PLAT RECORDING SHEET

PLAT NAME: **Sienna Section 81**

PLAT NO:

ACREAGE: **15.628**

LEAGUE: **David Fitzgerald Survey**

ABSTRACT NUMBER: **25**

NUMBER OF BLOCKS: **4**

NUMBER OF LOTS: **47**

NUMBER OF RESERVES: **5**

OWNERS: **TOLL-GTIS Property Owner, LLC**

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 15.628 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 81, 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") 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 PURPOSE 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 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 THIRTY (30) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS 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 ABUTTING 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 SECTION 81 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, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED

THIS 18th DAY OF August, 2025.

TOLL-GTIS PROPERTY OWNER LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: JF Jenkins
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 18 DAY OF August, 2025.

TIFFANY KAY BRANDT
Notary Public, State of Texas
Comm. Expires 08-16-2026
Notary ID 128018170

Tiffany Kay Brandt
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, 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, 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 SECTION 81 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

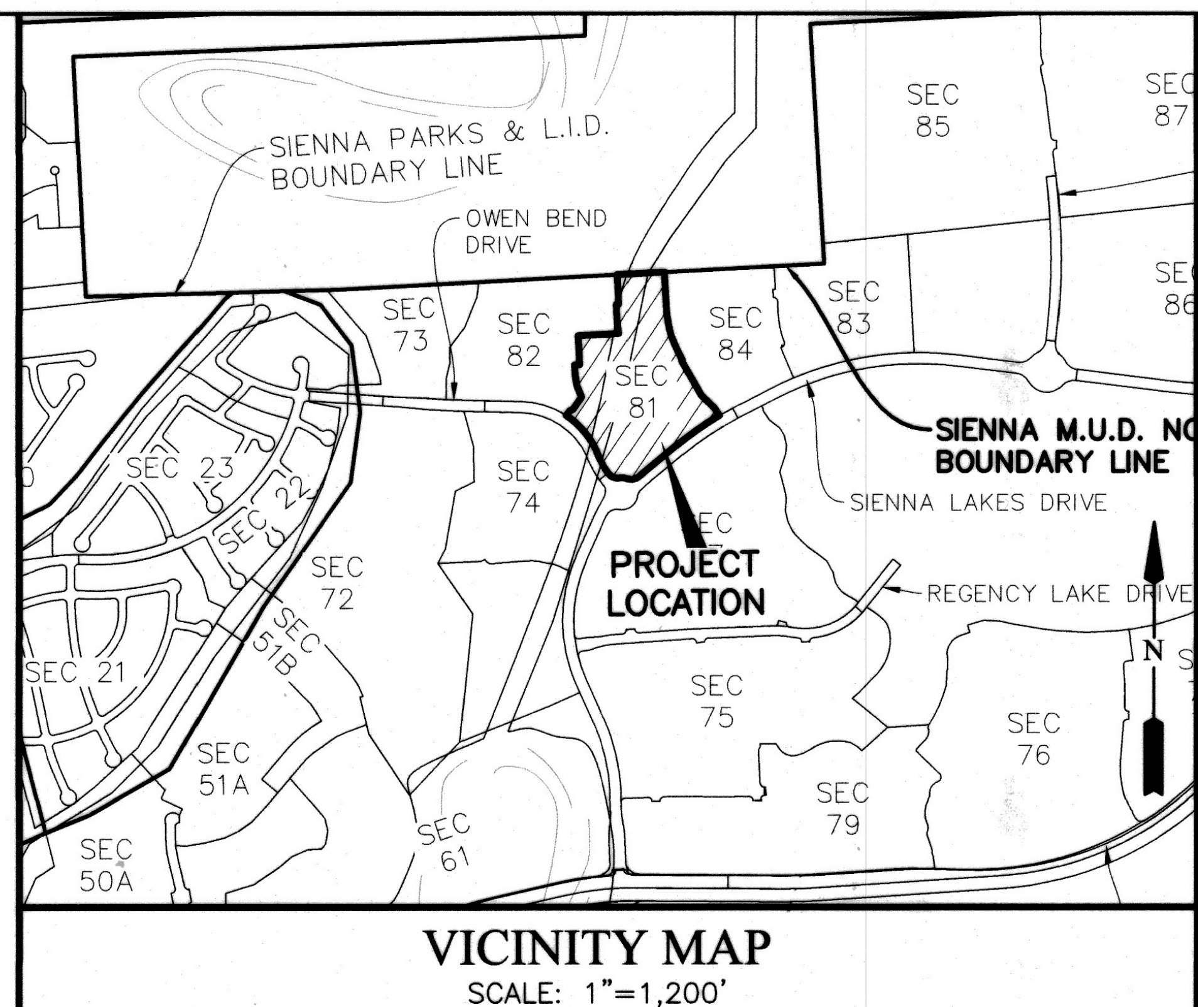
THIS 21st DAY OF August, 2025.

