

STATE OF TEXAS

COUNTY OF FORT BEND

We, FORT BEND COUNTY, acting by and through DANIEL WONG, Fort Bend County Interim Judge, Owners of the 11,749 acres of Land described in the above and foregoing map or plat of FORT BEND COUNTY SIENNA ANNEX, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 11 feet, six inches for ten feet perimeter ground easements or seven feet, six inches for 14 feet perimeter ground easements or five feet, six inches for 16 feet perimeter ground easements, from a plane 15 feet 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 thereon, whereby the aerial easements total 21 feet, six inches in width.

IN TESTIMONY WHEREOF, FORT BEND COUNTY has caused these presents to be signed by DANIEL WONG, Fort Bend County Interim Judge, thereunto authorized

this day of , 2026.

FORT BEND COUNTY

By: DANIEL WONG
Fort Bend County Judge

Attested:

Name:

Title:

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared DANIEL WONG, 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 and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS day of , 2026.

Notary Public in and for the State of Texas

SUBDIVISION NOTES:

- 1) ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
2) 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.
3) 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.
4) 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.
5) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
6) 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.
7) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES, AND THE OWNERS 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).
8) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
9) THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-208 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
11) THE TOP OF ALL FLOOR SLABS FOR NEW CONSTRUCTION SHALL BE A MINIMUM OF 66.50 FEET (SIXTY-SIX AND FIFTY-HUNDRETHS FEET) ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, 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).
12) REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
13) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
14) FORT BEND COUNTY SIENNA ANNEX LIES WITHIN THE CITY OF MISSOURI CITY, THE CITY SERVICE AREA OF MISSOURI CITY, AND SIENNA PLANTATION LEVEL I IMPROVEMENT DISTRICT.
15) ALL 5/8" IRON RODS SET BY THIS OFFICE WITH PLASTIC CAPS LABELLED "1943 4349 5829", TYPICAL.
16) FORT BEND COUNTY SIENNA ANNEX IS SUBJECT TO RESTRICTIONS AS DESCRIBED IN THE FOLLOWING INSTRUMENTS: FORT BEND COUNTY PLAT No. 20070119 AND FORT BEND COUNTY CLERK'S FILE No. 9670899, No. 2002123363, AND No. 2016021186.
17) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP No. 4815700295L, MAP REVISED APRIL 2, 2014), IT APPEARS THAT FORT BEND COUNTY SIENNA ANNEX LIES WITHIN ZONE X SHADDED AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEE FROM 1% ANNUAL CHANCE FLOOD.
18) ALL BEARINGS AND COORDINATES DEPICTED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (SOUTH CENTRAL ZONE) AND WERE DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS. ALL COORDINATES LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR = 0.99987651.
19) ALL ELEVATIONS AND ELEVATION CONTOURS DEPICTED HEREON ARE REFERENCED TO THE CITY OF MISSOURI CITY SURVEY CONTROL MARKER No. PCM-003 - FOUND BRASS DISK SET IN CONCRETE; LOCATED ON WEST SIDE OF SIENNA PARKWAY AT SOUTH SIDE OF TRAMMEL-FRESNO ROAD. ELEVATION = 66.07' (NAVD88 2001 ADJUSTMENT)
20) PROJECT BENCHMARK (TBM-1): SET "J" ON CONCRETE CURB; LOCATED 63 FEET NORTH AND 63 FEET WEST OF THE SOUTHEAST CORNER OF RESERVE "A-1". ELEVATION = 62.43' X = 3,069,129.8' Y = 13,757,617.8'
21) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY DATED MARCH 19, 2026 (FILE NUMBER 2791026-02029). THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
22) MEMORANDUM OF SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT: (FORT BEND COUNTY CLERK'S FILE No. 9614054, No. 9812261, No. 2001020633, No. 2001094038, No. 2001094039, No. 2013141051, AND No. 2014010023).
23) FORT BEND COUNTY SIENNA ANNEX IS SUBJECT TO THE CITY OF MISSOURI CITY ANNEXATION ORDINANCE No. 0-04-20 (FORT BEND COUNTY CLERK'S FILE No. 2004066009).

