

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SPECIAL WARRANTY DEED
(43.00 Acres – Parcel No. 54-1)
(17.254 Acres – Parcel 54-2)**

Date:

February 26, 2019

SJN:

Sienna/Johnson North LP, a Texas limited partnership

SJN's Mailing Address:

5005 Riverway Drive, Suite 500
Houston, Texas 77056-2196

Authority:

Fort Bend County Toll Road Authority, a local government corporation

Authority's Mailing Address:

c/o The Muller Law Group, PLLC
202 Century Square Boulevard
Sugar Land, Texas 77478

Consideration:

Good and valuable consideration, the receipt and sufficiency of which are acknowledged by SJN.

Property (including any improvements):

Those certain tracts of land located in Fort Bend County, Texas, containing 43.00 acres and 17.254 acres, as more particularly described and shown in **Exhibit A** and **Exhibit B**, respectively, attached hereto and incorporated herein for all purposes (the "Property").

Reservations from Conveyance:

For SJN and SJN's successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. However, SJN waives the right of ingress and egress to and from the surface of the Property relating to the mineral estate reserved by SJN. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from such existing production or existing lease.

SJN reserves for itself and its successors and assigns an easement across the Property for purposes of installing, modifying, and maintaining, from time to time, utilities (including, without limitation, water, sanitary sewer, storm outfall, telecommunications, electricity, and natural gas) as required or deemed necessary by SJN (and/or its successors and assigns) to serve SJN's remaining land located on either side of the Property. Prior to installing any such utilities, SJN shall submit the plans therefore to the Authority for review and approval, such approval not to be unreasonably withheld, conditioned, or delayed.

Access to and from the Property is DENIED, except as expressly reserved herein. Notwithstanding the foregoing, SJN reserves the right to access the frontage road located at the northeast intersection of the future Fort Bend Parkway and Sienna Ranch Road with one (1) private road driveway ("Driveway") at the location shown on Exhibit C attached hereto and incorporated herein for all purposes, which will be constructed at SJN'S sole cost and expense. The Authority will construct the Driveway with the construction of the frontage road, provided SJN deposits funds for the Driveway with the Authority prior to construction. The Driveway must conform to all County roadway and intersection specifications then in effect and must be a minimum of 30 feet in width. SJN will also be required to construct (or pay the Authority to construct) a deceleration lane prior to or contemporaneously with construction of the Driveway.

Exceptions to Warranty

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Property and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent the same are in effect and validly enforceable against the Property (the "Permitted Encumbrances"); provided, however, to the extent that SJN has the ability to enforce any of the Permitted Encumbrances, SJN will not do so in a manner that would unreasonably prejudice or interfere with the exercise of the rights in the Property and use of the Property.

Grant of Property:

SJN, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys to the Authority and the Authority's heirs, successors, and assigns the Property, together with all and singular the rights and appurtenances there in any way belonging, to have and to hold it to the Authority and the Authority's heirs, successors, and assigns forever. SJN binds SJN and SJN's heirs and successors to warrant and forever defend all and singular the Property to the Authority and the Authority's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under SJN, but not otherwise, except as to the Reservations from Conveyance and Exceptions to Warranty.

When context requires, singular nouns and pronouns include the plural.

[Signature pages follow this page.]

AGREED to and ACCEPTED this 19th day of December, 2018, by the Authority.

AUTHORITY:

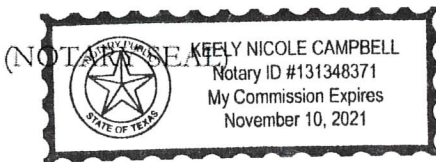
FORT BEND COUNTY TOLL ROAD
AUTHORITY, a local government corporation

By: [Signature]
Name: James D. Condrey, DDS
Title: Chairman

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on this 19th day of December, 2018, by James D. Condrey, DDS as Chairman of the Board of Directors of FORT BEND COUNTY TOLL ROAD AUTHORITY, a local government corporation of the State of Texas, on behalf of said local government corporation.



[Signature]
Notary Public, State of Texas

Attachment:

- Exhibit A – Property Description 43 acre tract
- Exhibit B – Property Description 17.254 acre tract
- Exhibit C – Access Location

After recording, please return to:

The Muller Law Group, PLLC
202 Century Square Boulevard
Sugar Land, Texas 77478
ATTN: Keely Campbell

The individual signing this instrument on behalf of SJN represents that they have the requisite authority to bind SJN.

EXECUTED this 13th day of February, 2019.

SJN:

SIENNA/JOHNSON NORTH, L.P., a Texas limited partnership

By: SIENNA/JOHNSON NORTH GP, L.L.C., its sole general partner

By: *Alvin San Miguel*
Print: Alvin San Miguel
Title: Vice President

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 13th day of February, 2019, by Alvin San Miguel, Vice President of Sienna/Johnson North GP, L.L.C., a Texas limited liability company, the sole general partner of SIENNA/JOHNSON NORTH, L.P., a Texas limited partnership, on behalf of said limited partnership and said limited liability company.

(NOTARY SEAL)

Tara A.E.
Notary Public, State of Texas

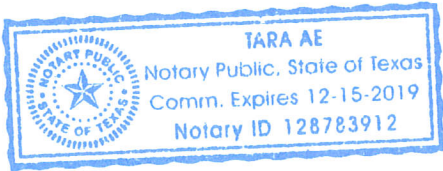


EXHIBIT A

Revised October 19, 2015
April 27, 2012
LJA Job Number 1728-0012

PARCEL 54-1 FORT BEND PARKWAY SEGMENT "B" FORT BEND COUNTY, TEXAS

All that certain tract or parcel containing 43.000 acres of land in the Moses Shipman League, A-86, Fort Bend County, Texas, being part of that certain tract called 101.094 acres, conveyed to Sienna/Johnson North, L.P., by an instrument of record in File Number 2005007353 of the Official Public Records of said Fort Bend County (F.B.C.O.P.R.), part of that certain tract called 116.113 acres, conveyed to Sienna/Johnson North, L.P., by an instrument of record in File Number 2007007830 of the F.B.C.O.P.R., and part of that certain tract called 115.791 acres, conveyed to Sienna/Johnson North, L.P., by an instrument of record in File Number 2008006494 of the F.B.C.O.P.R. and being more particularly described by metes and bounds as follows, all bearings referenced to the Texas Coordinate System, South Central Zone, (NAD 83), all coordinates and distances are surface and may be converted to grid by multiplying by the combined adjustment factor of 0.9998657;

BEGINNING at a 5/8 Inch Iron rod with a plastic cap marked "LJA ENG." found marking the northeast corner of Reserve "H" and the northwest corner of Reserve "G" of Sienna Village of Bees Creek Section Twenty Two, a subdivision of record on Plat Number 20130194, Plat Records of said Fort Bend County (F.B.C.P.R.) same being a point on the easterly line of that certain called 21.300 acre tract conveyed to Sienna Plantation Levee Improvement District by an instrument of record in File Number 2000003919 of the F.B.C.O.P.R., and on the proposed south right-of-way line of Fort Bend Parkway (300 feet wide) and having surface coordinates of $X = 3,062,594.77$ and $Y = 13,753,813.91$;

Thence, North $35^{\circ} 04' 44''$ West, 80.43 feet departing said proposed south right-of-way line and along the easterly line of said 21.300 acre tract to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner;

Thence, South $84^{\circ} 36' 05''$ West, 235.81 feet with said easterly line to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner;

43.000 Acres

Revised October 19, 2015
April 27, 2012
Job Number 1728-0011

Thence, North $12^{\circ} 41' 04''$ West, 75.20 feet continuing with the easterly line of said 21.300 acre tract to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." found for the southwest corner of Reserve "E" of Sienna Village of Anderson Springs Section Twenty Six-B, a subdivision of record on Plat Number 20120006, F.B.C.P.R. same being on the proposed north right-of-way line of Fort Bend Parkway (300 feet wide) and on the arc of a curve whose center bears South $48^{\circ} 44' 01''$ East;

Thence, 3,201.20 feet along said proposed north right-of-way line, the south line of Reserve "E" of said Sienna Village of Anderson Springs Section Twenty-Six-B, the south line of Reserve "E" of Sienna Village of Anderson Springs Section Twenty Six-A, a subdivision of record on Plat Number 20120008, F.B.C.P.R., the south line of Reserve "F" of Sienna Village of Anderson Springs Section Twenty-Five, a subdivision of record on Plat Number 20120005, F.B.C.P.R., the south line of Reserve "K" of Pecan Estates at Anderson Springs Section One, a subdivision of record on Plat Number 20120153, F.B.C.P.R., and along the arc of a non-tangent curve to the right, having a central angle of $23^{\circ} 30' 53''$, a radius of 7,800.00 feet and a chord which bears North $53^{\circ} 01' 25''$ East, 3,178.78 feet to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." found for corner on the proposed north right-of-way line of Fort Bend Parkway (300 feet wide);

Thence, North $64^{\circ} 46' 52''$ East, 1,985.70 feet along said proposed north right-of-way line and the south line of Reserve "K" of said Pecan Estates at Anderson Springs Section One, the south line of Reserve "A" of Pecan Estates at Anderson Springs Section Two, a subdivision of record on Plat Number 20130144, F.B.C.P.R., the south line of Reserve "A" of Pecan Estates at Anderson Springs Section Three, a subdivision of record on Plat Number 20150191, F.B.C.P.R. to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner on the west line of that certain called 2.07 acre tract conveyed to Sienna Plantation Levee Improvement District by an instrument of record in File Number 2005073250 of the Official Public Records of said Fort Bend County (F.B.C.O.P.R.), same being the southwest corner of

43.000 Acres

Revised October 19, 2015
April 27, 2012
Job Number 1728-0011

Reserve "J" and the southeast corner of Reserve "A" of said Pecan Estates at Anderson Springs Section Three subdivision;

Thence along the westerly, southerly and easterly lines of said 2.07 acre tract, the following five (5) courses:

1. South 24° 31' 28" East, departing said proposed north right-of-way line, 46.80 feet to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner, the southwest corner of said 2.07 acre tract
2. North 81° 27' 53" East, 20.22 feet to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner;
3. North 88° 01' 13" East, 29.02 feet to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner, the southeast corner of said 2.07 acre tract;
4. North 04° 45' 32" East, 48.17 feet to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner;
5. North 08° 01' 21" East, 26.69 feet to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner on said proposed north right-of-way line, the southeast corner of said Reserve "J" and the southwest corner of Reserve "G" of said Pecan Estates at Anderson Springs Section Three subdivision;

Thence, North 64° 46' 52" East, along said proposed north right-of-way line and along the south line of Reserve "G" of said Pecan Estates at Anderson Springs Section Three subdivision, 918.15 feet pass a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for reference and continuing in all a distance of 1,036.70 feet to a point for corner in the center of Flat Bank Creek, same being the northwest corner of that certain tract called 35.391 acres save and except the portion west of the centerline of Flat Bank Creek conveyed to the Fort Bend

43.000 Acres

Revised October 19, 2015
April 27, 2012
Job Number 1728-0011

County Toll Road Authority by an instrument of record in File Number 2012006967, F.B.C.O.P.R.;

Thence, South 55° 42' 18" East, departing said proposed north right-of-way line and along the centerline of said Flat Bank Creek and the west line of said tract called 35.391 acres save and except the portion west of the centerline of Flat Bank Creek, 90.66 feet to a point for corner;

Thence, South 37° 49' 46" East, along the centerline of said Flat Bank Creek, passing at 22.46 feet the common west corner of said tract called 35.391 acres save and except the portion west of the centerline of Flat Bank Creek and certain tract called 212.202 acres conveyed to Sienna 325 LP by an instrument of record in File Number 2013157640, F.B.C.O.P.R. and continuing along the west line of said 212.202 acres in all a distance of 211.66 feet to a point for corner;

Thence, South 07° 28' 26" East, along the centerline of said Flat Bank Creek and along the west line of said 212.202 acres, 16.08 feet to a point for corner on the proposed south right-of-way line of said Fort Bend Parkway (300 feet wide), same being the north corner of Reserve "E" of Sienna Village of Bees Creek Section Twenty, a subdivision of record on Plat Number 20130036, F.B.C.P.R. and the northwest corner that certain tract called 167.348 acres conveyed to Taylor Morrison of Texas, Inc. by an instrument of record in File Number 2014000324, F.B.C.O.P.R.;

Thence, South 64° 46' 52" West, along the proposed south right-of-way line of said Fort Bend Parkway and the north line of Reserve "E" of said Sienna Village of Bees Creek Section Twenty subdivision, passing at 80.00 feet a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for reference and continuing along said north line of Reserve "E", the north lines of Reserve "C", "B" and "A" of said Sienna Village of Bees Creek Section Twenty subdivision, the north line of Reserve "C" of Sienna Village of Bees Creek Section Ten, a subdivision of record on Plat Number 20120199, F.B.C.P.R., the north line of Reserve "A" of Sienna Village of Bees

43,000 Acres

Revised October 19, 2015
April 27, 2012
Job Number 1728-0011

Creek Section Eleven, a subdivision of record on Plat Number 20120219, F.B.C.P.R., the north line of Reserve "E" of Sienna Village of Bees Creek Section Seven, a subdivision of record on Plat Number 20120154, F.B.C.P.R. and continuing in all a distance of 3,193.87 feet to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner on the arc of a curve whose center bears South 25° 13' 08" East;

Thence, 2,969.80 feet along the proposed south right-of-way line of said Fort Bend Parkway, the north line of Reserve "E" of said Sienna Village of Bees Creek Section Seven subdivision, the north line of Sienna Ranch Road North – Phase Four Street Dedication, a subdivision of record on Plat Number 20120124, F.B.C.P.R., the north lines of Reserve "M", "I" and "K" of Sienna Village of Bees Creek Section Twenty One, a subdivision of record on Plat Number 20130084, F.B.C.P.R., the north lines of Reserve "K" and Reserve "G" of Sienna Village of Bees Creek Section Twenty Two, a subdivision of record on Plat Number 20130194, F.B.C.P.R. and along the arc of a tangent curve to the left, having a central angle of 22° 41' 15", a radius of 7,500.00 feet and a chord which bears South 53° 26' 14" West, 2,950.43 feet to the POINT OF BEGINNING and containing 43.000 acres of land.

