

PLAT RECORDING SHEET

PLAT NAME: Sienna Maintenance Facility Amending Replat No. 1

PLAT NO: _____

ACREAGE: 8.594

LEAGUE: David Fitzgerald Survey

ABSTRACT NUMBER: 25

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 5

OWNERS: Sienna Plantation Residential Association, Inc. and Sienna/Johnson
Development, L.P.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, ACTING BY AND THROUGH SANDRA K. DENTON, GENERAL MANAGER, OF SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, AND SIENNA/JOHNSON DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SIENNA/JOHNSON DEVELOPMENT GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH ALVIN SAN MIGUEL, VICE PRESIDENT OF SIENNA/JOHNSON DEVELOPMENT GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OWNERS OF THE 8.594 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA MAINTENANCE FACILITY AMENDING PLAT NO. 1, 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 AND 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") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND THIRTY (30) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS AND DRAINAGES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY 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 THE ORDERS AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENT.

IN TESTIMONY WHEREOF, SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SANDRA K. DENTON, ITS GENERAL MANAGER, THEREUNTO AUTHORIZED.

THIS 10th DAY OF April, 2024.

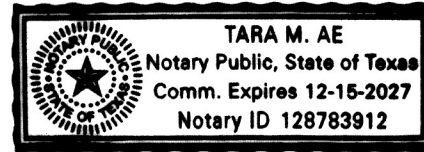
SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC.,
A TEXAS NON-PROFIT CORPORATION

Sandra K. Denton
SANDRA K. DENTON, GENERAL MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANDRA K. DENTON, GENERAL MANAGER OF SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, 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 10th DAY OF April, 2024.



IN TESTIMONY WHEREOF, SIENNA/JOHNSON DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SIENNA/JOHNSON DEVELOPMENT GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALVIN SAN MIGUEL, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED.

THIS 10th DAY OF April, 2024.

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

BY: SIENNA/JOHNSON DEVELOPMENT GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

Alvin San Miguel
ALVIN SAN MIGUEL, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALVIN SAN MIGUEL, VICE PRESIDENT OF SIENNA/JOHNSON DEVELOPMENT GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF SIENNA/JOHNSON DEVELOPMENT, 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 10th DAY OF April, 2024.



Tara M. Ae
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET. (SEE NOTE #9)

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

I, SCOTT FRANKOVICH, 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.

Scott Frankovich
SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 130312



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 MAINTENANCE FACILITY AMENDING PLAT NO. 1 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 10th DAY OF April, 2024.

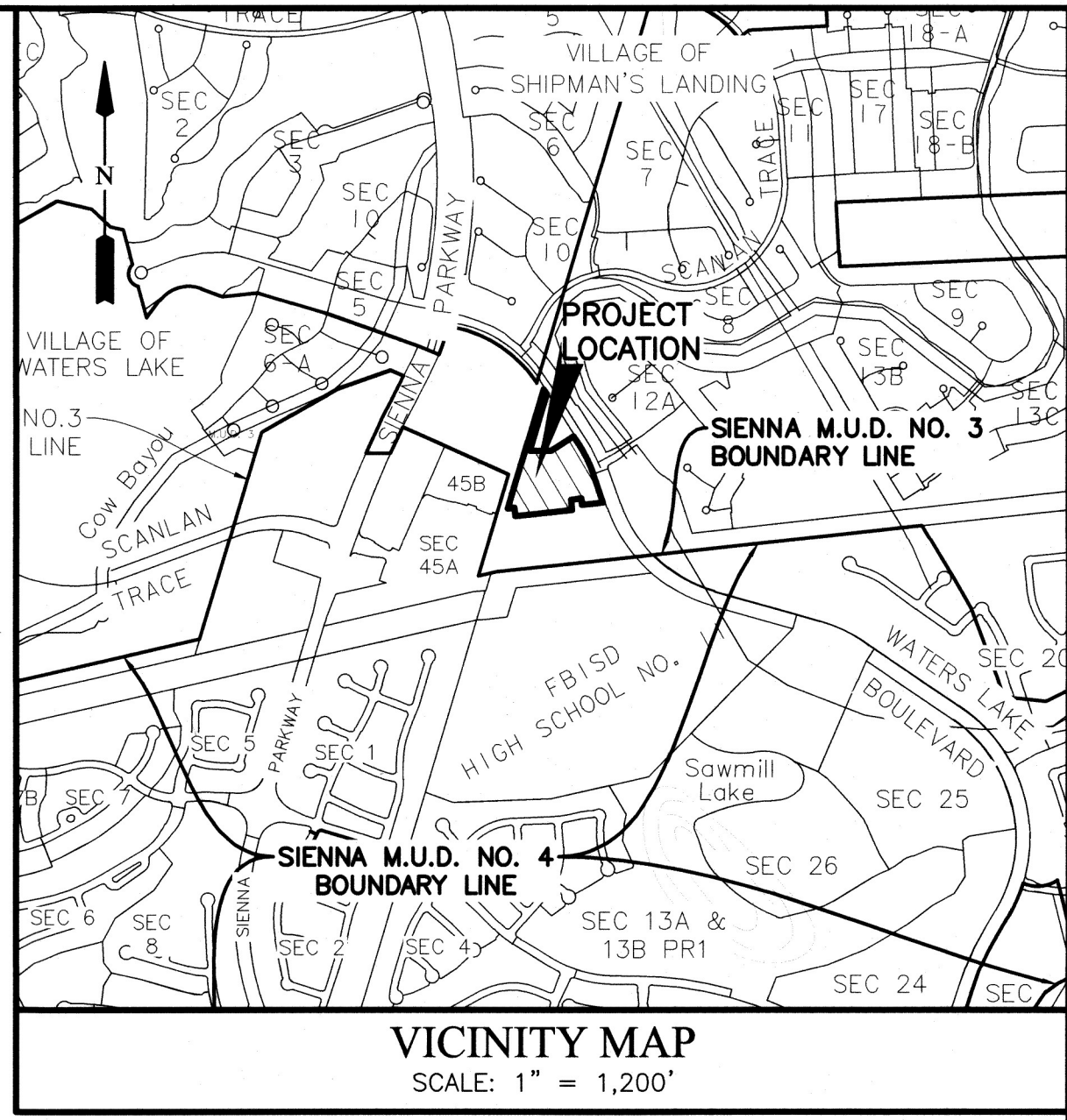
Timothy R. Haney
TIMOTHY R. HANEY, CHAIR

John O'Malley
JOHN O'MALLEY, VICE CHAIR

NOTES:

- BENCHMARK: FOUND 3-1/2 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST AT THE SOUTHWEST CORNER OF WATERS LAKE BOULEVARD AND THE EAST ENTRANCE TO THE RIDGE POINT HIGH SCHOOL IN SIENNA. ELEV. = 59.15 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS" ELEV. = 58.94 (NAVD 88, 2001 ADJUSTMENT)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY A FACTOR OF 0.999967651
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, FILE NO. 2022-0756 DATED NOVEMBER 8, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND I.S.D., THE ETJ OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY AND SIENNA MUNICIPAL UTILITY DISTRICT NO. 3.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM, OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THE PIPELINE EASEMENTS WITHIN THIS SUBDIVISION HAVE BEEN SHOWN HEREON. BUILDINGS SHALL BE SETBACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 61.40 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TO OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE HIGHEST NATURAL GROUND PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.

- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES; AND THE SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC., (S.P.R.A.I.) SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.0(14) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
- SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 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 PLATTING.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- 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.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- 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.
- 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 (300FT. 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.
- IN ACCORDANCE WITH CENTERPOINT 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.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- ALL SLAB ELEVATIONS SHALL BE AT LEAST ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.0(13) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE EASEMENT AND DRAINAGE STRUCTURES IS VESTED IN SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC.



I, J. STACY SLAWINSKI, 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.

J. Stacy Slawinski
J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS.
THIS _____ DAY OF _____, 2024.

Vincent M. Morales, Jr. PRECINCT 1, COUNTY COMMISSIONER
Grady Prestage PRECINCT 2, COUNTY COMMISSIONER

KP George
COUNTY JUDGE

W.A. (Andy) Meyers PRECINCT 3, COUNTY COMMISSIONER
Dexter L. McCoy PRECINCT 4, COUNTY COMMISSIONER

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 _____, 2024 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
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

SIENNA MAINTENANCE FACILITY AMENDING REPLAT NO. 1

A SUBDIVISION OF 8.594 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD SURVEY, ABSTRACT 25, FORT BEND COUNTY, TEXAS, BEING AN AMENDING PLAT OF SIENNA MAINTENANCE FACILITY RECORDED IN PLAT NO. 20230045 OF THE FORT BEND COUNTY PLAT RECORDS
0 LOTS 5 RESERVES (8.594 ACRES) 1 BLOCK
APRIL 05, 2024 JOB NO. 0625-0001

REASON FOR AMENDING PLAT: TO CORRECT MINIMUM SLAB ELEVATION OWNERS:

SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC.
SANDRA K. DENTON, GENERAL MANAGER
9600 SCANLAN TRACE, MISSOURI CITY, TEXAS 77459
PH 281.778.0778
SIENNA/JOHNSON DEVELOPMENT, L.P.
ALVIN SAN MIGUEL, VICE PRESIDENT
5005 RIVERWAY DRIVE, HOUSTON, TEXAS 77056
PH 281.778.7799

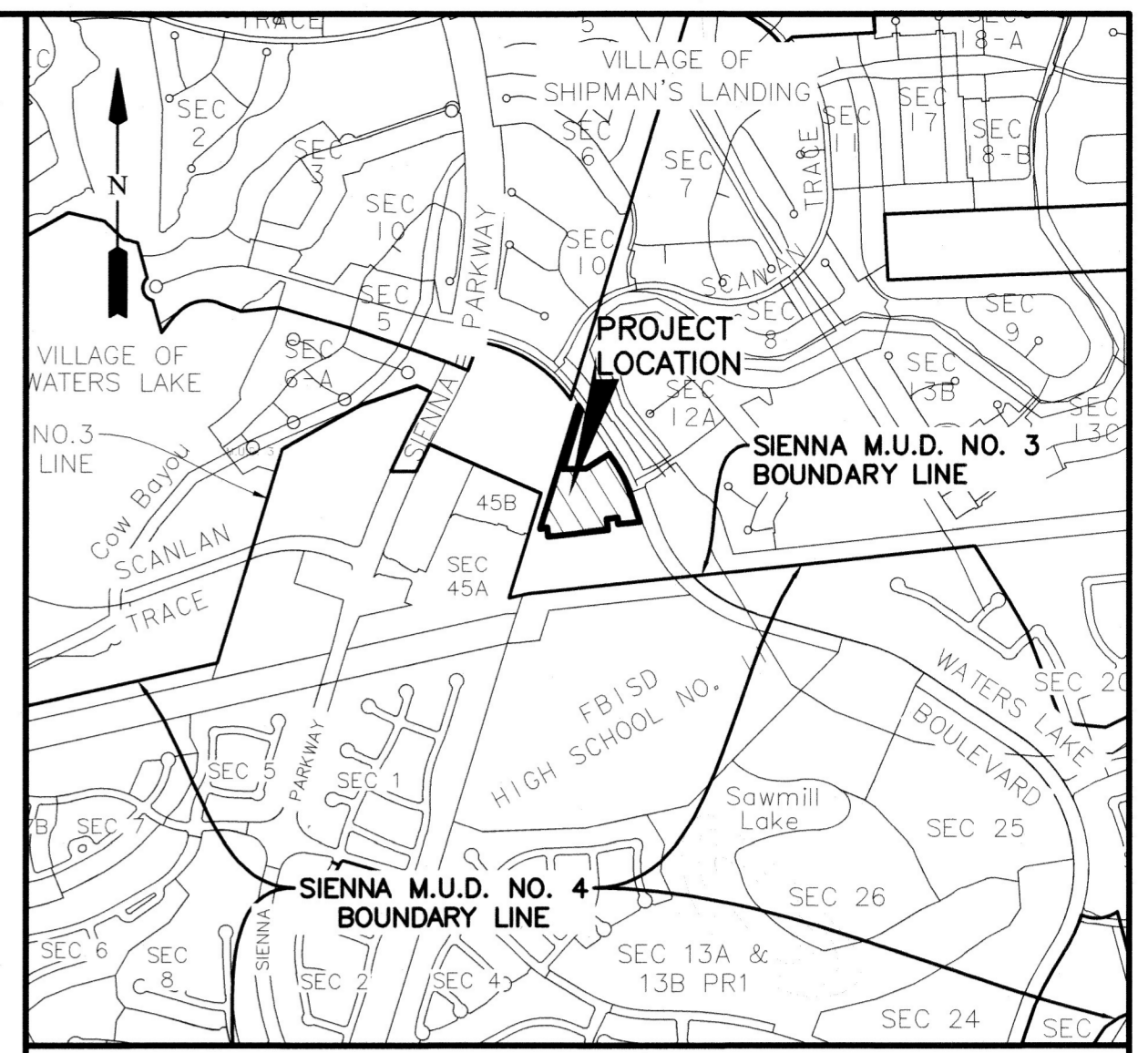


GBI PARTNERS
4724 VISTA ROAD T8P8LS FIRM #10130300
PASADENA, TX 77055 GBSURVEY@GBISURVEY.COM
PHONE: 281-499-4539 WWW.GBISURVEY.COM
JON BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

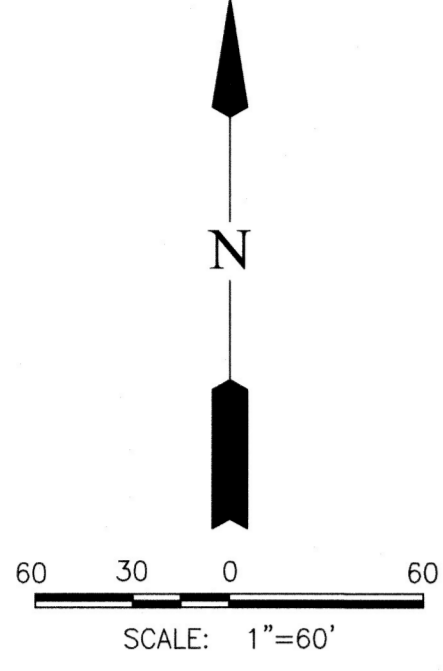
ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 130312

LJA
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
SHEET 1 OF 2

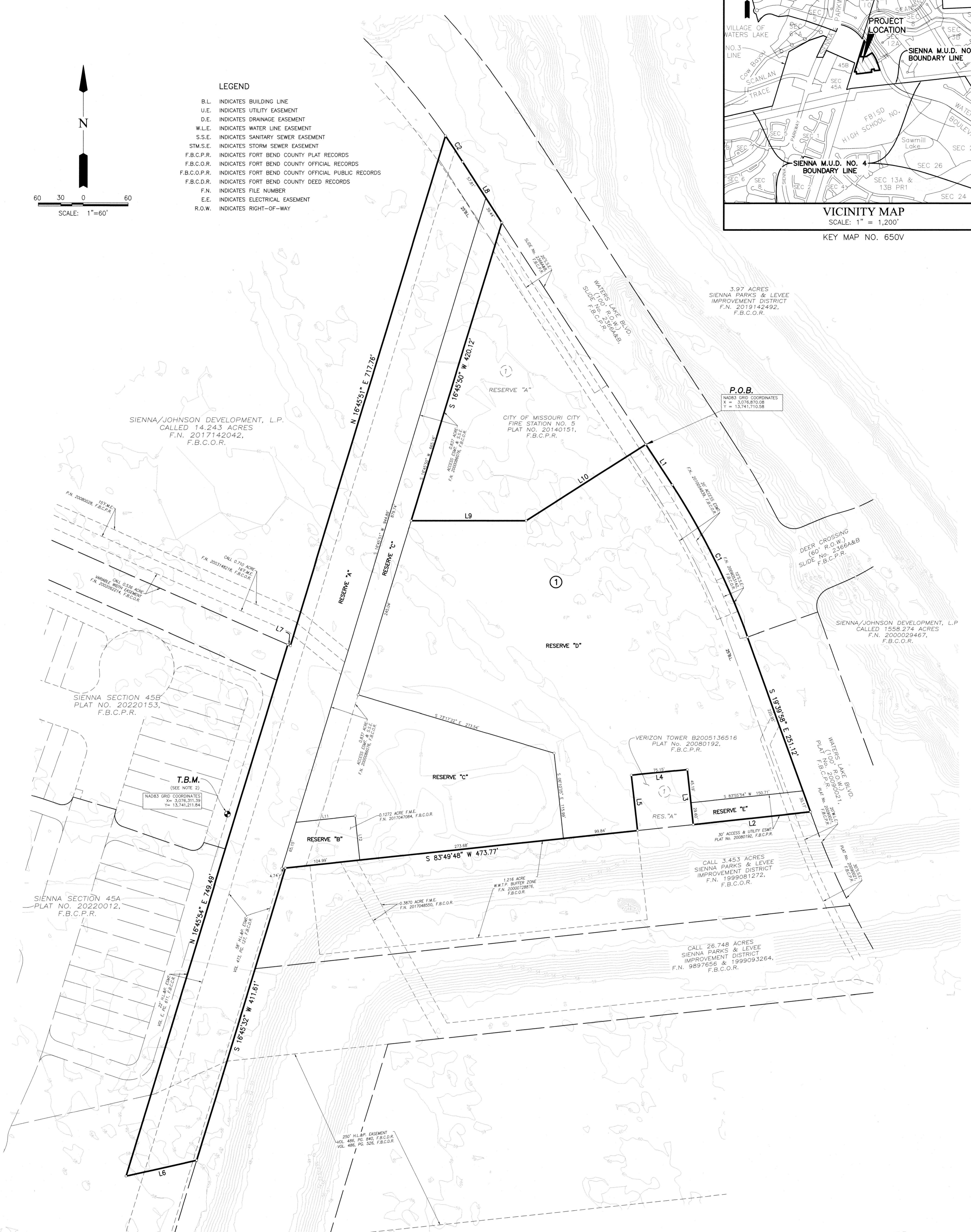
SIENNA MAINTENANCE FACILITY
LJA No. 0625-0001



VICINITY MAP
SCALE: 1" = 1,200'
KEY MAP NO. 650V



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - E.E. INDICATES ELECTRICAL EASEMENT
 - R.O.W. INDICATES RIGHT-OF-WAY



**SIENNA MAINTENANCE FACILITY
AMENDING REPLAT NO. 1**

A SUBDIVISION OF 8.594 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD SURVEY, ABSTRACT 25, FORT BEND COUNTY, TEXAS, BEING A AMENDING PLAT OF SIENNA MAINTENANCE FACILITY RECORDED IN PLAT NO. 20230045 OF THE FORT BEND COUNTY PLAT RECORDS

0 LOTS 5 RESERVES (8.594 ACRES) 1 BLOCK
APRIL 05, 2024 JOB NO. 0625-0001

REASON FOR AMENDING PLAT: TO CORRECT MINIMUM SLAB ELEVATION OWNERS:

SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC.

SANDRA K. DENTON, GENERAL MANAGER
9600 SCANLAN TRACE, MISSOURI CITY, TEXAS 77459
PH 281.778.0778

SIENNA/JOHNSON DEVELOPMENT, L.P.

ALVIN SAN MIGUEL, VICE PRESIDENT
5005 RIVERWAY DRIVE, HOUSTON, TEXAS 77056
PH 281.778.7799

LINE	BEARING	DISTANCE
L1	S 32°45'42" E	65.06'
L2	S 83°49'48" W	157.75'
L3	N 06°10'01" W	74.79'
L4	S 84°13'35" W	75.15'
L5	S 06°24'42" E	75.31'
L6	S 77°16'18" W	98.84'
L7	S 66°02'45" E	3.80'
L8	S 32°45'42" E	97.24'
L9	N 90°00'00" E	153.72'
L10	N 57°15'43" E	190.32'
L11	N 83°49'48" E	79.66'
L12	S 06°07'04" E	60.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1000.00'	13°05'45"	228.56'	S 26°12'50" E	228.07'
C2	950.00'	2°31'43"	41.93'	S 33°16'04" E	41.92'

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE / OWNERSHIP
A	2.572	112,024	OPEN SPACE/UTILITIES/LANDSCAPE	SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC.
B	0.127	5,539	LIFT STATION	SIENNA REGIONAL MUNICIPAL UTILITY DISTRICT
C	1.729	75,326	NON-RESIDENTIAL/LANDSCAPE	SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC.
D	4.061	176,909	NON-RESIDENTIAL/LANDSCAPE	SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC.
E	0.104	4,545	ACCESS/UTILITIES/LANDSCAPE	SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC.
TOTAL	8.594	374,343		



GBI PARTNERS

4724 VISTA ROAD #800 PASADENA, TX 77505
PHONE: 281.499.4539 www.GBISurvey.com
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

ENGINEER:

LJA Engineering, Inc.

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

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



1904 W. Grand Parkway North Suite 100 Katy, Texas 77449
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SHEET 2 OF 2

PLATTING WORK

LAST DATED: 4/5/2024 3:17 PM BY: LAURE CHAPA - PLOT DATE: 4/5/2024 3:18 PM BY: LAURE CHAPA

SIENNA MAINTENANCE FACILITY
LJA No. 0625-0001