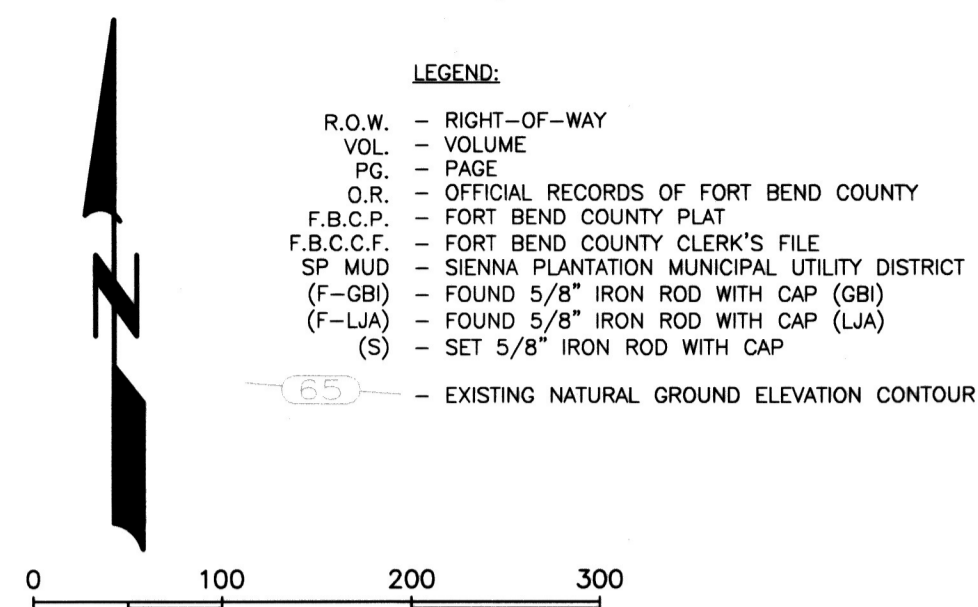
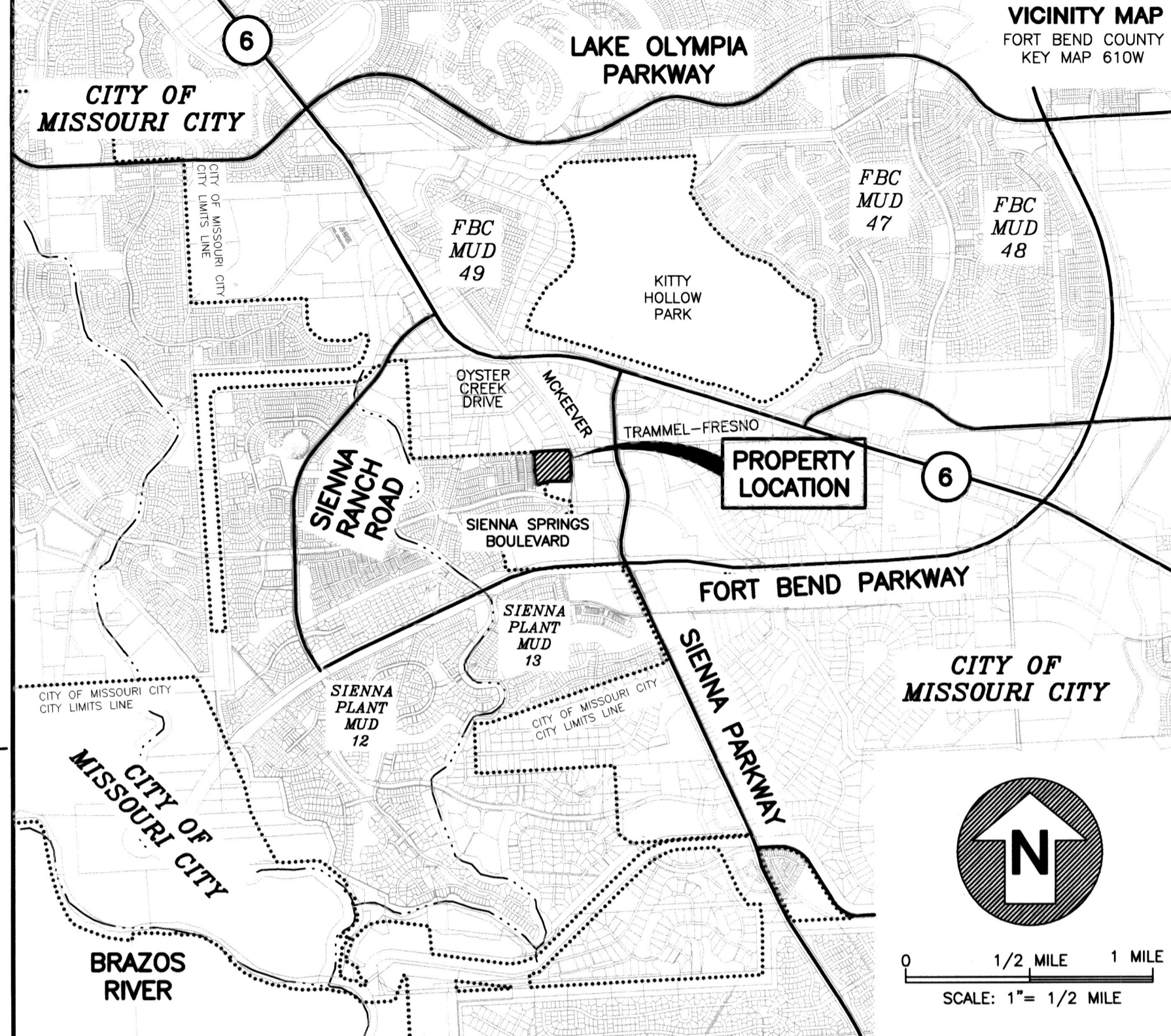