TIMOTHY R. HANEY, CHAIR

JOHN O'MALLEY, VICE CHAIR

NOTES:

1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
SURVEY MARKER NO. PCM-011
ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
2. ⊕ T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS"
ELEV. = 62.29 (NAVD 88, 2001 ADJUSTMENT)
3. 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 0.999867651
4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, FILE NO. 2791024-09099, DATED JUNE 25, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. 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. 7.
7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C0455L, REVISED DATE APRIL 2, 2014, PROPERTY LIES PARTIALLY 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. THE PROPERTY ALSO LIES PARTIALLY WITHIN UNSHADED ZONE "X", DEFINED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION.
9. 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.
10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 63.46 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.
11. 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.
12. 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.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. 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.
15. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
16. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
17. 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 COMMUNITY ASSOCIATION INC., (S.C.A.I.) HOMEOWNERS ASSOCIATION 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).
18. 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.
19. SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
20. 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.
21. DRIVEWAY LOCATION - FOR THE LOTS ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
22. 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.
23. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
24. 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.
25. 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.
26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
27. 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.
28. 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.
29. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
30. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PARKS & LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOMEOWNERS ASSOCIATION (HOA).
31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA MUNICIPAL UTILITY DISTRICT NO. 7. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA MUNICIPAL UTILITY DISTRICT NO. 5.
32. 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.
33. THIS PLAT IS SUBORDINATED BY:
U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. ____________ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
34. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
35. THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259 AND 2019035843, F.B.C.O.R.
36. 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.
37. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
38. ALL SLAB ELEVATIONS SHALL BE AT LEAST 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).



VICINITY MAP
SCALE: 1"=1,200'

KEY MAP NO. 651N & 651S

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, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS ____________ DAY OF ________________, 2025.

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

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: ____________________
DEPUTY

SIENNA SECTION 81

A SUBDIVISION OF 15.628 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD SURVEY, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

47 LOTS 5 RESERVES (6.260 ACRES) 4 BLOCKS

AUGUST 14, 2025 JOB NO. 1417-1581

TOLL-GTIS PROPERTY OWNER, LLC

JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYOR:

GBI PARTNERS
4724 VISTA ROAD
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PHONE: 281-499-4539
TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
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
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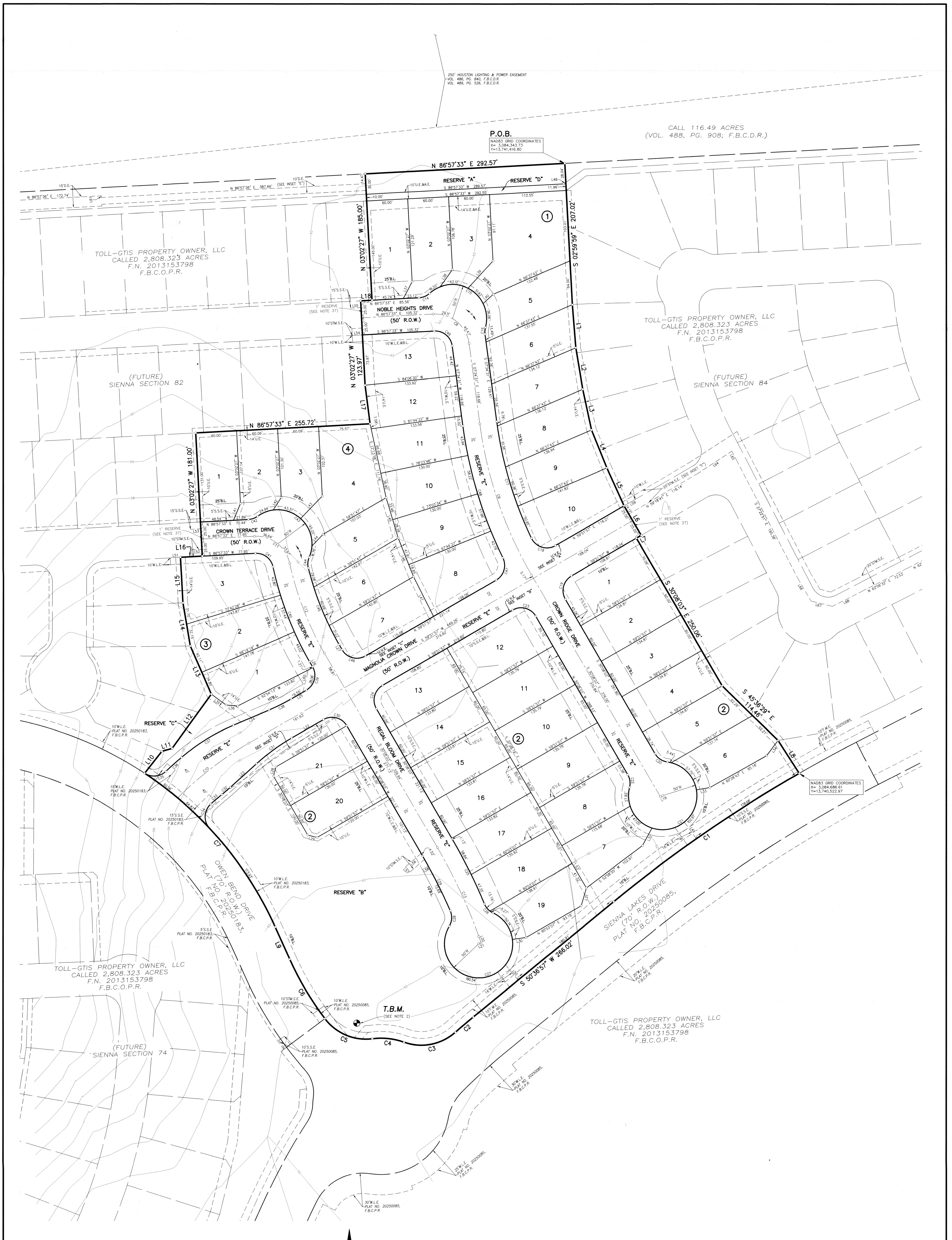
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

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

SHEET 1 OF 3


250' HOUSTON LIGHTING & POWER EASEMENT
VOL. 486, PG. 840, F.B.C.D.R.
VOL. 489, PG. 526, F.B.C.D.R.
P.O.B.
NAD83 GRID COORDINATES
X= 3,084,343.73
Y=13,741,416.80
CALL 116.49 ACRES
(VOL. 488, PG. 908; F.B.C.D.R.)
N 86°57'33" E 292.57'
RESERVE "A"
RESERVE "D"
S 02°59'59" E 207.02'
N 03°02'27" W 185.00'
TOLL-GTIS PROPERTY OWNER, LLC
CALLED 2,808.323 ACRES
F.N. 2013153798
F.B.C.O.P.R.
NOBLE HEIGHTS DRIVE
(50' R.O.W.)
N 03°02'27" W 123.97'
(FUTURE)
SIENNA SECTION 82
(FUTURE)
SIENNA SECTION 84
N 86°57'33" E 255.72'
N 03°02'27" W 181.00'
CROWN TERRACE DRIVE
(50' R.O.W.)
1' RESERVE
(SEE NOTE 37)
RESERVE "E"
MAGNOLIA CROWN DRIVE
(50' R.O.W.)
CROWN RIDGE DRIVE
(50' R.O.W.)
S 30°09'03" E 250.06'
S 45°36'29" E 114.46'
NAD83 GRID COORDINATES
X= 3,084,686.61
Y=13,740,522.97
RESERVE "C"
REGAL BLOOM DRIVE
(50' R.O.W.)
RESERVE "B"
OWEN BEND DRIVE
(70' R.O.W.)
PLAT NO. 20250183,
F.B.C.P.R.
SIENNA LAKES DRIVE
(70' R.O.W.)
PLAT NO. 20250085,
F.B.C.P.R.
S 50°36'57" W 266.02'
T.B.M.
(SEE NOTE 2)
(FUTURE)
SIENNA SECTION 74
30'W.L.E.
PLAT NO. 20250085,
F.B.C.P.R.
①
②
③
④

N

60 30 0 60

SCALE: 1"=60'

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
F.M.E.	INDICATES FORCE MAIN EASEMENT
U.V.E.	INDICATES UNOBSTRUCTED VISIBILITY 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
R.O.W.	INDICATES RIGHT-OF-WAY
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
—+—	INDICATES STREET NAME CHANGE

SIENNA SECTION 81

**A SUBDIVISION OF 15.628 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD SURVEY, ABSTRACT 25,
FORT BEND COUNTY, TEXAS.**

47 LOTS 5 RESERVES (6.260 ACRES) 4 BLOCKS

AUGUST 14, 2025 JOB NO. 1417-1581

TOLL-GTIS PROPERTY OWNER, LLC

JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
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REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

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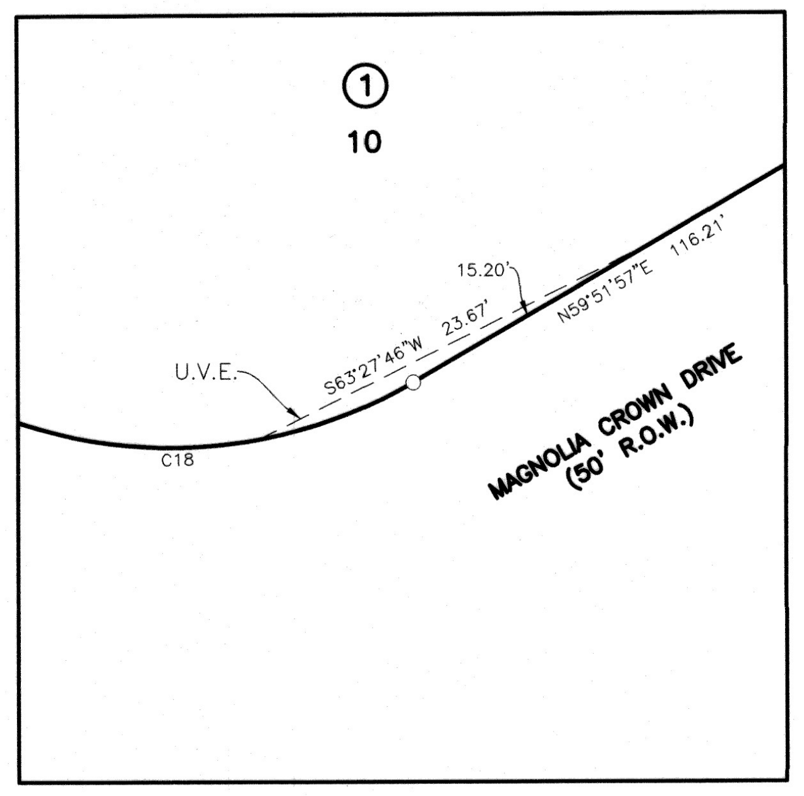
FRN-F-1386

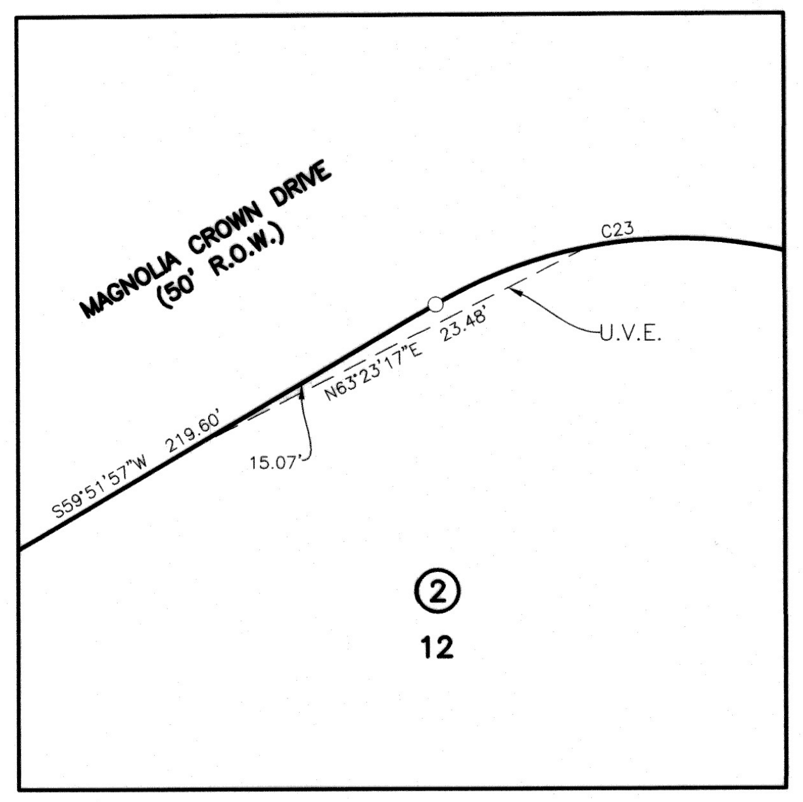
SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 130312

SHEET 2 OF 3

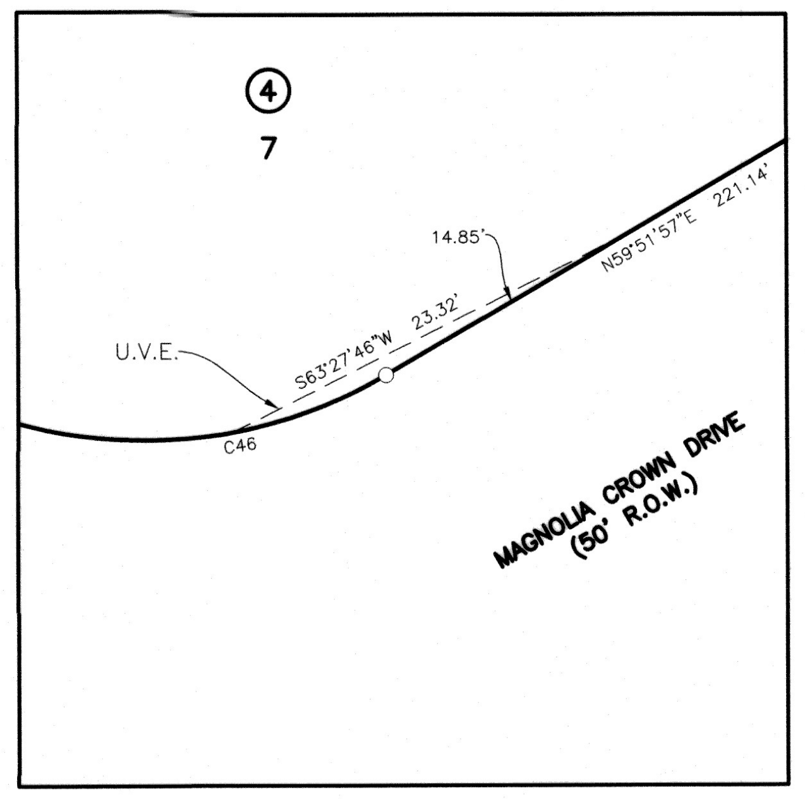
MYLAR CHECK: SURVEY ________ PLATTING MGR. ________


①
10
15.20'
U.V.E.
S63°27'46"W 23.67'
N59°51'57"E 116.21'
C18
MAGNOLIA CROWN DRIVE
(50' R.O.W.)

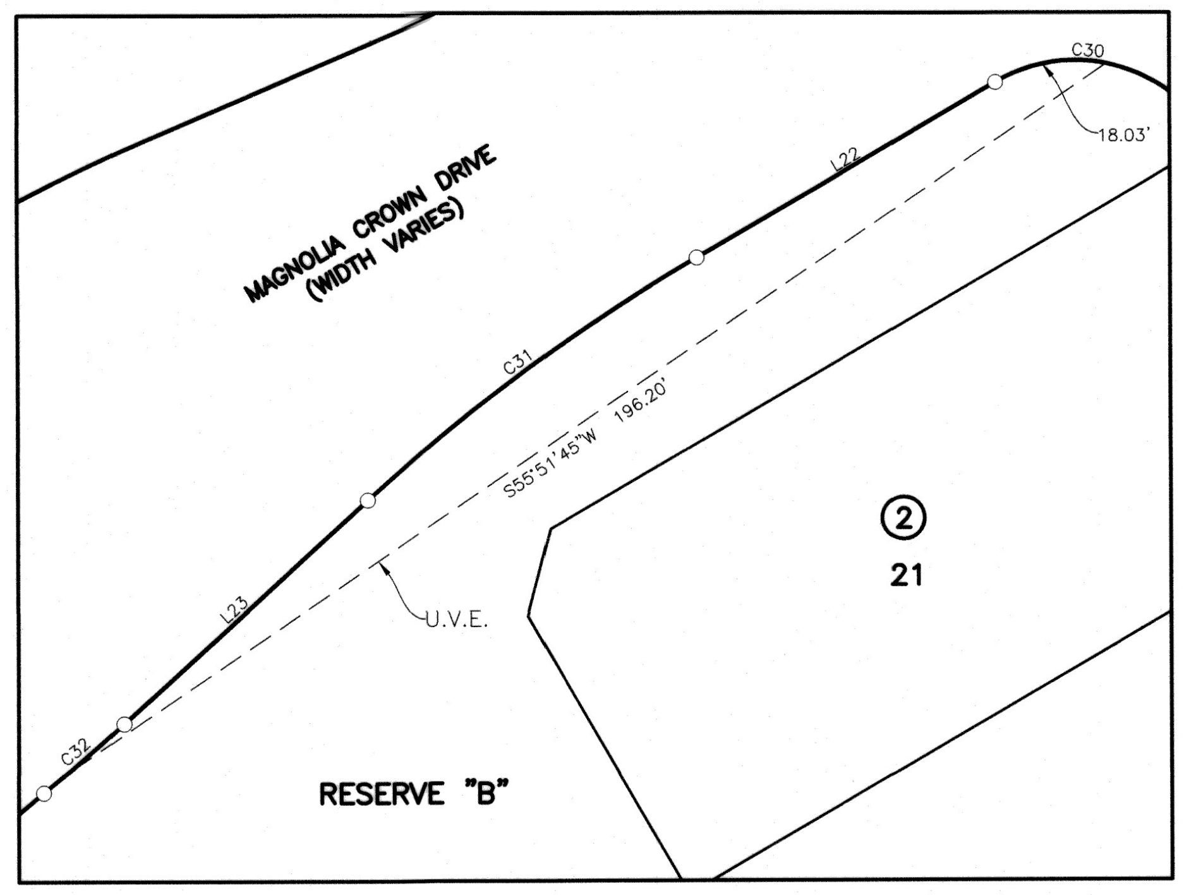
INSET "A"
SCALE: 1"=10'


MAGNOLIA CROWN DRIVE
(50' R.O.W.)
C23
U.V.E.
N63°23'17"E 23.48'
S59°51'57"W 219.80'
15.07'
②
12

INSET "B"
SCALE: 1"=10'


④
7
14.85'
U.V.E.
S63°27'46"W 23.32'
N59°51'57"E 221.14'
C46
MAGNOLIA CROWN DRIVE
(50' R.O.W.)

INSET "C"
SCALE: 1"=10'


C30
18.03'
L22
MAGNOLIA CROWN DRIVE
(WIDTH VARIES)
C31
S55°51'45"W 196.30'
U.V.E.
L23
C32
②
21
RESERVE "B"

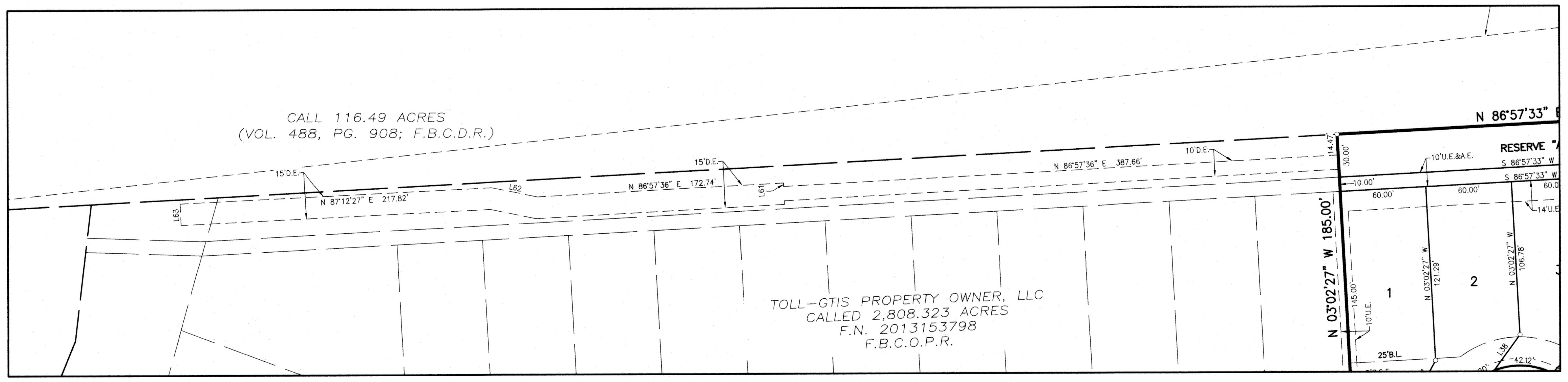
INSET "D"
SCALE: 1"=30'

CURVE TABLE

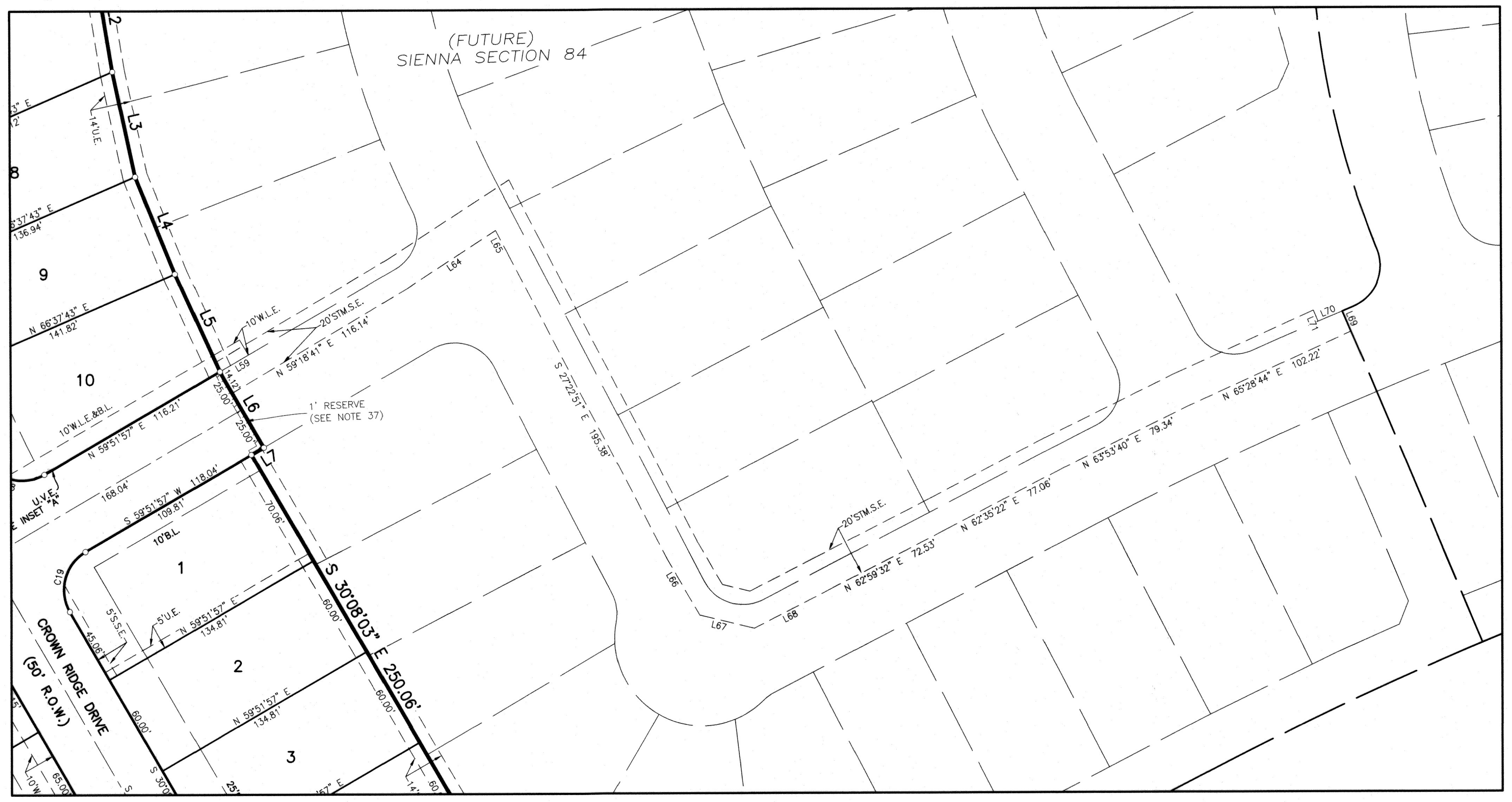
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2,035.00'	9°18'33"	330.63'	S 55°16'13" W	330.27'
C2	855.00'	2°18'19"	34.40'	S 49°27'48" W	34.40'
C3	75.00'	61°23'12"	80.35'	S 79°00'14" W	76.57'
C4	100.00'	26°57'23"	47.05'	N 83°46'51" W	46.61'
C5	75.00'	60°28'17"	79.16'	N 67°01'24" W	75.53'
C6	465.00'	12°27'42"	101.14'	N 30°33'25" W	100.94'
C7	535.00'	32°03'16"	299.31'	N 40°21'12" W	295.42'
C8	50.00'	85°27'56"	74.58'	S 50°18'29" E	67.86'
C9	600.00'	22°33'32"	236.24'	N 18°51'17" W	234.71'
C10	500.00'	15°10'06"	132.37'	S 52°16'53" W	131.98'
C11	50.00'	80°54'39"	70.61'	S 52°35'07" E	64.89'
C12	450.00'	18°00'16"	141.41'	S 21°07'55" E	140.83'
C13	800.00'	10°16'34"	143.48'	S 24°59'47" E	143.29'
C14	25.00'	39°03'26"	17.04'	N 67°25'51" E	16.71'
C15	50.00'	147°01'37"	128.31'	S 58°35'04" E	95.89'
C16	25.00'	22°30'15"	9.82'	S 03°40'37" W	9.76'
C17	575.00'	17°53'00"	179.47'	S 16°31'01" E	178.74'
C18	25.00'	94°40'32"	41.31'	S 72°47'47" E	36.77'
C19	25.00'	90°00'00"	39.27'	S 14°51'57" W	35.36'
C20	25.00'	51°55'37"	22.66'	S 56°05'52" E	21.89'
C21	50.00'	276°08'49"	240.98'	S 56°00'44" W	66.82'
C22	25.00'	44°13'12"	19.29'	N 08°01'27" W	18.82'
C23	25.00'	90°00'00"	39.27'	N 75°08'03" W	35.36'
C24	25.00'	90°00'00"	39.27'	S 14°51'57" W	35.36'
C25	825.00'	7°22'28"	106.19'	S 26°26'49" E	106.11'
C26	25.00'	42°13'51"	18.43'	S 43°52'31" E	18.01'
C27	50.00'	275°48'21"	240.69'	S 72°54'44" W	67.04'
C28	25.00'	54°20'04"	23.71'	N 03°38'53" E	22.83'
C29	775.00'	6°36'55"	89.48'	N 26°49'36" W	89.43'
C30	25.00'	90°00'00"	39.27'	N 75°08'03" W	35.36'
C31	300.00'	12°12'04"	63.88'	S 53°45'55" W	63.76'
C32	300.00'	3°08'39"	16.46'	S 49°14'13" W	16.46'
C33	460.00'	2°39'09"	21.30'	S 49°28'58" W	21.29'
C34	25.00'	91°06'34"	39.75'	S 02°36'06" W	35.70'
C35	25.00'	77°16'15"	33.72'	N 84°59'03" E	31.22'
C36	540.00'	3°16'34"	30.88'	N 47°59'13" E	30.87'
C37	300.00'	17°08'44"	89.77'	N 58°11'51" E	89.44'
C38	300.00'	6°54'16"	36.15'	N 63°19'05" E	36.13'
C39	25.00'	90°00'00"	39.27'	N 14°51'57" E	35.36'
C40	475.00'	18°00'16"	149.26'	N 21°07'55" W	148.65'
C41	25.00'	80°54'39"	35.30'	N 52°35'07" W	32.44'
C42	25.00'	33°05'43"	14.44'	N 70°24'42" E	14.24'
C43	50.00'	149°12'57"	130.22'	S 51°31'41" E	96.41'
C44	25.00'	36°54'14"	16.10'	S 04°37'41" W	15.83'
C45	425.00'	16°18'37"	120.98'	S 21°58'45" E	120.58'
C46	25.00'	90°00'00"	39.27'	S 75°08'03" E	35.36'
C47	25.00'	86°02'42"	37.54'	N 16°50'36" E	34.11'
C48	625.00'	18°36'14"	202.94'	N 16°52'38" W	202.05'
C49	25.00'	85°27'56"	37.29'	N 50°18'29" W	33.93'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 04°35'05" E	63.38'
L2	S 09°23'55" E	61.83'
L3	S 12°03'37" E	61.19'
L4	S 22°01'01" E	60.02'
L5	S 24°24'29" E	61.17'
L6	S 30°08'03" E	50.00'
L7	S 59°51'57" W	8.23'
L8	S 32°49'20" E	57.30'
L9	N 24°19'34" W	51.79'
L10	N 38°02'28" E	41.01'
L11	N 74°31'37" E	15.59'
L12	N 35°43'11" E	98.27'
L13	N 23°35'11" W	76.91'
L14	N 09°53'14" W	63.85'
L15	N 03°05'52" W	66.89'
L16	N 86°57'33" E	32.00'
L17	N 07°16'34" W	57.19'
L18	N 86°57'33" E	16.71'
L19	N 59°51'57" E	3.75'
L20	S 19°51'30" E	10.18'
L21	S 70°08'30" W	4.00'
L22	S 59°51'57" W	53.94'
L23	S 47°39'53" W	51.68'
L24	N 66°46'13" E	56.77'
L25	N 59°51'57" E	25.80'
L26	N 30°08'03" W	8.81'
L27	S 30°08'03" E	8.81'
L28	S 14°51'57" W	14.14'
L29	N 75°08'03" W	14.14'
L30	N 82°28'01" E	20.00'
L31	N 16°22'39" E	27.05'
L32	S 28°17'09" W	29.27'
L33	N 80°16'24" E	19.95'
L34	N 37°01'42" E	28.07'
L35	N 53°27'42" W	26.93'
L36	N 85°16'44" W	16.99'
L37	N 27°59'16" E	27.67'
L38	N 36°06'05" E	30.90'
L39	N 42°41'35" E	54.24'
L40	N 47°28'57" E	20.21'
L41	N 22°36'19" E	26.47'
L42	N 32°25'22" E	21.72'
L43	N 43°51'36" E	45.64'
L44	N 43°18'49" E	23.72'
L45	S 16°31'15" E	61.74'
L46	S 21°40'46" E	60.66'
L47	S 26°43'50" E	65.12'
L48	S 53°38'15" W	3.57'
L49	S 35°34'12" E	30.20'
L50	S 39°23'03" E	29.09'
L51	N 86°57'33" E	15.00'
L52	N 86°57'33" E	15.00'
L53	N 86°57'33" E	15.00'
L54	S 86°57'33" W	15.00'
L55	S 86°57'33" W	15.00'
L56	S 49°13'39" W	29.89'
L57	S 40°46'21" E	10.00'
L58	S 61°06'26" W	10.00'
L59	N 59°51'57" E	18.88'
L60	S 14°25'59" W	30.28'
L61	S 03°02'24" E	2.50'
L62	S 78°27'20" E	32.30'
L63	N 02°47'33" W	15.00'
L64	S 56°46'33" W	60.44'
L65	N 27°22'43" W	16.19'
L66	N 30°13'02" W	36.97'
L67	N 76°22'20" W	32.11'
L68	S 62°59'32" W	49.39'
L69	S 22°47'11" E	12.58'
L70	N 67°16'05" E	15.00'
L71	S 22°43'55" E	6.97'


CALL 116.49 ACRES
(VOL. 488, PG. 908; F.B.C.D.R.)
15'D.E.
N 87°12'27" E 217.82'
L62
L63
15'D.E.
N 86°57'36" E 172.74'
L61
10'D.E.
N 86°57'36" E 387.66'
14.47'
30.00'
N 86°57'33" E
RESERVE "A"
10'U.E.&A.E.
S 86°57'33" W
S 86°57'33" W
10.00'
60.00'
60.00'
14'U.E.
N 03°02'27" W 185.00'
145.00'
10'U.E.
1
N 03°02'27" W 121.29'
2
N 03°02'27" W 106.78'
25'B.L.
L38
42.12'
TOLL-GTIS PROPERTY OWNER, LLC
CALLED 2,808.323 ACRES
F.N. 2013153798
F.B.C.O.P.R.

INSET "E"
SCALE: 1"=60'


(FUTURE)
SIENNA SECTION 84
L3
14'U.E.
8
136.94'
L4
9
N 66°37'43" E
141.82'
L5
10'W.L.E.
20'STM.S.E.
N 59°18'41" E 116.14'
L59
L64
L65
10
10'W.L.E.&B.L.
N 59°51'57" E 116.21'
14.12'
25.00'
L6
25.00'
1' RESERVE
(SEE NOTE 37)
L7
U.V.E.
SEE INSET "A"
168.04'
S 59°51'57" W 118.04'
109.81'
10'B.L.
70.06'
C19
1
S 30°08'03" E 250.06'
5'S.S.E.
5'U.E.
N 59°51'57" E
134.81'
45.06'
60.00'
2
N 59°51'57" E
134.81'
60.00'
CROWN RIDGE DRIVE
(50' R.O.W.)
60.00'
3
S 27°22'51" E 195.38'
L66
L67
L68
20'STM.S.E.
N 62°59'32" E 72.53'
N 62°35'22" E 77.06'
N 63°53'40" E 79.34'
N 65°28'44" E 102.22'
L70
L71
L69

INSET "F"
SCALE: 1"=60'

RESERVE TOTAL

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.201	8,774	RESTRICTED TO LANDSCAPE/DRAINAGE	SIENNA COMMUNITY ASSOCIATION INC. (S.C.A.I.) / SIENNA MUNICIPAL UTILITY DISTRICT NO. 5
B	2.624	114,313	RESTRICTED TO LANDSCAPE	SIENNA COMMUNITY ASSOCIATION INC. (S.C.A.I.) / SIENNA MUNICIPAL UTILITY DISTRICT NO. 5
C	0.185	8,066	RESTRICTED TO LANDSCAPE	SIENNA COMMUNITY ASSOCIATION INC. (S.C.A.I.) / SIENNA MUNICIPAL UTILITY DISTRICT NO. 5
D	0.067	2,928	RESTRICTED TO LANDSCAPE / UTILITIES	SIENNA COMMUNITY ASSOCIATION INC. (S.C.A.I.) / SIENNA MUNICIPAL UTILITY DISTRICT NO. 5
E	3.183	138,636	RESTRICTED TO PUBLIC RIGHT-OF-WAY	FORT BEND COUNTY
TOTAL	6.260	272,717		

SIENNA SECTION 81

A SUBDIVISION OF 15.628 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD SURVEY, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

47 LOTS 5 RESERVES (6.260 ACRES) 4 BLOCKS

AUGUST 14, 2025 JOB NO. 1417-1581

TOLL-GTIS PROPERTY OWNER, LLC

JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYOR:

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FRN-F-1386

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

SHEET 3 OF 3

SIENNA SECTION 81
LJA No. 1417-1581P

LAST SAVE: 8/14/2025 5:09 PM BY: GEOFF FREEMAN – PLOT DATE: 8/14/2025 5:09 PM BY: GEOFF FREEMAN MYLAR CHECK: SURVEY ____________ PLATTING MGR. ____________
PATH\NAME: I:\PROJDSK1\PLATTING\1417\02_PLATS\SIENNA 81.DWG