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREON AND THE ACCOMPANYING PLAT OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Keith W. Monroe 10-19-2015

KEITH W. MONROE, R.P.L.S. DATE
TEXAS REGISTRATION NUMBER 4797
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE – SUITE 600
HOUSTON, TEXAS 77042-3703
PHONE: 713-953-5200



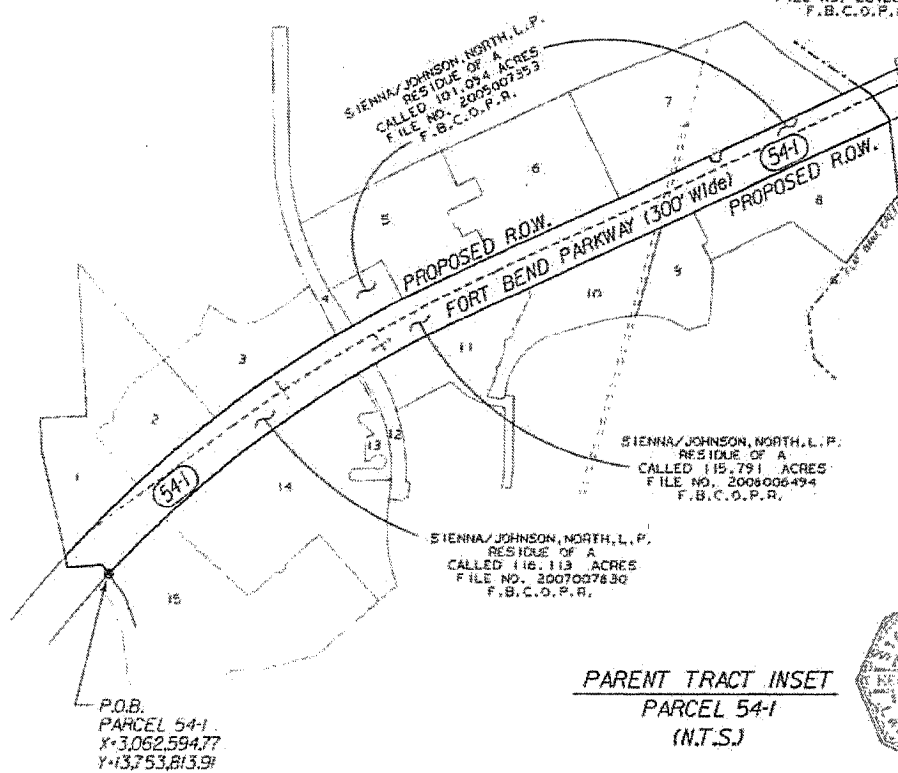
MOSES SHIPMAN LEAGUE A-86

FORT BEND COUNTY
TOLL ROAD AUTHORITY
CALLED 35.391 ACRES
SAVE 2 EXCEPT THE PORTION
WEST OF & FLAT BANK CREEK
FILE NO. 2012006967
F.B.C.O.P.R.

SIENNA/JOHNSON NORTH, L.P.
RESIDUE OF A
CALLED 101.044 ACRES
FILE NO. 2005007353
F.B.C.O.P.R.

SIENNA 325 LP
RESIDUE OF A CALLED
212.202 ACRES
FILE NO. 2013157640
F.B.C.O.P.R.

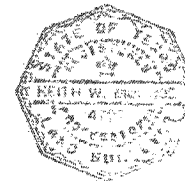
TAYLOR MORRISON
OF TEXAS, INC.
CALLED 167,348 ACRES
FILE NO. 2014000324
F.B.C.O.P.R.



RECORDED SURVEY DIVISION INFORMATION

1	SVDAS-26B	PLAT 20120006	F.B.C.O.P.R.
2	SVDAS-26A	PLAT 20120008	F.B.C.O.P.R.
3	SVDAS-25	PLAT 20120005	F.B.C.O.P.R.
4	SHRNP-15TD	PLAT 20080112	F.B.C.O.P.R.
5	PEAS-1	PLAT 20120153	F.B.C.O.P.R.
6	PEAS-2	PLAT 20130148	F.B.C.O.P.R.
7	PEAS-3	PLAT 20150181	F.B.C.O.P.R.
8	SVOBC-20	PLAT 20130036	F.B.C.O.P.R.
9	SVOBC-10	PLAT 20120198	F.B.C.O.P.R.
10	SVOBC-11	PLAT 20120199	F.B.C.O.P.R.
11	SVOBC-7	PLAT 20120154	F.B.C.O.P.R.
12	SHRNP-15TD	PLAT 20120124	F.B.C.O.P.R.
13	SVOBC-21AP	PLAT 20130158	F.B.C.O.P.R.
14	SVOBC-21	PLAT 20120044	F.B.C.O.P.R.
15	SVOBC-22	PLAT 20130154	F.B.C.O.P.R.

PARENT TRACT INSET
PARCEL 54-1
(N.T.S.)



I HEREBY CERTIFY THAT THIS PLAT IS
BASED ON AN ON THE GROUND SURVEY
MADE UNDER MY SUPERVISION, AND TO
THE BEST OF MY KNOWLEDGE, IS TRUE
AND CORRECT.

Keith R. Monroe
19 OCT 2015
KEITH R. MONROE, R.P.L.S., TEXAS NO. 4791

Parcel 54-1 * CALCULATED AREA

EXISTING	TAKING	REMAINDER
43.000	43.000 AC.	0 AC.

PARCEL PLAT
SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.
FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S., FIRM NO. 1010501
OCTOBER 2015 SCALE: 1" = 50'

NOTES:

NOTICE AND BOUNDARY DESCRIPTION FOR SUBJECT TRACT PREPARED BY
SEPARATE INSTRUMENT BY THE UNDERSIGNED, DATED APRIL 27, 2012
AND REVISED OCTOBER 19, 2015.

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE
PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD 83), WITH
COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN
ARE SURVEYED AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A
COMBINED ADJUSTMENT FACTOR OF 0.9998657.

FOUND 5/8" IRON ROD (Unless otherwise noted) ●
SET 5/8" IRON ROD WITH "LJA-ENG" CAP ■
UNABLE TO SET ○

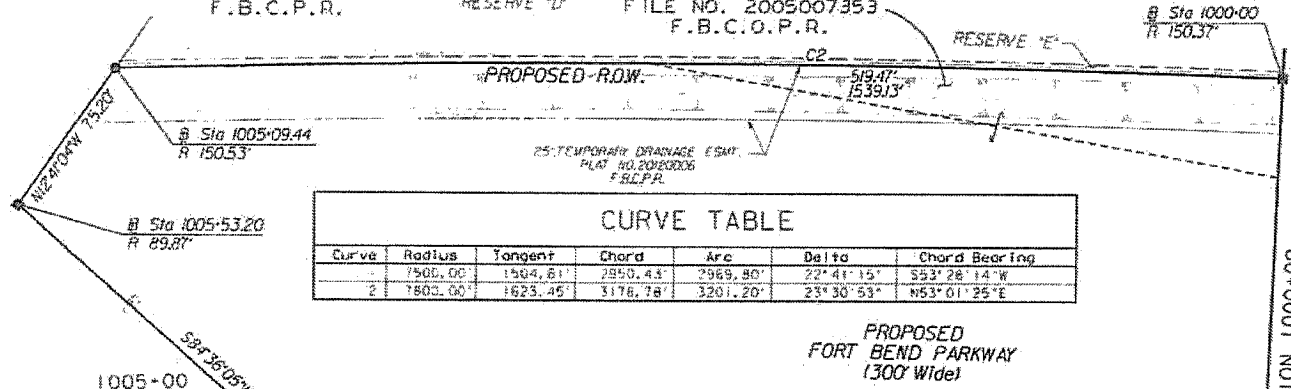
PARCEL 54-1

SHEET 1 OF 13

MOSES SHIPMAN LEAGUE A-86

SIENNA VILLAGE
OF ANDERSON SPRINGS
SECTION TWENTY SIX-B
PLAT NO. 20120006
F.B.C.P.R.

SIENNA/JOHNSON NORTH, L.P.
CALLED 101.094 ACRES
FILE NO. 2005007353
F.B.C.O.P.R.



CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	7505.00'	1504.61'	2950.43'	2969.80'	22° 41' 15"	S53° 26' 14" W
2	7803.00'	1625.45'	3176.76'	3201.20'	23° 30' 53"	N53° 01' 25" E

**PROPOSED
FORT BEND PARKWAY
(300' Wide)**

SIENNA PLANTATION L.P. 1
CALLED 21,300 ACRES; D.
FILE NO. 2000003919
F.B.C.O.P.R.

54-1

BASELINE CURVE DATA

P.I. STA. = 1,024+92.73 LT.
 $\Delta = 67^\circ 39' 37''$
 $D = 00^\circ 44' 58''$
 $R = 7,643.65'$
 $T = 5,122.80'$
 $L = 9,026.35'$
 $CH = S30^\circ 57' 30'' W$
 8,509.83'

**P.O.B.
PARCEL 54-1**
 $X=3,062,594.77$
 $Y=13,753,813.91$
 @ Sta 1003+99.10
 L 149.5'

SIENNA VILLAGE
OF BEES CREEK
SECTION TWENTY TWO
PLAT NO. 20130194
F.B.C.P.R.

**PARCEL PLAT
SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.**

FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'

FOUND 5/8" IRON ROD (unless otherwise noted)
 SET 5/8" IRON ROD WITH "LJA-ENG" CAP
 UNABLE TO SET

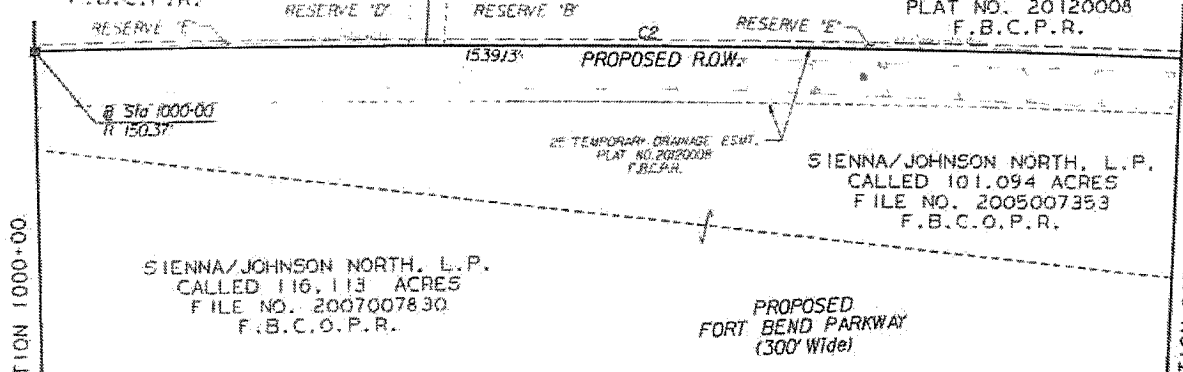
●
 ■
 ○ **PARCEL 54-1**

SHEET 2 OF 13

SIENNA VILLAGE
OF ANDERSON SPRINGS
SECTION TWENTY SIX-B
PLAT NO. 20120006
F.B.C.P.R.

MOSES SHIPMAN LEAGUE A-86

SIENNA VILLAGE
OF ANDERSON SPRINGS
SECTION TWENTY SIX-A
PLAT NO. 20120008
F.B.C.P.R.



MATCH LINE STATION 1000+00

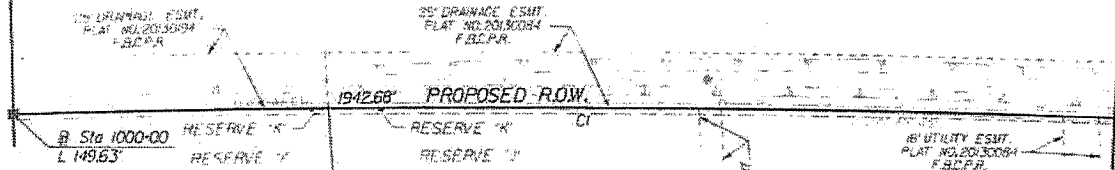
MATCH LINE STATION 995+00

BASELINE CURVE DATA
 P.I. STA. = 1,024+92.73 LT.
 Δ = 67° 39' 37"
 D = 00° 44' 58"
 R = 7,643.65'
 T = 5,122.80'
 L = 9,026.35'
 CH = 530° 57' 30" W
 R = 509.83'

PROPOSED BASELINE

(541)

Curve	Radius	Tangent	Chord	Arc	Betta	Chord Bearing
1	7500.00'	1504.61'	2950.43'	2969.80'	22° 41' 15"	S53° 26' 14" W
2	7800.00'	1623.45'	3178.78'	3201.20'	23° 30' 53"	N53° 01' 25" E



SIENNA VILLAGE
OF BEES CREEK
SECTION TWENTY TWO
PLAT NO. 20130194
F.B.C.P.R.

SIENNA VILLAGE
OF BEES CREEK
SECTION TWENTY ONE
PLAT NO. 20130064
F.B.C.P.R.

PARCEL PLAT
SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.
FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'

FOUND 5/8" IRON ROD (Unless otherwise noted)
SET 5/8" IRON ROD WITH "LJA-ENG" CAP
UNABLE TO SET

PARCEL 54-1

SHEET 3 OF 13

CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	1700.00'	1904.51'	2960.43'	2969.80'	29° 41' 15"	S63° 26' 14" W
2	7800.00'	623.45'	3178.78'	3201.20'	22° 30' 53"	N55° 01' 25" E

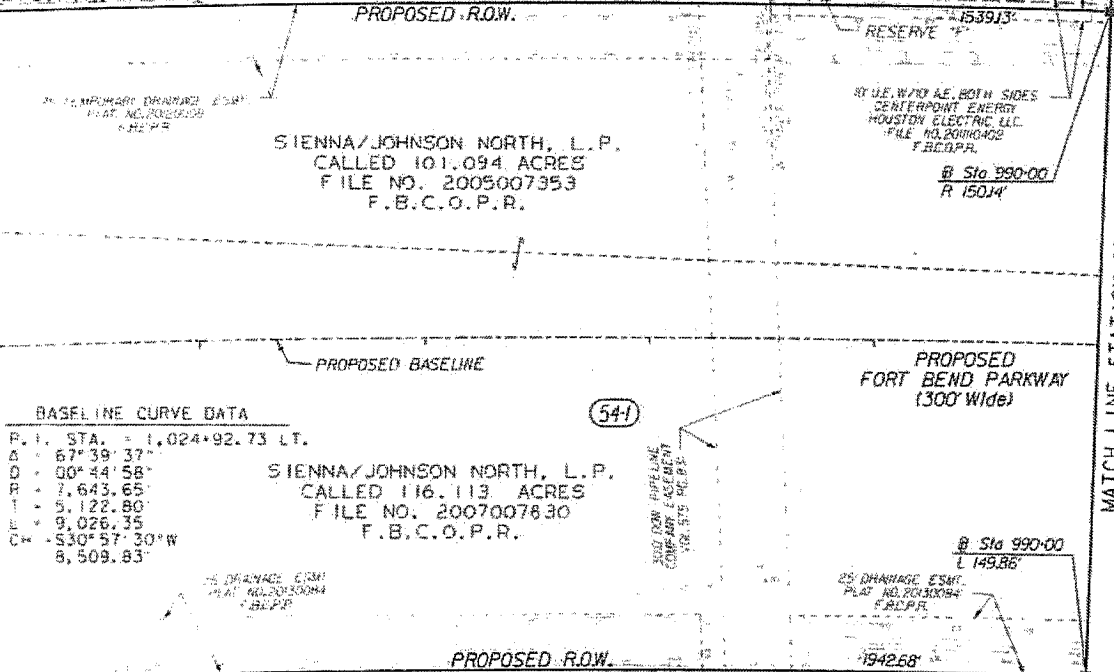
MOSES SHIPMAN LEAGUE A-86

SIENNA VILLAGE OF ANDERSON SPRINGS SECTION TWENTY SIX-A PLAT NO. 20120008 F.B.C.P.R.

SIENNA VILLAGE OF ANDERSON SPRINGS SECTION TWENTY-FIVE PLAT NO. 20120005 F.B.C.P.R.

MATCH LINE STATION 995+00

MATCH LINE STATION 990+00



BASELINE CURVE DATA

P.I. STA.	= 1,024+92.73 LT.
A	= 67° 39' 37"
D	= 90° 44' 58"
R	= 7,643.65'
T	= 5,122.80'
E	= 9,026.35'
Ch	= S30° 57' 30" W 6,509.83'

SIENNA/JOHNSON NORTH, L.P.
CALLED 116.113 ACRES
FILE NO. 2007007830
F.B.C.O.P.R.

PARCEL PLAT
SHOWING PROPERTY OF
SIENNA / JOHNSON NORTH, L.P.
FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE, PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'

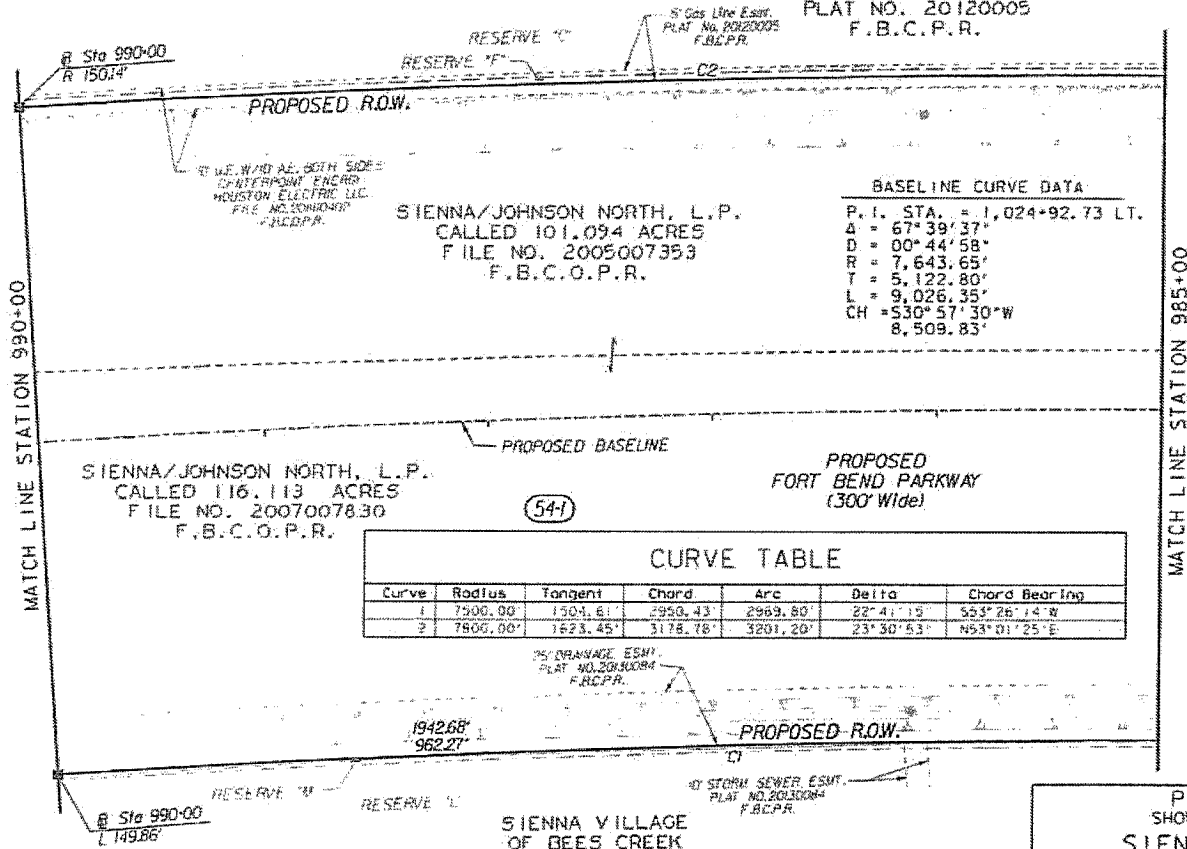
FOUND 5/8" IRON ROD (unless otherwise noted) ●
SET 5/8" IRON ROD WITH "LJA-ENG" CAP ■
UNABLE TO SET □

PARCEL 54-1

SHEET 4 OF 13

WESLEY CHIPMAN LEAGUE A-56

SIENNA VILLAGE
OF ANDERSON SPRINGS
SECTION TWENTY-FIVE
PLAT NO. 20120005
F.B.C.P.R.



1/2" W.E. W/10' AE. BOTH SIDES
CENTERPOINT ENERGY
HOUSTON ELECTRIC LLC.
FILE NO. 20080497
F.B.C.P.R.

SIENNA/JOHNSON NORTH, L.P.
CALLED 101.094 ACRES
FILE NO. 2005007353
F.B.C.O.P.R.

BASELINE CURVE DATA

P.I. STA.	= 1,024+92.73 LT.
Δ	= 67° 39' 37"
D	= 00° 44' 58"
R	= 7,643.65'
T	= 5,122.80'
L	= 9,026.35'
CH	= S30° 57' 30" W 8,509.83'

SIENNA/JOHNSON NORTH, L.P.
CALLED 116.113 ACRES
FILE NO. 2007007830
F.B.C.O.P.R.

PROPOSED
FORT BEND PARKWAY
(300' Wide)

(54-1)

CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	7500.00'	1504.61'	2950.43'	2969.80'	22° 41' 19"	S53° 26' 14" W
2	7500.00'	1523.45'	3178.78'	3201.20'	23° 30' 53"	N53° 01' 25" E

1/2" DRAINAGE ESHY
PLAT NO. 20050084
F.B.C.P.R.

1942.68'
962.27'

1/2" STORM SEWER ESHY
PLAT NO. 20130084
F.B.C.P.R.

SIENNA VILLAGE
OF BEES CREEK
SECTION TWENTY ONE
PLAT NO. 20130084
F.B.C.P.R.

PARCEL PLAT
SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.
FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'

FOUND 5/8" IRON ROD (unless otherwise noted) ●
SET 5/8" IRON ROD WITH 'LJA-ENG' CAP ■
UNABLE TO SET □

PARCEL 54-1

SHEET 5 OF 13

LJA PROJ. NO. 1724-001-002 DATE: 10/15/15

LJA PROJECT NO. 1724-001-002

SIENNA VILLAGE
OF ANDERSON SPRINGS
SECTION TWENTY-FIVE
PLAT NO. 20120005
F.B.C.P.R.

MOSES SHIPMAN LEAGUE A-86

SIENNA RANCH ROAD
NORTH PHASE 3
PLAT NO. 2008012
F.B.C.P.R.

1" GAS LINE ESMT.
PLAT NO. 20120005
F.B.C.P.R.

3" GAS LINE
PLAT NO. 20120005
F.B.C.P.R.

RESERVE 'F' RESERVE 'C'

1" RESERVE
1556' NOTE

PROPOSED R.O.W.

IF U.S. WAY OR BOTH SIDES
CENTERPOINT EMBOD.
PLANTING ELECTRIC CO.
FILE NO. 2005007353
F.B.C.P.R.

BASELINE CURVE DATA

P.I. STA. = 1,024+92.73 LT.
Δ = 67°39'37"
D = 00°44'58"
R = 7,643.65'
T = 5,122.80'
L = 9,026.35'
CH = S30°57'30"W
8,509.83'

SIENNA/JOHNSON NORTH, L.P.
CALLED 101.094 ACRES
FILE NO. 2005007353
F.B.C.O.P.R.