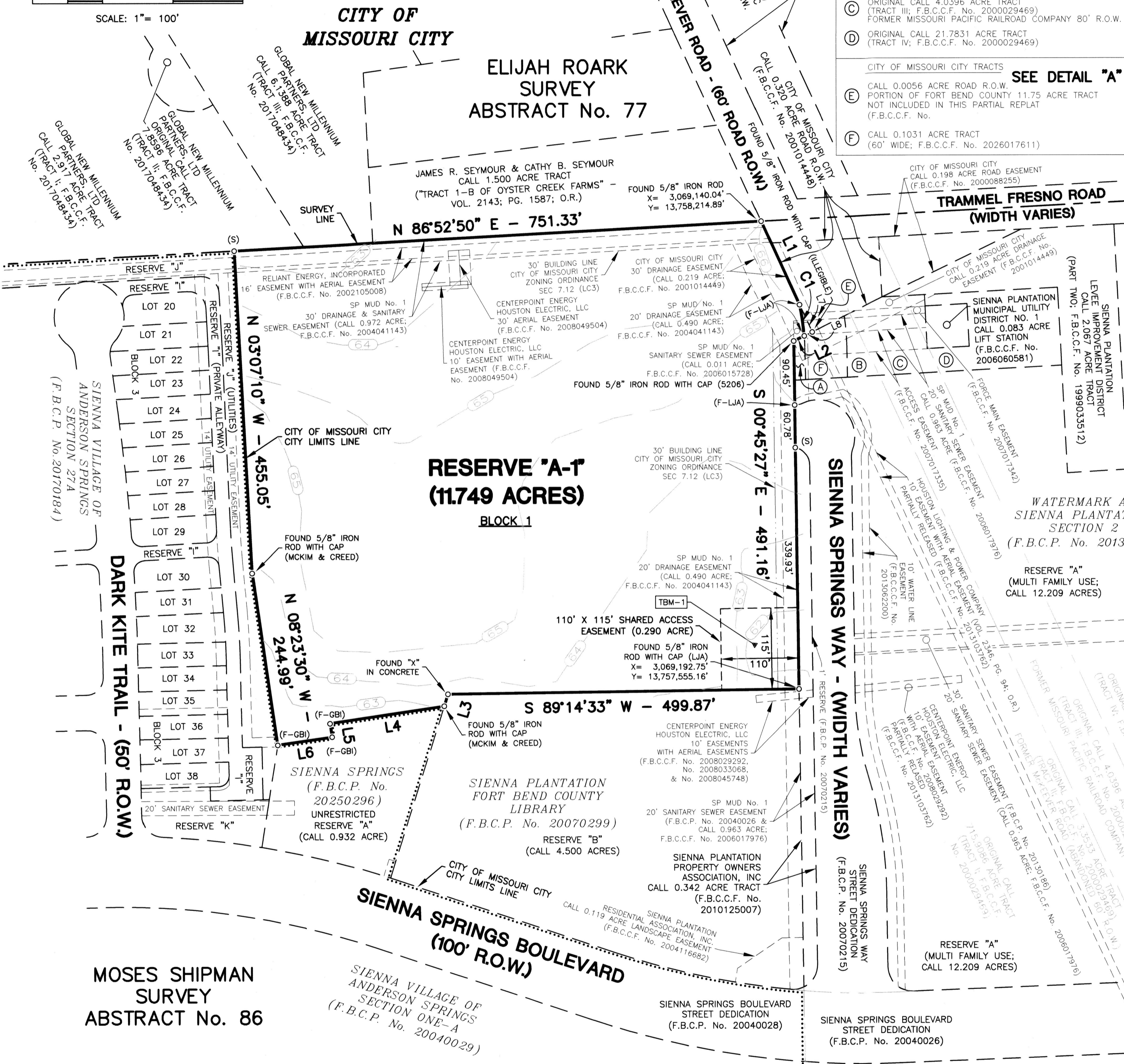


