	S 85-06-14 E	32.38
L50	S 85-06-14 E	32.38
L51	S 88-15-15 E	46.92
L52	N 06-44-45 E	50.00
L53	N 26-40-22 E	100.86
L54	N 03-27-23 W	73.76
L55	N 41-45-58 W	77.17
L56	S 00-27-52 E	3.81
L57	S 41-45-58 E	114.07
L58	N 41-45-58 W	144.62
L59	N 29-51-54 W	67.50
L60	S 88-21-19 E	132.57
L61	S 22-50-14 E	77.11
L62	N 05-59-11 W	66.17
L63	N 82-19-48 E	30.93
L64	S 88-55-24 E	88.01
L65	S 28-50-13 E	4.04
L66	S 64-33-06 W	25.01
L67	N 26-50-13 W	9.74



VICINITY MAP
SCALE: 1"=1,200'
KEY MAP NO. 649H