Sta 980+00
R 150.06

MATCH LINE STATION 985+00

MATCH LINE STATION 980+00

PROPOSED
FORT BEND PARKWAY
(300' Wide)

PROPOSED BASELINE

(54-1)

SIENNA/JOHNSON NORTH, L.P.
CALLED 116.118 ACRES
FILE NO. 2007007830
F.B.C.O.P.R.

CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	7500.00	504.6	2350.43	2969.80'	29°41'15"	S53°26'14"W
2	7800.00	623.45	3178.78	3201.30'	23°30'53"	N53°01'25"E

25" DRAINAGE ESMT.
PLAT NO. 20120004
F.B.C.P.R.

30" ESMT.
PLAT NO. 20120024
F.B.C.P.R.

25" DRAINAGE ESMT.
PLAT NO. 20120054
F.B.C.P.R.

1942.68'
962.27'

PROPOSED R.O.W.

RESERVE 'B'

RESERVE 'L'

1" RESERVE
1556' NOTE

RESERVE 'D'

RESERVE 'E'

SIENNA VILLAGE
OF BEES CREEK
SECTION TWENTY ONE
PLAT NO. 20130084
F.B.C.P.R.

SIENNA VILLAGE
OF BEES CREEK
SECTION TWENTY ONE
AMENDING PLAT 1
PLAT NO. 20130158
F.B.C.P.R.

SIENNA RANCH ROAD
NORTH PHASE 4
STREET DEDICATION
PLAT NO. 20120124
F.B.C.P.R.

PARCEL PLAT
SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.
FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'

NOTE:
1. ONE FOOT RESERVE INDICATED TO THE PUBLIC
2. SEE ALSO SUBMITTAL SEPARATION BETWEEN THE SIDE
3. ON-THE-VE STREET. IN SUBDIVISION PLATS WHERE
4. EACH STREET TO ADJACENT ADVERSE TRACTS, THE
5. CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT
6. PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE
7. SHALL INTERFERE NEITHER RESTED IN THE PUBLIC FOR STREET
8. WIDTH OF WAY PROPOSED AND THE CURVE TABLE THEREON SHALL DEVEY
9. AND REVEY IN THE DEDICATION, WITH HEIR, ASSIGNS, OR SUCCESSORS.
10. FOUND 5/8" IRON ROD (unless otherwise noted) ●
11. SET 5/8" IRON ROD WITH "LJA-ENG" CAP □
12. UNABLE TO SET □

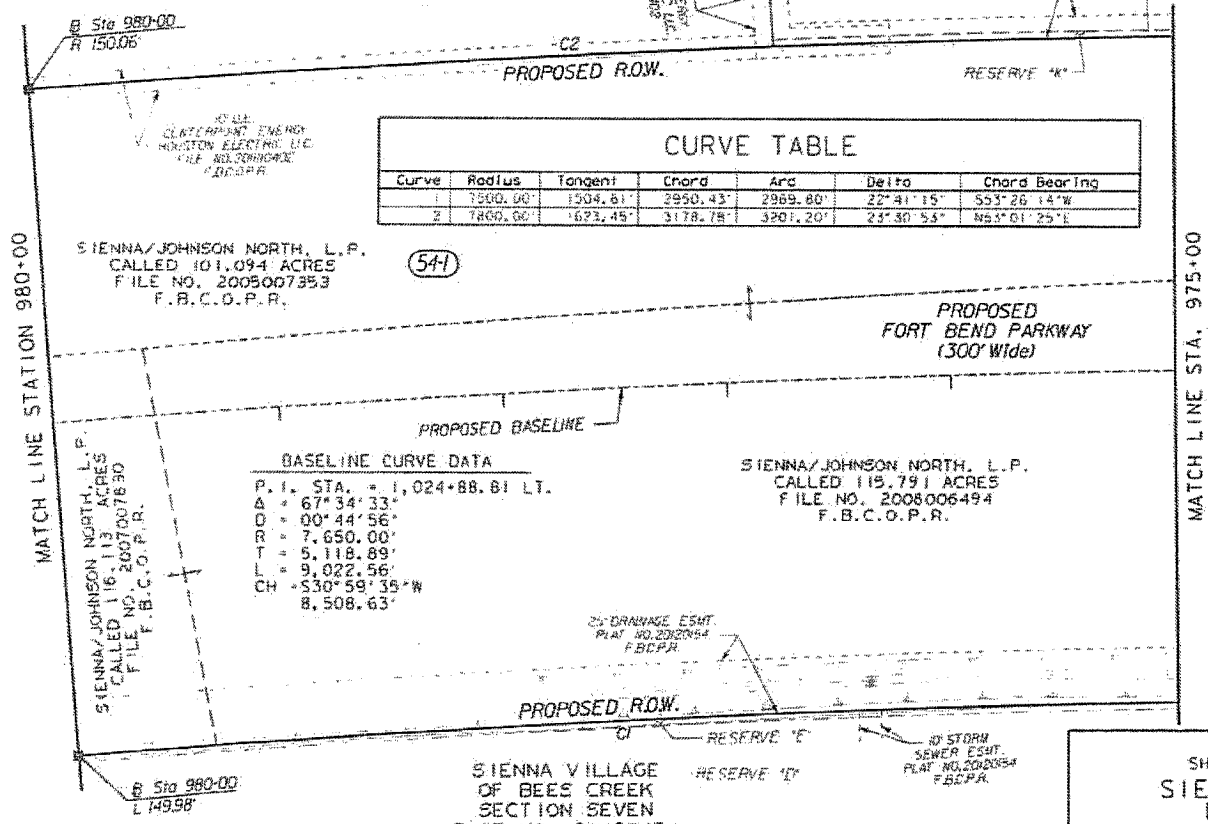
PARCEL 54-1

SHEET 6 OF 13

WORLD SHIPMAN LEAGUE A-B6

SIENNA/JOHNSON NORTH, L.P.
CALLED 101.094 ACRES
FILE NO. 2005007353
F.B.C.O.P.R.

PECAN ESTATES AT
ANDERSON SPRINGS
SECTION ONE
PLAT NO. 20120153
F.B.C.P.R.



CURVE TABLE						
Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	1500.00'	1504.81'	2950.43'	2969.80'	22°41'15"	S53°26'14"W
2	1800.00'	1623.45'	3178.78'	3201.20'	23°30'53"	N53°01'25"E

BASELINE CURVE DATA

P. I.	STA. = 1,024+88.61 LT.
Δ	= 67°34'33"
D	= 00°44'56"
R	= 7,650.00'
T	= 5,118.89'
L	= 9,022.56'
CH	= S30°59'35"W 8,508.63'

54-1

FOUND 5/8" IRON ROD (Unless otherwise noted) ●
SET 5/8" IRON ROD WITH "LJA-ENG" CAP ■
UNABLE TO SET □

PARCEL 54-1

SHEET 7 OF 13

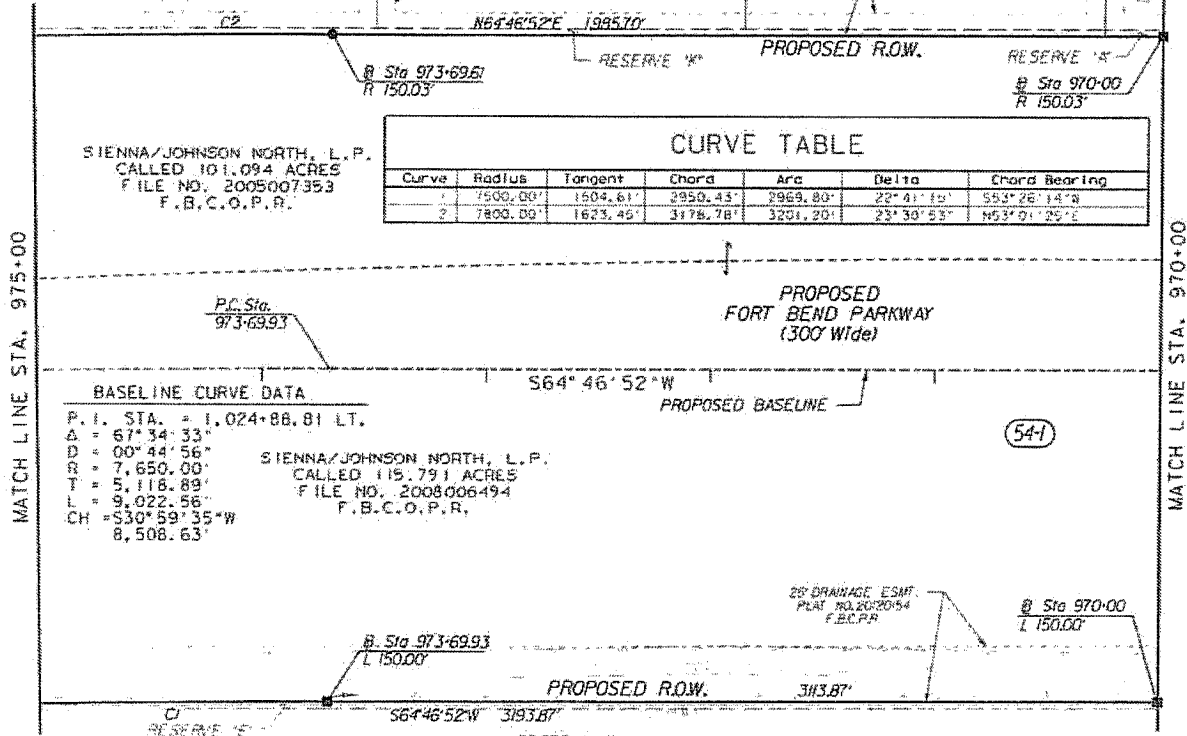
PARCEL PLAT
SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.
FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'

LJA PROJECT NO. 1728-0312-002

MOSES SHIPMAN LEAGUE A-86

PECAN ESTATES AT
ANDERSON SPRINGS
SECTION ONE
PLAT NO. 20120153
F.B.C.P.R.

PECAN ESTATES AT
ANDERSON SPRINGS
SECTION TWO
PLAT NO. 20130144
F.B.C.P.R.



CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	7500.00'	1604.61'	2950.43'	2969.80'	22° 41' 11"	S53° 26' 14" W
2	7800.00'	1623.45'	3178.78'	3201.20'	23° 30' 53"	N53° 01' 25" E

SIENNA/JOHNSON NORTH, L.P.
CALLED 101.094 ACRES
FILE NO. 2005007353
F.B.C.O.P.R.

BASELINE CURVE DATA
P.I. STA. = 1,024+88.81 LT.
Δ = 67° 34' 33"
D = 00° 44' 56"
R = 7,650.00'
T = 5,116.89'
L = 9,022.56'
CH = S30° 59' 35" W
8,508.63'

SIENNA/JOHNSON NORTH, L.P.
CALLED 115.791 ACRES
FILE NO. 2008006494
F.B.C.O.P.R.

SIENNA VILLAGE
OF BEES CREEK
SECTION SEVEN
PLAT NO. 20120154
F.B.C.P.R.

PARCEL PLAT
SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.
FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'

FOUND 5/8" IRON ROD (Unless otherwise noted) *
SET 5/8" IRON ROD WITH "LJA-ENG" CAP ■
UNABLE TO SET □

PARCEL 54-1

SHEET 8 OF 13

MOSES SHIPMAN LEAGUE A-86

PECAN ESTATES AT
ANDERSON SPRINGS
SECTION TWO
PLAT NO. 20130144
F.B.C.P.R.

10' DE. / AE.
PLAT NO. 20130144
F.B.C.P.R.

B Sta 970+00
R 150.03'

N67°46'52"E 1985.70'

RESERVE "A" PROPOSED R.O.W.

SIENNA/JOHNSON NORTH, L.P.
CALLED 101.094 ACRES
FILE NO. 2005007353
F.B.C.O.P.R.

54-1

PROPOSED
FORT BEND PARKWAY
(300' Wide)

S64°46'52"W

PROPOSED BASELINE

965+00

SIENNA/JOHNSON NORTH, L.P.
CALLED 115.791 ACRES
FILE NO. 2008006494
F.B.C.O.P.R.

B Sta 970+00
L 150.00'

25' DRAINAGE ESMT.
PLAT NO. 20120154
F.B.C.P.R.

25' DRAINAGE ESMT.
PLAT NO. 20120154
F.B.C.P.R.

PROPOSED R.O.W.

313.87'

RESERVE "B"

RESERVE "B"

RESERVE "B"

SIENNA VILLAGE
OF BEES CREEK
SECTION SEVEN
PLAT NO. 20120154
F.B.C.P.R.

SIENNA VILLAGE
OF BEES CREEK
SECTION ELEVEN
PLAT NO. 20120219
F.B.C.P.R.

10' STORM
SEWER ESMT.
PLAT NO. 20120219
F.B.C.P.R.

PARCEL PLAT
SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.

FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'

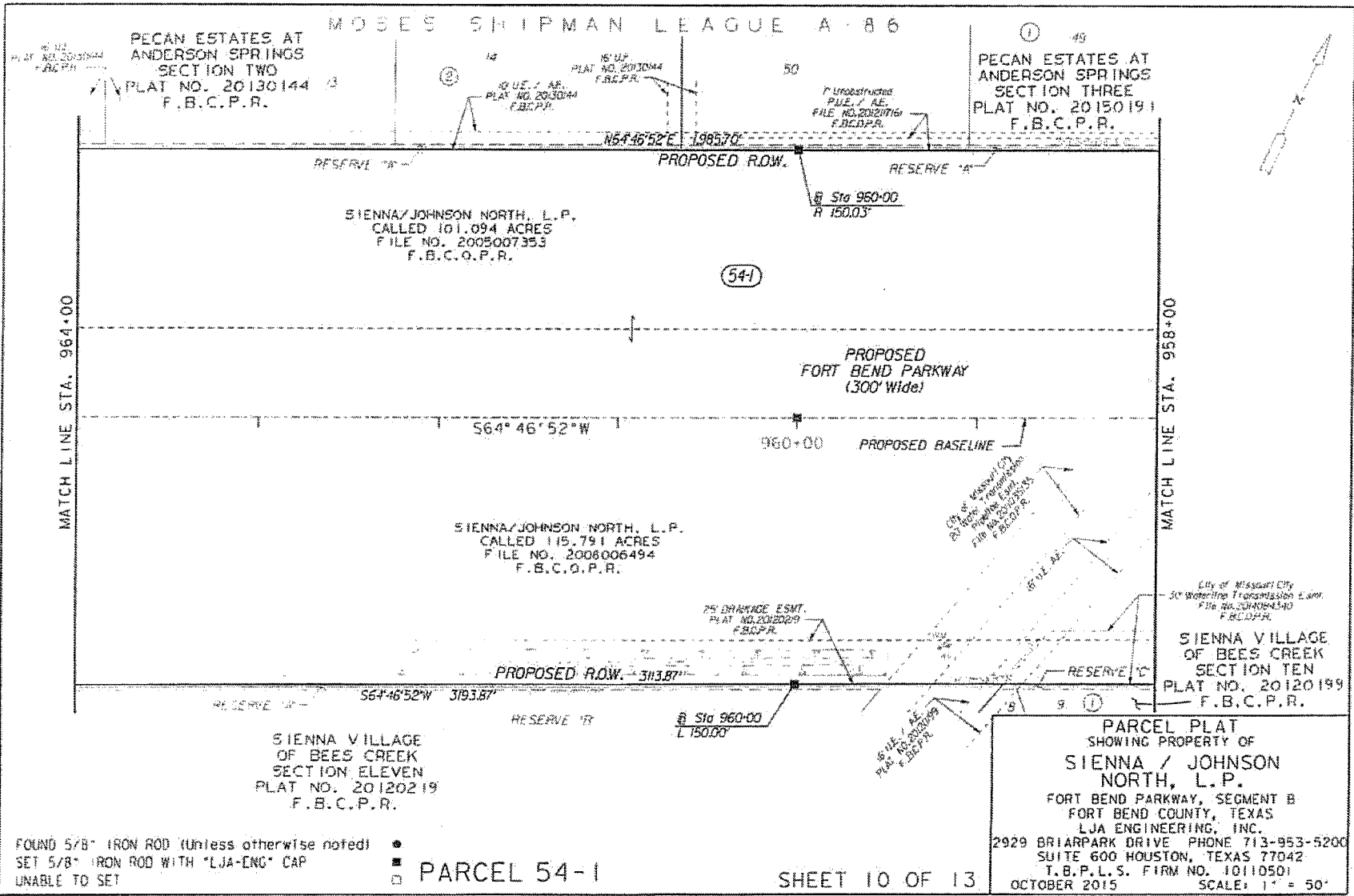
FOUND 5/8" IRON ROD (Unless otherwise noted)
SET 5/8" IRON ROD WITH "LJA-ENG" CAP
UNABLE TO SET

PARCEL 54-1

SHEET 9 OF 13

LJA PROJECT NO. 1728-0012-002

2015 OCT 15 10:52 AM LJA PROJECT NO. 1728-0012-002 SHEET 9 OF 13



FOUND 5/8" IRON ROD (unless otherwise noted) ●
 SET 5/8" IRON ROD WITH "LJA-ENG" CAP ■
 UNABLE TO SET □

PARCEL 54-1

SHEET 10 OF 13

PARCEL PLAT
 SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.
 FORT BEND PARKWAY, SEGMENT B
 FORT BEND COUNTY, TEXAS
 LJA ENGINEERING, INC.
 2929 BRIARPARK DRIVE PHONE 713-953-5200
 SUITE 600 HOUSTON, TEXAS 77042
 T.B.P.L.S. FIRM NO. 10110501
 OCTOBER 2015 SCALE: 1" = 50'

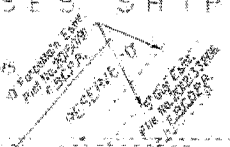
LJA PROJECT NO. 1728-0017-002

MOSES SHIPMAN LEAGUE A-86

PECAN ESTATES AT
ANDERSON SPRINGS
SECTION THREE
PLAT NO. 20150191
F.B.C.P.R.

CALLED 2.07 ACRES
SIENNA PLANTATION L.I.D.
FILE NO. 2005079250
F.B.C.O.P.R.

10' L.P.
M.S. NO. 2005094
F.B.C.P.R.



N64°46'52"E 11,985.70'

PROPOSED R.O.W.

Sta 953+84.23
R 150.00'

Sta 953+00.06
R 150.00'

N64°46'52"E 1036.70'

RESERVE "A"

RESERVE "H"

RESERVE "I"

UNDEVELOPED
SITE
FILE NO. 2005094
F.B.C.P.R.

SIENNA/JOHNSON NORTH, L.P.
CALLED 101.094 ACRES
FILE NO. 2005007353
F.B.C.O.P.R.

Sta 953+84.80
R 103.21'

Sta 953+14.69
R 127.68'

N87°27'53"E
20.22'

RESERVE "J"

RESERVE "G"

N03°0'2"E
26.69'



Sta 953+65.42
R 97.10'

Sta 953+38.76
R 85.95'

N88°0'13"E
29.02'

PROPOSED
FORT BEND PARKWAY
(300' Wide)

MATCH LINE STA. 958+00

MATCH LINE STA. 952+00

(54-1)

PROPOSED BASELINE

955+00 S64°46'52"W

SIENNA/JOHNSON NORTH, L.P.
CALLED 115.791 ACRES
FILE NO. 2008006494
F.B.C.O.P.R.

City of Missouri City
50' dedicated Transmission Easement
File No. 2004084340
F.B.C.P.R.

25' DRAINAGE EASMT.
PLAT NO. 20130036
F.B.C.P.R.

RESERVE "C"

PROPOSED R.O.W.

3113.87'

RESERVE "A"

S64°46'52"W 3193.87'

SIENNA VILLAGE
OF BEES CREEK
SECTION TEN
PLAT NO. 20120199
F.B.C.P.R.

SIENNA VILLAGE
OF BEES CREEK
SECTION TWENTY
PLAT NO. 20130036
F.B.C.P.R.

PARCEL PLAT
SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.
FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'

FOUND 5/8" IRON ROD (Unless otherwise noted)
SET 5/8" IRON ROD WITH "LJA-ENG" CAP
UNABLE TO SET

PARCEL 54-1

SHEET 11 OF 13

LJA PROJECT NO. 1728-0012-002

MOSES SHIPMAN LEAGUE A-B-6

PECAN ESTATES AT
ANDERSON SPRINGS
SECTION THREE
PLAT NO. 20150191
F.B.C.P.R.

SIENNA/JOHNSON NORTH, L.P.
CALLED 101.094 ACRES
FILE NO. 2005007353
F.B.C.O.P.R.

SIENNA/JOHNSON NORTH, L.P.
CALLED 115.791 ACRES
FILE NO. 2008006494
F.B.C.O.P.R.

SIENNA VILLAGE
OF BEES CREEK
SECTION TWENTY
PLAT NO. 20130036
F.B.C.P.R.

PARCEL PLAT
SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.
FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
OCTOBER 2015. SCALE: 1" = 50'

(541)

MATCH LINE STA. 952+00

MATCH LINE STA. 946+00

Sta 950+00
R 150.03

Sta 950+00
L 150.00

N67°46'52"E 1036.70'

PROPOSED R.O.W. 98.75'

950+00

S64°46'52"W

PROPOSED BASELINE

PROPOSED R.O.W. 313.87'

S67°46'52"W 3193.87'

RESERVE 'P'

FOUND 5/8" IRON ROD (Unless otherwise noted)
SET 5/8" IRON ROD WITH 'LJA-ENG' CAP
UNABLE TO SET

●
■
□ PARCEL 54-1

SHEET 12 OF 13

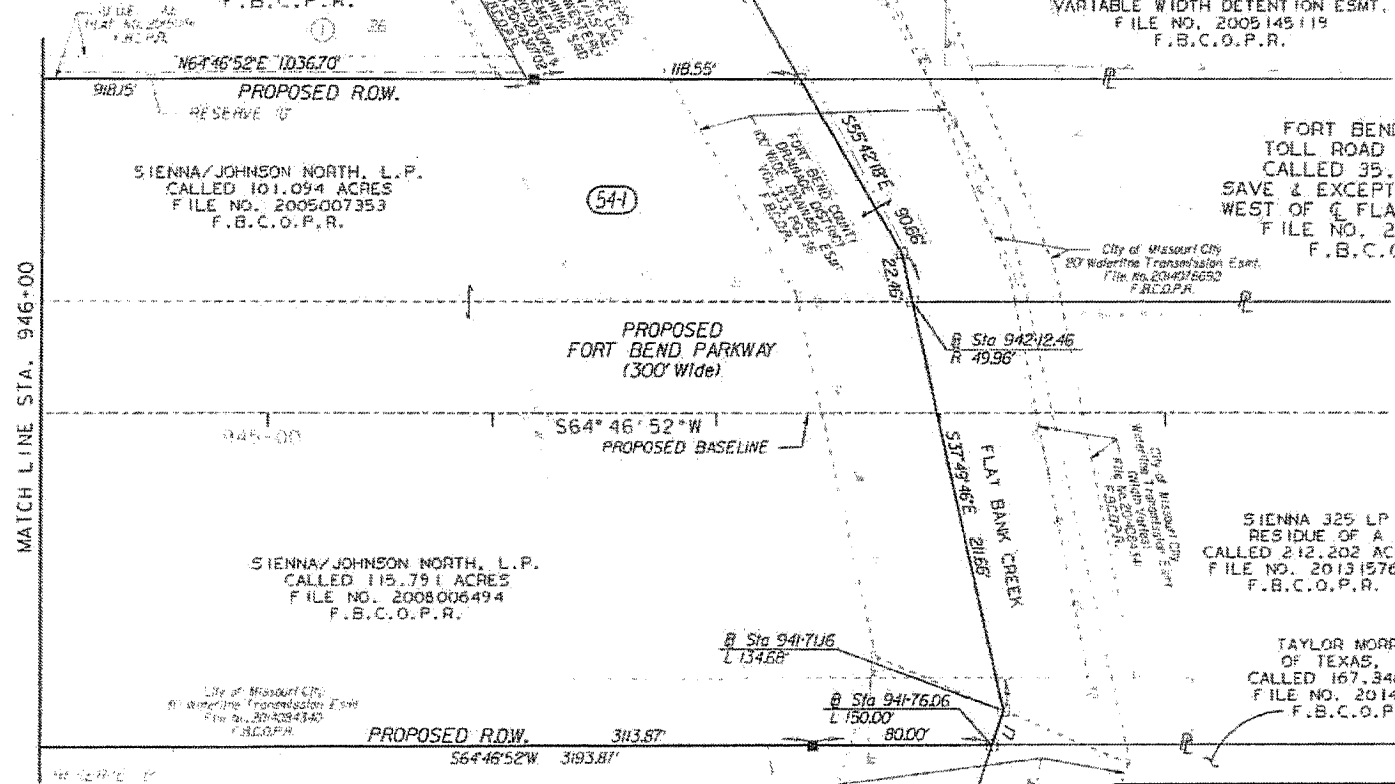
LJA PROJECT NO. 1726 0072-002

LINE TABLE		
Line	Bearing	Distance
1	S64°46'52"E	3193.81'
2	N67°46'52"E	1036.70'

PECAN ESTATES AT ANDERSON SPRINGS SECTION THREE PLAT NO. 20150191 F.B.C.O.P.R.

MOSES SHIPMAN LEAGUE A-86

19,467 ACRES S.P.M.U.D. NO. 1 VARIABLE WIDTH DETENTION ESMT. FILE NO. 2005145119 F.B.C.O.P.R.



FORT BEND COUNTY TOLL ROAD AUTHORITY CALLED 35.391 ACRES SAVE & EXCEPT THE PORTION WEST OF & FLAT BANK CREEK FILE NO. 2012006967 F.B.C.O.P.R.

SIENNA 325 LP RESIDUE OF A CALLED 212,202 ACRES FILE NO. 2013157640 F.B.C.O.P.R.

TAYLOR MORRISON OF TEXAS, INC. CALLED 167,348 ACRES FILE NO. 2014000324 F.B.C.O.P.R.

SIENNA VILLAGE OF BEES CREEK SECTION TWENTY PLAT NO. 20130036 F.B.C.O.P.R.

PARCEL PLAT SHOWING PROPERTY OF SIENNA / JOHNSON NORTH, L.P. FORT BEND PARKWAY, SEGMENT B FORT BEND COUNTY, TEXAS LJA ENGINEERING, INC. 2929 BRIARPARK DRIVE PHONE 713-953-5200 SUITE 600 HOUSTON, TEXAS 77042 T.B.P.L.S. FIRM NO. 10110501 OCTOBER 2015 SCALE: 1" = 50'

FOUND 5/8" IRON ROD (Unless otherwise noted)
 SET 5/8" IRON ROD WITH "LJA-ENG" CAP
 UNABLE TO SET

PARCEL 54-1

SHEET 13 OF 13

MATCH LINE STA. 946+00

EXHIBIT B

Revised October 19, 2015
April 27, 2012
LJA Job No. 1728-0012

PARCEL 54-2
FORT BEND PARKWAY SEGMENT "B"
FORT BEND COUNTY, TEXAS

All that certain tract or parcel containing 17.254 acres of land in the Moses Shipman League, A-86, William S. Little League, A-54 and the Thomas Barnett League, A-7, Fort Bend County, Texas, being part of that certain tract called 38.832 acres, conveyed to Sienna/Johnson North, L.P., by an instrument of record in File No. 2006005671 of the Official Public Records of said Fort Bend County (F.B.C.O.P.R.), part of that certain tract called 19.416 acres, conveyed to Sienna/Johnson North, L.P., by an instrument of record in File No. 2006005671 of the F.B.C.O.P.R., part of that certain tract called 19.416 acres, conveyed to Sienna/Johnson North, L.P., by an instrument of record in File No. 2005007353 of the F.B.C.O.P.R., part of that certain tract called 19.416 acres, conveyed to Sienna/Johnson North, L.P., by an instrument of record in File No. 2004006981 of the F.B.C.O.P.R., part of that certain tract called 19.416 acres, conveyed to Sienna/Johnson North, L.P., by an instrument of record in File No. 2003008829 of the F.B.C.O.P.R., part of that certain tract called 19.416 acres, conveyed to Sienna/Johnson North, L.P., by an instrument of record in File No. 2002005689 of the F.B.C.O.P.R., part of that certain tract called 19.416 acres, conveyed to Sienna/Johnson North, L.P., by an instrument of record in File No. 2001004990 of the F.B.C.O.P.R., and part of that certain tract called 36.974 acres, conveyed to Sienna/Johnson North, L.P., by an instrument of record in File No. 2000003918 of the F.B.C.O.P.R. and being more particularly described by metes and bounds as follows, all bearings referenced to the Texas Coordinate System, South Central Zone, (NAD 83), all coordinates and distances are surface and may be converted to grid by multiplying by the combined adjustment factor of 0.9998657;

BEGINNING at a 5/8 inch iron rod with a plastic cap marked "LJA ENG." found for corner on the proposed south right-of-way line of Fort Bend Parkway (300 feet wide), same being the northwest corner of Reserve "H" of Sienna Village of Bees Creek Section Twenty Two, a subdivision of record on Plat No. 20130194, Plat Records of said Fort Bend County (F.B.C.P.R.), on the westerly line of that certain tract called 21.300 acres conveyed to Sienna Plantation Levee Improvement District by an instrument of record in File No. 2000003919 and

17.254 Acres

Revised October 19, 2015
April 27, 2012
Job No. 1728-0012

the POINT OF BEGINNING of the herein described tract and having surface coordinates of $X = 3,062,526.44$ and $Y = 13,753,737.22$ on the arc of a curve whose center bears South $48^{\circ} 41' 29''$ East;

Thence, along the proposed south right-of-way line of Fort Bend Parkway, 2,548.08 feet along the arc of a curve to the left, having a central angle of $19^{\circ} 27' 57''$, a radius of 7,500.00 feet and a chord which bears South $31^{\circ} 34' 33''$ West, 2,535.84 feet to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner on the northerly line of that certain called 23.585 acres conveyed to Fort Bend Flood Control Water Supply Corporation (described as Tract One) by an Instrument of record in Volume 2195, Page 741 of the Official Records of Fort Bend County (F.B.C.O.R.);

Thence, along the northerly line of said 23.585 acres, North $66^{\circ} 28' 30''$ West, 300.12 feet to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner on the proposed north right-of-way line of Fort Bend Parkway (300 feet wide) on the arc of a curve whose center bears South $68^{\circ} 05' 33''$ East;

Thence, along the proposed north right-of-way line of Fort Bend Parkway, 2,511.00 feet along the arc of a non-tangent curve to the right, having a central angle of $18^{\circ} 26' 41''$, a radius of 7,800.00 feet and a chord which bears North $31^{\circ} 07' 48''$ East, 2,500.17 feet to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner on the westerly line of the aforementioned 21.300 acre tract;

Thence, South $12^{\circ} 41' 04''$ East, departing said proposed north right-of-way line of Fort Bend Parkway, 89.21 feet with the westerly line of said 21.300 acre tract to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner;

Thence, North $84^{\circ} 36' 05''$ East, 265.73 feet continuing with the westerly line of said 21.300 acre tract to a 5/8 inch iron rod with a plastic cap marked "LJA ENG." set for corner;

17.254 Acres

Revised October 19, 2015
April 27, 2012
Job No. 1728-0012

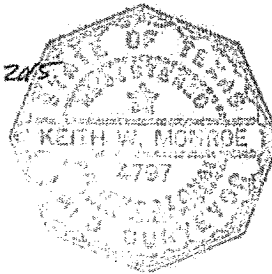
Thence, South 35° 04' 44" East, 45.82 feet to the POINT OF BEGINNING and containing 17.254 acres of land.

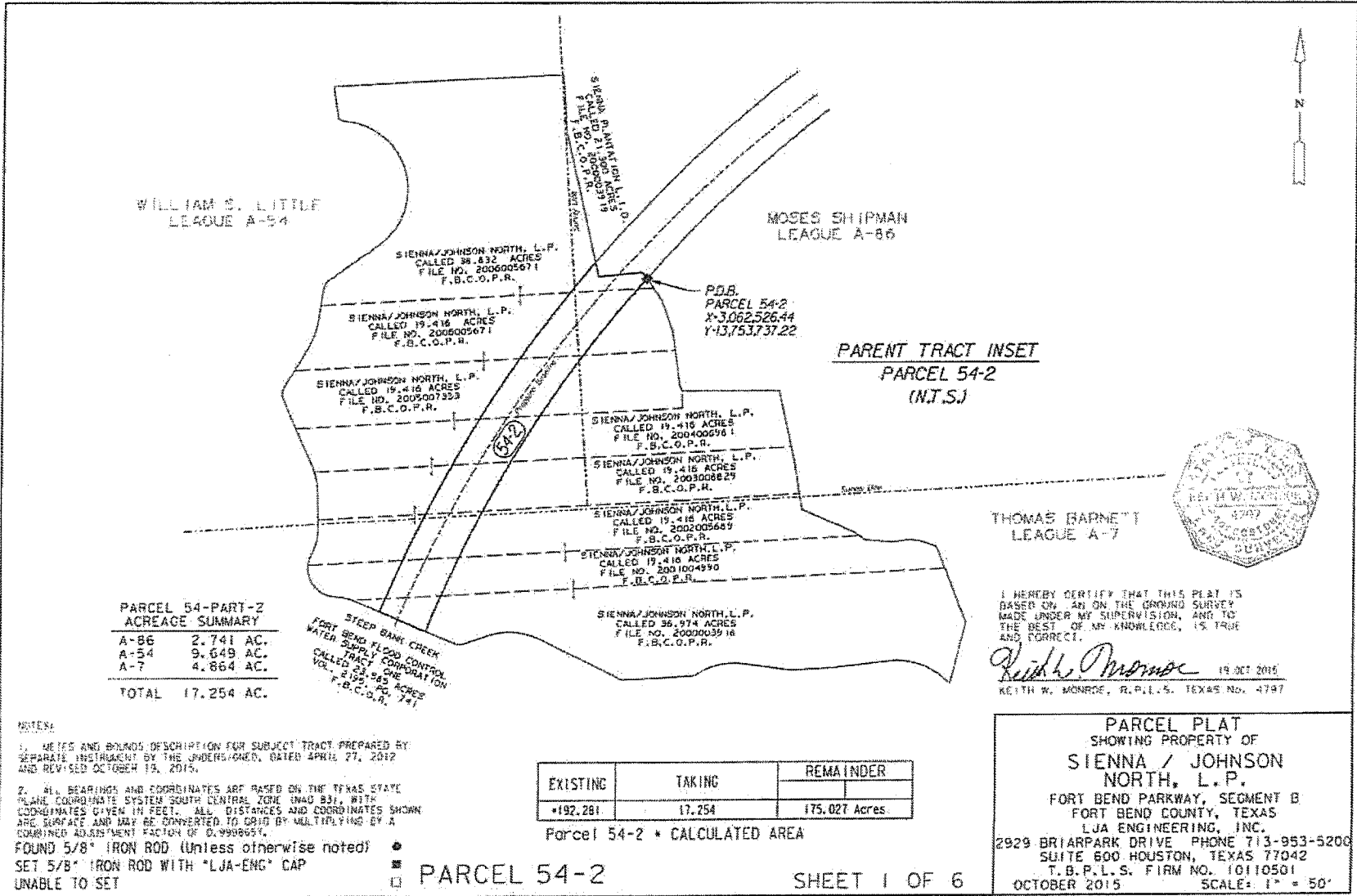
Acreage in Moses Shipman League, Abstract 86:	2.741 acres
Acreage in William S. Little League, Abstract 54:	9.649 acres
Acreage in Thomas Barnett League, Abstract 7:	4.864 acres
Total Acreage:	17.254 acres

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREON AND THE ACCOMPANYING PLAT OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Keith W. Monroe 10-19-2015

KEITH W. MONROE, R.P.L.S. DATE
TEXAS REGISTRATION NO. 4797
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE – SUITE 600
HOUSTON, TEXAS 77042-3703
PHONE: 713-953-5200





WILLIAM S. LITTLE
LEAGUE A-54

MOSES SHIPMAN
LEAGUE A-86

SIENNA/JOHNSON NORTH, L.P.
CALLED 38.832 ACRES
FILE NO. 2006005671
F.B.C.O.P.R.

SIENNA/JOHNSON NORTH, L.P.
CALLED 19.418 ACRES
FILE NO. 2006005671
F.B.C.O.P.R.

SIENNA/JOHNSON NORTH, L.P.
CALLED 19.418 ACRES
FILE NO. 2009007333
F.B.C.O.P.R.

SIENNA/JOHNSON NORTH, L.P.
CALLED 19.418 ACRES
FILE NO. 2004006981
F.B.C.O.P.R.

SIENNA/JOHNSON NORTH, L.P.
CALLED 19.418 ACRES
FILE NO. 2003008629
F.B.C.O.P.R.

SIENNA/JOHNSON NORTH, L.P.
CALLED 19.418 ACRES
FILE NO. 2002005669
F.B.C.O.P.R.

SIENNA/JOHNSON NORTH, L.P.
CALLED 19.418 ACRES
FILE NO. 2001004990
F.B.C.O.P.R.

SIENNA/JOHNSON NORTH, L.P.
CALLED 36.974 ACRES
FILE NO. 2009005918
F.B.C.O.P.R.

P.O.B.
PARCEL 54-2
X-3,062,526.44
Y-13,753,737.22

PARENT TRACT INSET
PARCEL 54-2
(INT.S.)

THOMAS BARNETT
LEAGUE A-7



I HEREBY CERTIFY THAT THIS PLAT IS
BASED ON AN ON THE GROUND SURVEY
MADE UNDER MY SUPERVISION, AND TO
THE BEST OF MY KNOWLEDGE, IS TRUE
AND CORRECT.

Keith W. Monroe 19 OCT 2015
KEITH W. MONROE, R.P.L.S., TEXAS NO. 4797

PARCEL 54-PART-2
ACREAGE SUMMARY

A-86	2.741 AC.
A-54	9.648 AC.
A-7	4.864 AC.
TOTAL	17.254 AC.

NOTES:
1. METES AND BOUNDS DESCRIPTION FOR SUBJECT TRACT PREPARED BY SEPARATE INSTRUMENT BY THE UNDERSIGNED, DATED APRIL 27, 2012 AND REVISED OCTOBER 13, 2015.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD 83), WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.9998657.
FOUND 5/8" IRON ROD (Unless otherwise noted) *
SET 5/8" IRON ROD WITH "LJA-ENG" CAP *
UNABLE TO SET *

EXISTING	TAKING	REMAINDER	
		ACRES	PERCENT
+192.281	17.254	175.027 Acres	

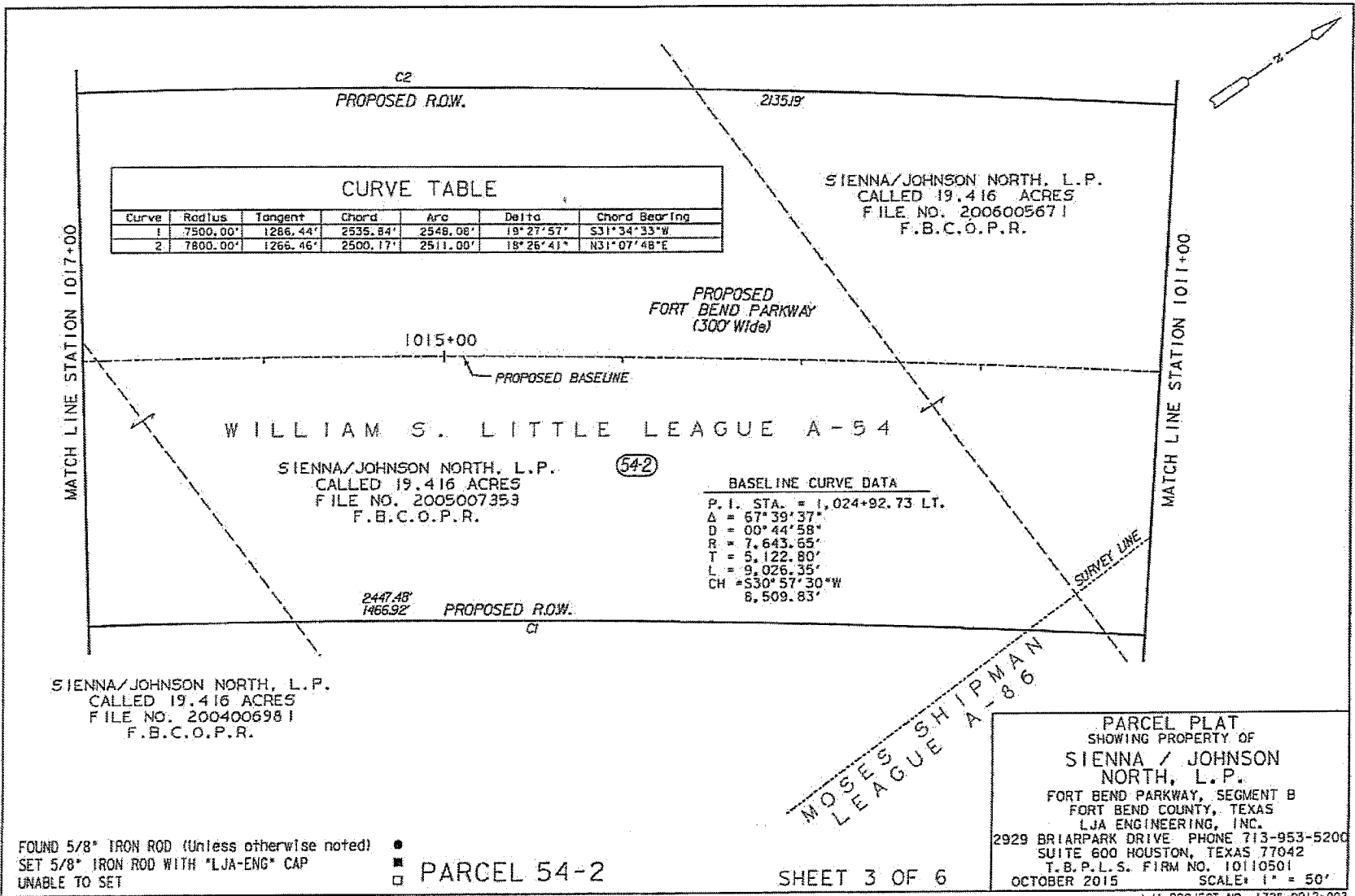
Parcel 54-2 * CALCULATED AREA

PARCEL 54-2

SHEET 1 OF 6

PARCEL PLAT
SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.
FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'
LJA PROJECT NO. 1778-5012-002

C:\projects\1778-5012-002\1778-5012-002.dwg 10/13/15 10:50:58 AM



CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	7500.00'	1286.44'	2535.84'	2548.08'	19° 27' 57"	S31° 34' 33" W
2	7800.00'	1266.46'	2500.17'	2511.00'	18° 26' 41"	N31° 07' 48" E

BASELINE CURVE DATA

P. I. STA.	= 1,024+92.73 LT.
Δ	= 67° 39' 37"
D	= 00° 44' 58"
R	= 7,643.65'
T	= 5,122.80'
L	= 9,026.35'
CH	= S30° 57' 30" W 8,509.83'

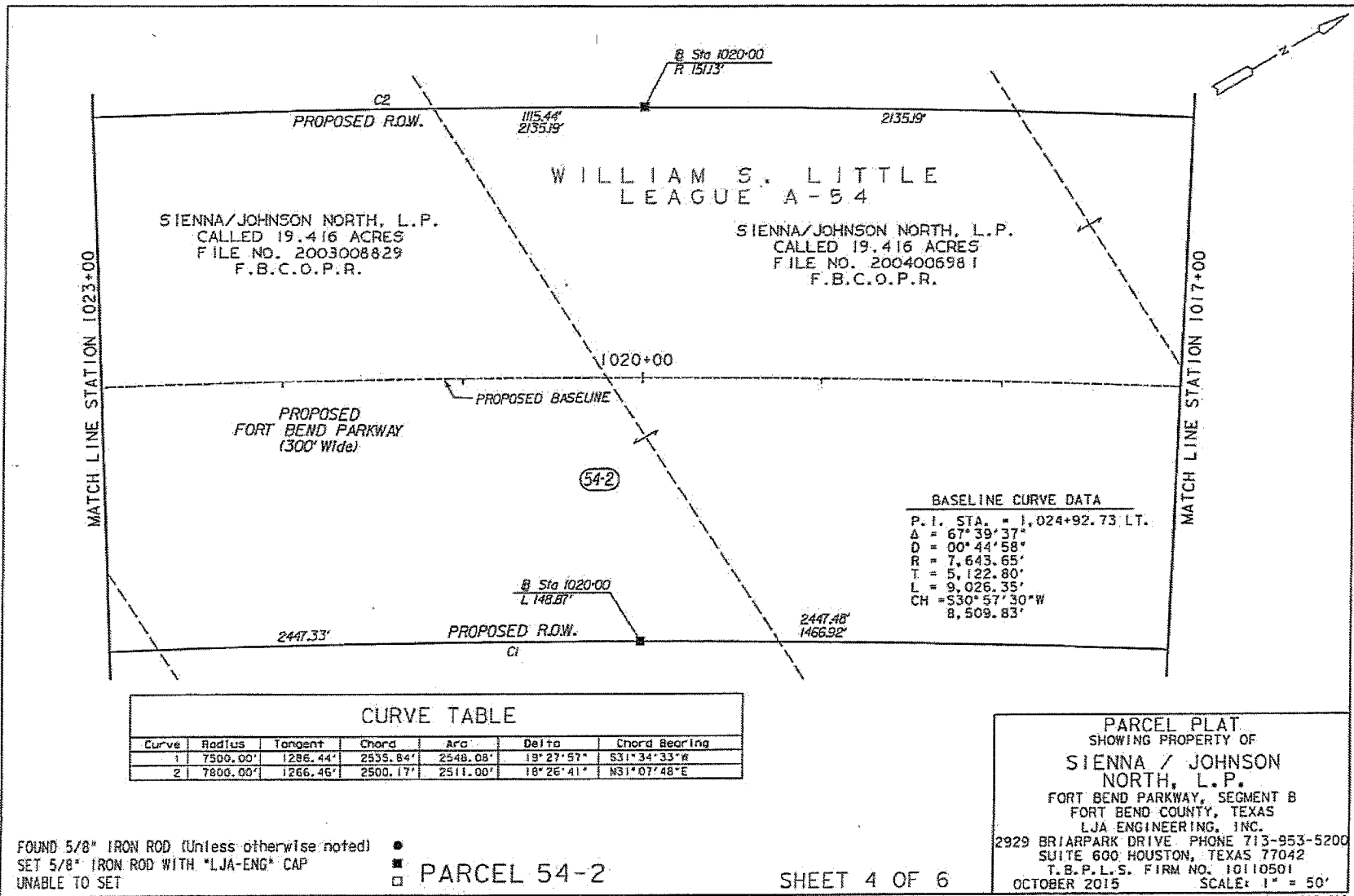
I:\projects\lisa\lisa\lisa\lisa\lisa\FB-54-2-0113.dwg
 10/19/2015

FOUND 5/8" IRON ROD (Unless otherwise noted) ●
 SET 5/8" IRON ROD WITH "LJA-ENG" CAP ■
 UNABLE TO SET □

□ PARCEL 54-2

SHEET 3 OF 6

PARCEL PLAT
 SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.
 FORT BEND PARKWAY, SEGMENT B
 FORT BEND COUNTY, TEXAS
 LJA ENGINEERING, INC.
 2929 BRIARPARK DRIVE PHONE 713-953-5200
 SUITE 600 HOUSTON, TEXAS 77042
 T.B.P.L.S. FIRM NO. 10110501
 OCTOBER 2015 SCALE: 1" = 50'
 LJA PROJECT NO. 1728-0012-002



SIENNA/JOHNSON NORTH, L.P.
 CALLED 19.416 ACRES
 FILE NO. 2003008829
 F.B.C.O.P.R.

WILLIAM S. LITTLE
 LEAGUE A-54

SIENNA/JOHNSON NORTH, L.P.
 CALLED 19.416 ACRES
 FILE NO. 2004006981
 F.B.C.O.P.R.

PROPOSED
 FORT BEND PARKWAY
 (300' Wide)

BASELINE CURVE DATA
 P. I. STA. = 1,024+92.73 LT.
 Δ = 67° 39' 37"
 D = 00° 44' 58"
 R = 7,643.65'
 T = 5,122.80'
 L = 9,026.35'
 CH = 530° 57' 30"W
 8,509.83'

CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	7500.00'	1286.44'	2535.84'	2548.08'	19° 27' 57"	S31° 34' 33" W
2	7800.00'	1266.46'	2500.17'	2511.00'	18° 26' 41"	N31° 07' 48" E

PARCEL PLAT
 SHOWING PROPERTY OF
SIENNA / JOHNSON
 NORTH, L.P.
 FORT BEND PARKWAY, SEGMENT B
 FORT BEND COUNTY, TEXAS
 LJA ENGINEERING, INC.
 2929 BRIARPARK DRIVE PHONE 713-953-5200
 SUITE 600 HOUSTON, TEXAS 77042
 T.B.P.L.S. FIRM NO. 10110501
 OCTOBER 2015 SCALE: 1" = 50'

FOUND 5/8" IRON ROD (Unless otherwise noted) ●
 SET 5/8" IRON ROD WITH "LJA-ENG" CAP ■
 UNABLE TO SET □

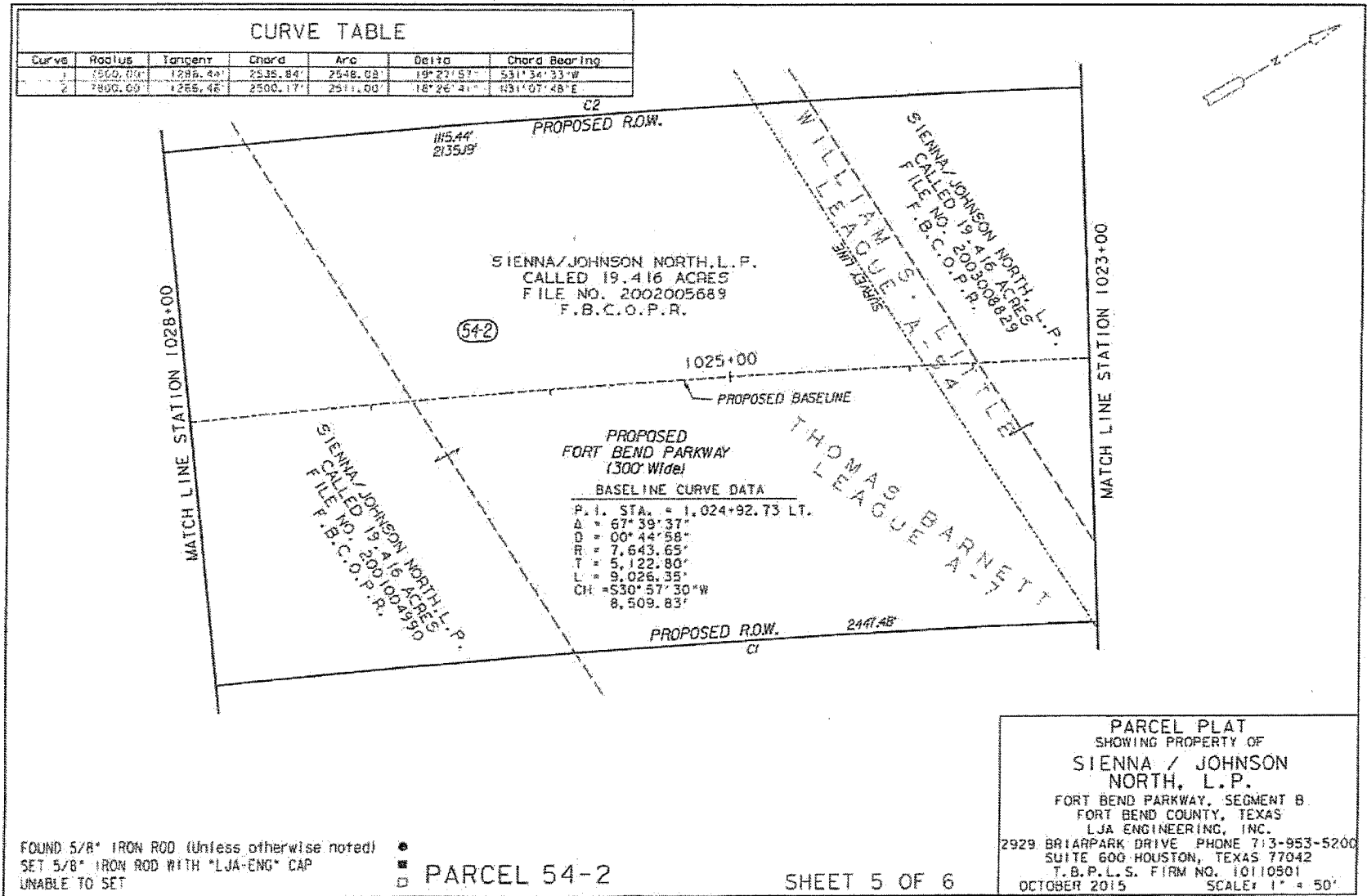
PARCEL 54-2

SHEET 4 OF 6

I:\2015\10110501\curves\172B-0012-002-PR-5-2-5014.dgn
 10/19/2015

LJA PROJECT NO. 172B-0012-002

CURVE TABLE						
Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	2500.00'	1288.42'	2535.84'	2548.88'	18° 27' 57"	S31° 34' 33" W
2	2800.00'	1265.46'	2500.17'	2511.00'	18° 26' 41"	N51° 07' 48" E



LJA PROJECT NO. 1728-0012-002

FOUND 5/8" IRON ROD (Unless otherwise noted)
SET 5/8" IRON ROD WITH "LJA-ENG" CAP
UNABLE TO SET

PARCEL 54-2

SHEET 5 OF 6

PARCEL PLAT
SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.
FORT BEND PARKWAY, SEGMENT B
FORT BEND COUNTY, TEXAS
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE PHONE 713-953-5200
SUITE 600 HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10110501
OCTOBER 2015 SCALE: 1" = 50'

LJA PROJECT NO. 1728-0012-002

CURVE TABLE

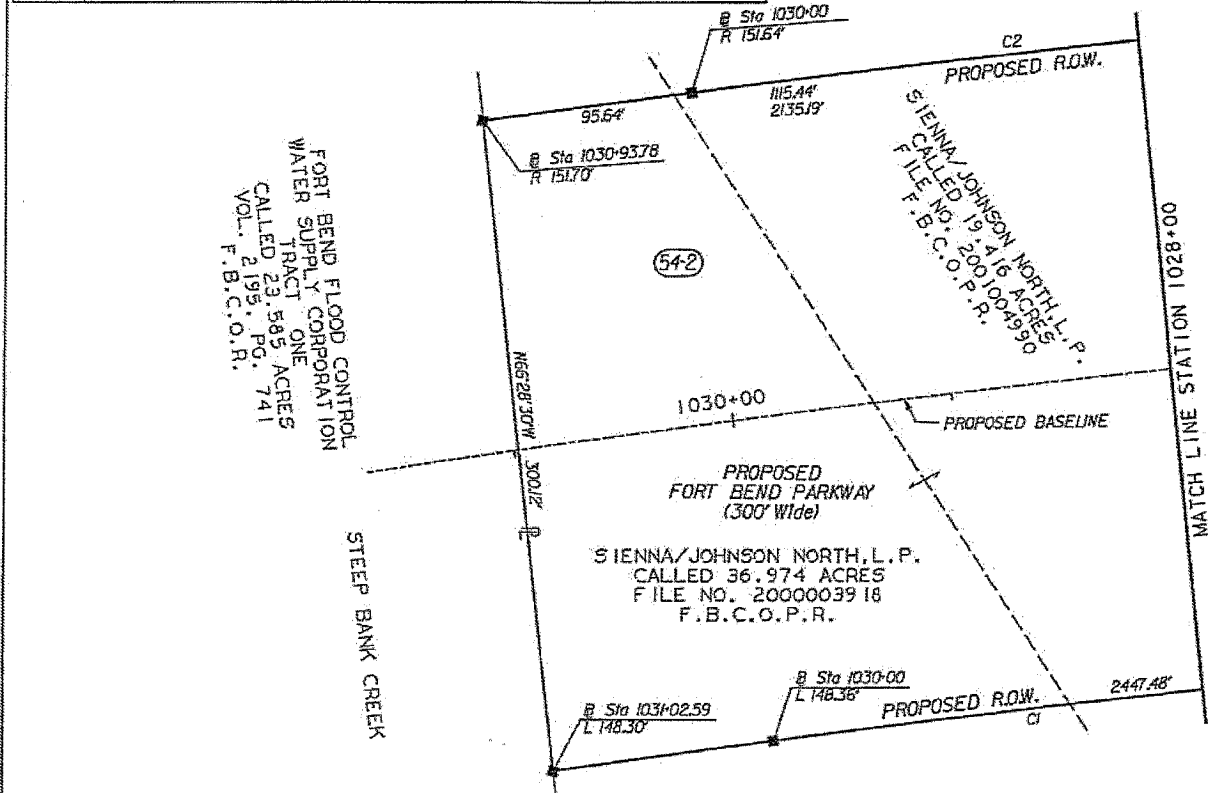
Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	7500.00'	1288.44'	2535.84'	2548.08'	18°27'57"	S31°34'33"W
2	7600.00'	1266.46'	2500.17'	2511.00'	18°26'41"	N31°07'48"E

THOMAS BARNETT LEAGUE A-7



BASELINE CURVE DATA

P. I. STA. = 1,024+92.73 LT.
 Δ = 67°39'37"
 D = 00°44'58"
 R = 7,643.65'
 T = 5,122.80'
 L = 9,026.35'
 CH = 530°57'30"W
 8,509.83'



FORT BEND FLOOD CONTROL
 WATER SUPPLY CORPORATION
 TRACT ONE
 CALLED 23.585 ACRES
 VOL. 2195, PG. 741
 F.B.C.O.R.

PARCEL PLAT
 SHOWING PROPERTY OF
SIENNA / JOHNSON
NORTH, L.P.
 FORT BEND PARKWAY, SEGMENT B
 FORT BEND COUNTY, TEXAS
 LJA ENGINEERING, INC.
 2929 BRIARPARK DRIVE PHONE 713-953-5200
 SUITE 600 HOUSTON, TEXAS 77042
 T.B.P.L.S. FIRM NO. 10110501
 OCTOBER 2015 SCALE: 1" = 50'
 LJA PROJECT NO. 1728-0012-002

FOUND 5/8" IRON ROD (Unless otherwise noted)
 SET 5/8" IRON ROD WITH "LJA-ENG" CAP
 UNABLE TO SET

● SET
 ■ FOUND
 □ UNABLE TO SET
PARCEL 54-2

SHEET 6 OF 6

I:\Projects\1728\001\1728\001\1728\001\FIRM-PAR-54-2_SHE6.dgn
 10/30/2015 10:00:25 AM

FILED: 10/11/11 10:00 AM BY: J. H. HARRIS, COUNTY CLERK

AT 10:00 AM, 10/11/11, I HAVE FILED FOR RECORD THIS INSTRUMENT.

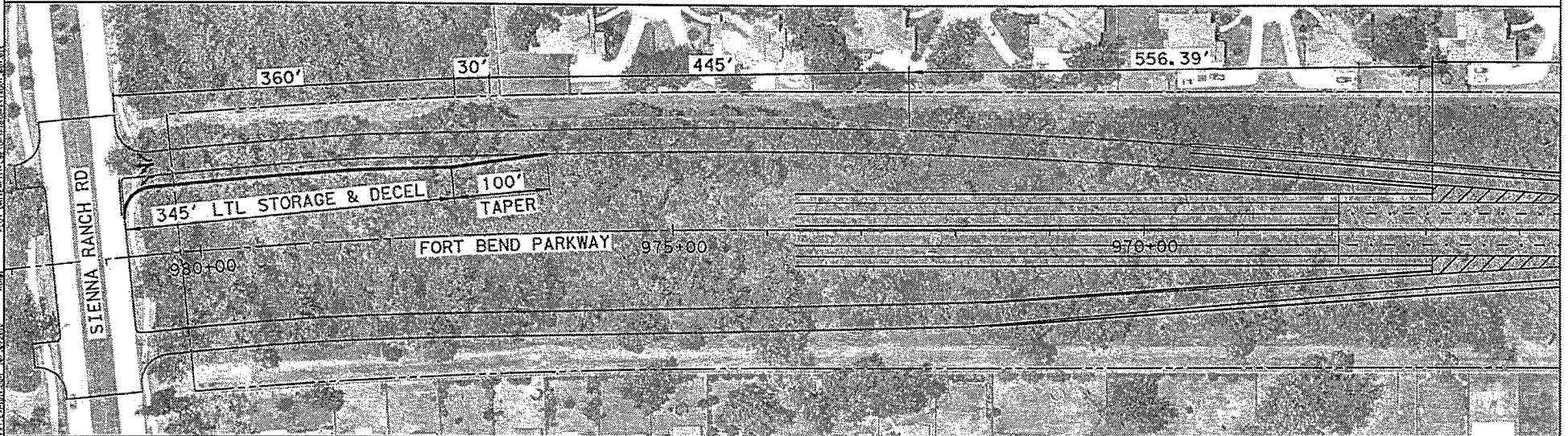
BOOK 100, PAGE 100

FILED: 10/11/11 10:00 AM BY: J. H. HARRIS, COUNTY CLERK

PROJECT: SIENNA RANCH RD



EXHIBIT C



0 50 100
 SCALE: 1" = 100'

SCE Inc.
 10777 W. Houston, Suite 400, Houston, TX 77042
 Tel: 281-456-8700 • www.sceginc.com
 TDEC Registration No. F-1018

Copyright 2011

EXHIBIT
 FORT BEND COUNTY
 TOLL ROAD AUTHORITY

PRELIMINARY

FILED: 10/11/11 10:00 AM BY: J. H. HARRIS, COUNTY CLERK

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
 2019-454610

Date Filed:
 02/19/2019

Date Acknowledged:
 2/20/19

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 Sienna Johnson North, L.P.
 Missouri City, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
 Fort Bend County Toll Road Authority

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
 60254
 Special Warranty Deed for ROW of future Fort Bend Parkway Extension through Sienna Plantation and Access Modification Agreement

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Oyster Creek Investments	Houston, TX United States	X	
	US Prime Site Developments GP	Sugar Land, TX United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Alvin San Miguel, and my date of birth is [REDACTED]

My address is [REDACTED]
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Fort Bend County, State of Texas, on the 19 day of February, 2019.
(month) (year)

Alvin San Miguel
 Signature of authorized agent of contracting business entity
(Declarant)