Table with columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD. Row 1: C1, 306.00, 08°20'15", 44.53, 22.30, S 08°25'45" E, 44.49

Table with columns: LINE, DISTANCE, BEARING. Rows L1-L8: L1 129.58 S 25°00'03" E, L2 16.72 S 64°16'18" W, L3 17.59 S 17°47'12" W, L4 164.50 S 81°36'30" W, L5 19.25 S 08°46'23" E, L6 78.25 S 81°36'30" W, L7 42.48 S 25°00'03" E, L8 12.69 S 64°16'18" W

ACREAGE SUMMARY: RESERVE: A-1 UNRESTRICTED 11.749

- SIENNA/JOHNSON NORTH, L.P. TRACTS
A) ORIGINAL CALL 715.9086 ACRE TRACT (TRACT I; F.B.C.C.F. No. 2000029469)
B) ORIGINAL CALL 3.3533 ACRE TRACT (TRACT II; F.B.C.C.F. No. 200029469)
C) ORIGINAL CALL 4.0396 ACRE TRACT (TRACT III; F.B.C.C.F. No. 2000029469)
D) ORIGINAL CALL 21.7831 ACRE TRACT (TRACT IV; F.B.C.C.F. No. 2000029469)
E) CALL 0.0056 ACRE ROAD R.O.W. PORTION OF FORT BEND COUNTY 11.75 ACRE TRACT NOT INCLUDED IN THIS PARTIAL REPLAT (F.B.C.C.F. No.)
F) CALL 0.1031 ACRE TRACT (60' WIDE; F.B.C.C.F. No. 2026017611)

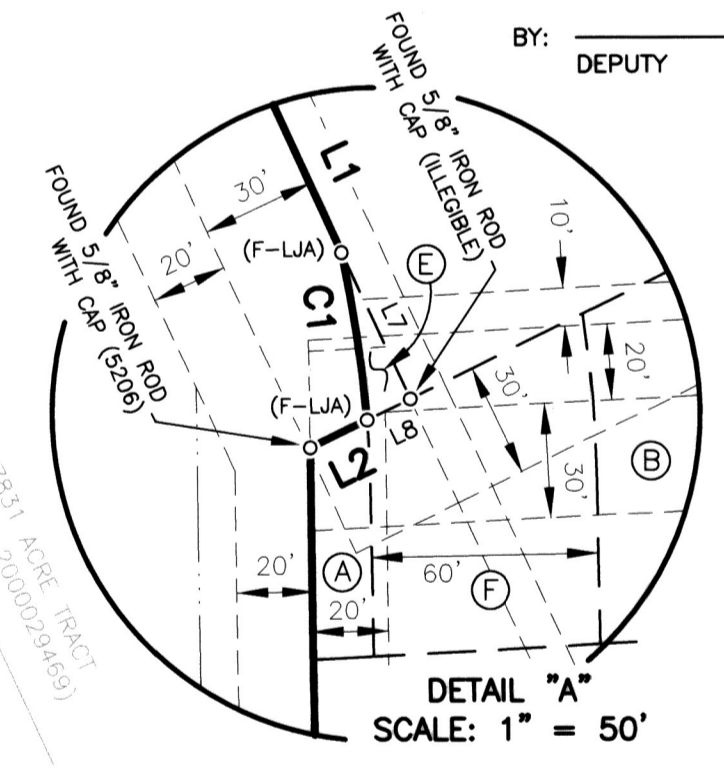


I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON , 2026, AT O'CLOCK M. IN PLAT NUMBER OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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



FORT BEND COUNTY SIENNA ANNEX

A SUBDIVISION OF 11,749 ACRES OF LAND OUT OF THE FORT BEND COUNTY CLERK'S FILE No. 2016021151) BEING A PARTIAL REPLAT OF RESERVE "A" OF H.C.C.S. CAMPUS SIENNA PLANTATION SECTION 1 (FORT BEND COUNTY PLAT No. 20070119) BEING IN THE MOSES SHIPMAN SURVEY, ABSTRACT No. 86, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE 1 BLOCK REASON FOR REPLAT: TO DEVELOP ONE RESERVE

OWNERS: FORT BEND COUNTY 401 JACKSON STREET ROSENBERG, TEXAS 77469 PHONE (281) 342-3411 KP GEORGE, COUNTY JUDGE
SURVEYOR AND ENGINEER: KALUZA, INC. CONSULTING ENGINEERS AND SURVEYORS ENGINEERING FIRM No. F-1339 TEXAS LICENSED SURVEYING FIRM No. 10010000 3014 AVENUE I ROSENBERG, TEXAS 77471 (281) 341-0808 bschodek@kaluzainc.com

ENCUMBRANCES CERTIFICATE I, Brad L. Schodek, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat along with the adjacent RESERVE "B" of SIENNA PLANTATION FORT BEND COUNTY LIBRARY (FORT BEND COUNTY PLAT No. 20070299) represent all of the contiguous land which the county of Fort Bend County, Texas owns or has a legal interest in.

Brad L. Schodek Registered Professional Land Surveyor Texas Registration No. 6430



PLANNING COMMISSION APPROVAL This is to certify that the Planning & Zoning Commission of the City of Missouri City, Texas has approved this plat and subdivision of FORT BEND COUNTY SIENNA ANNEX in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorizes the recording of this plat this 30th day of April, 2026.

Chair: Vice Chair: