

184



**SUPPLEMENTAL DECLARATION FOR  
SIENNA VILLAGE OF BEES CREEK, SECTION TWENTY TWO  
(SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC.)**

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

This Supplemental Declaration for Sienna Village of Bees Creek, Section Twenty Two (Sienna Plantation Residential Association, Inc.), (the "Supplemental Declaration") is made on the date hereinafter set forth by, Sienna/Johnson North, L.P., a Texas limited partnership, (hereinafter referred to as "Declarant").

**W I T N E S S E T H:**

WHEREAS, Declarant executed that certain SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SIENNA PLANTATION (SIENNA PLANTATION RESIDENTIAL ASSOCIATION, INC.), which is filed of record under Fort Bend County Clerk's File Number 2012104699 in the Official Public Records of Real Property of Fort Bend County, Texas (the "Restated Declaration"); and

WHEREAS, reference is hereby made to the Restated Declaration for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Restated Declaration, unless otherwise specified in this Supplemental Declaration; and

WHEREAS, the Declarant is the owner of certain real property as shown on the plat thereof, referred to as the Sienna Village of Bees Creek Section Twenty Two, which plat is recorded under Fort Bend County Clerk's File No. 20130194, (the "Plat") filed of record in the Plat Records of Fort Bend County, Texas (hereinafter "Section Twenty Two") and;

WHEREAS, Declarant filed that certain Declaration of Annexation of Sienna Village of Bees Creek Section Twenty Two which is filed of record under Clerk's File No. 2013103791 in the Official Public Records of Real Property of Fort Bend County (the "SPPOA Declaration of Annexation"); and

WHEREAS, Declarant filed that certain Declaration of Annexation of Sienna Village of Bees Creek Section Twenty Two which is filed of record under Clerk's File No. 2013103792 in the Official Public Records of Real Property of Fort Bend County (the "SPRAI Declaration of Annexation"); and

WHEREAS, pursuant to the SPRAI Declaration of Annexation and the SPPOA Declaration of Annexation, Section Twenty Two, was annexed into the jurisdiction of the Sienna Plantation Property Owners Association, Inc. ("SPPOA") and the Sienna Plantation Residential Association, Inc., (the "Association") and encumbered by the provisions of the Restated Declaration.

NOW THEREFORE, pursuant to the powers vested in the Declarant, the Declarant hereby subjects Section Twenty Two to this Supplemental Declaration, and Section Twenty Two shall hereinafter carry with it all the rights, privileges and obligations granted to the Properties as set forth in the Restated Declaration, including but not limited to the right to be annexed. Section Twenty Two shall be held, transferred, sold, conveyed, used and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Restated Declaration (the same being herein incorporated by reference for all purposes), and additionally the covenants, restrictions, easements, and charges contained in this Supplemental Declaration. Section Twenty Two shall additionally be subject to the jurisdiction of the Association.

Designation of Neighborhood. Section 5 of Article II of the Restated Declaration vests the Declarant with the right to designate a portion of the Properties as a Neighborhood. Village of Bees Creek, Section Twenty Two is hereby designated as a Neighborhood having the name of "Village of Bees Creek". Declarant reserves the right to hereafter designate additional portions of the Properties as a portion of such Neighborhood.

Masonry Wall. Owners within Section Twenty Two are advised that, adjacent to the northwestern perimeter of Section Twenty Two, there is or will be a ten foot (10') tall masonry wall (the "Wall") on Reserve "K" (the "Wall Reserve").

South east of the Wall, between the Wall Reserve and the rear Lot lines of the adjacent Lots, there exists Reserve "I" (the "Landscape Reserve"). The Wall Reserve and Landscape Reserve may be referred to collectively herein as the "Reserves".

The portion of the Wall located in the Wall Reserve is northwestern of and parallel to all or a portion of the rear Lot lines of Lots Forty-One (41) through Forty-Seven (47) all in Block One (1), Section Twenty Two, referred to collectively herein as the "Wall Lots".

The Wall will be located on the Wall Reserve northwestern of and adjacent to, the Landscape Reserve, which is adjacent to the Wall Lots. The Wall, which shall be located within the Wall Reserve is, or will be owned by Missouri City Tax Increment Reinvestment Zone # 3 (the "TIRZ"). The Wall shall be owned by the TIRZ but shall be maintained by SPPOA.

The Wall Lot Owners may underbrush the vegetation in the Landscape Reserve and maintain a finish mow level on the turf. The Wall Lot Owners may not remove any trees greater than two (2) caliper inches measured at a point six (6) inches above grade, except for diseased or dead trees and trees needing to be removed to promote the growth of other trees or for safety reasons. It is the Wall Lot Owner's responsibility to direct the drainage within the Landscape Reserves to sheet flow underneath the Wall (or to a designated catch basin located at the Wall).

The side Lot fences on the adjacent Wall Lots shall be constructed by the builder, and shall extend through the Landscape Reserves, with the portion of the side Lot line fence located within the Landscape Reserves to be perpendicular to the rear Wall Lot line. Provided however, that such side Lot line fences may abut the masonry Wall. The Wall shall serve as the adjacent Wall Lot Owner's rear fence. The Wall shall be constructed by the Developer, dedicated to the Sienna Plantation Management District and be structurally maintained by the SPPOA. The Wall Lot Owners shall be responsible for the aesthetic maintenance on the interior face of the Wall.

The Wall Lot Owners shall be responsible for the maintenance, repair, and/or replacement of all side Lot line fences.

Portions of the Landscape Reserves located within the fenced area of a particular Wall Lot (the "Wall Lot Reserve Area") shall be made available by the SPPOA for the benefit and use of the adjacent Wall Lot Owners. The portion of the Landscape Reserves made available to each adjacent Wall Lot is described in detail by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes. Wall Lot Owners shall have an easement and right to use their respective Wall Lot Reserve Area subject to the following:

Wall Lot Owners are not permitted to attach anything to the Wall.

Wall Lot Owners shall be required to maintain any trees located in the Wall Lot Reserve Area, including trimming and spraying for insects.

Wall Lot Owners are not permitted to take any action to alter the drainage pattern that has been established, and are not permitted to block any drainage systems that are located in the Wall Lot Reserve Area.

Wall Lot Owners are not permitted to place or construct, either temporarily or permanently, any structures or improvements within the Wall Lot Reserve Area unless the Wall Lot Owners have first obtained approval in writing from the SPPOA.

Wall Lot Owners shall have the obligation to maintain the Wall Lot Reserve Area in a clean and neat condition and in compliance with the governing documents of the Sienna Plantation subdivision at all times.

The Wall Lot Owners and the Declarant hereby grant an easement to the SPPOA and the TIRZ, over and across each Wall Lot to the extent necessary for the construction, maintenance, reconstruction, inspection of the Wall and inspection of the Landscape Reserve, the Wall Reserve and the Wall Lot Reserve Areas. The Declarant hereby reserves unto itself an easement over and across each Wall Lot to the extent necessary for the construction, maintenance, reconstruction, inspection of the Wall and inspection of the Landscape Reserve, the Wall Reserve and the Wall Lot Reserve Areas. The Declarant and/or the SPPOA, as applicable, shall give the Wall Lot Owners at least twenty-four (24) hours written notice prior to exercising their right of entry as set out herein. Notwithstanding anything contained herein to the contrary, written notice of the Declarant's and/or SPPOA's intent to enter upon the Wall Lot shall not be required in the event of an emergency

In case of conflict between this Supplemental Declaration, and the Restated Declaration, this Supplemental Declaration shall control. All other definitions and restrictions shall remain as stated in the Declaration.

Invalidation of any one or more of the covenants, restrictions conditions or provisions contained in this Supplemental Declaration shall in no way affect any of the other covenants, restrictions, conditions or provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, this Supplemental Declaration for Sienna Village of Bees Creek Section Twenty Two (Sienna Plantation Residential Association, Inc.) is executed as of the 21 day of October, 2013.

**DECLARANT:**

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

By: Sienna/Johnson Development GP, L.L.C., a Texas limited liability company, its general partner

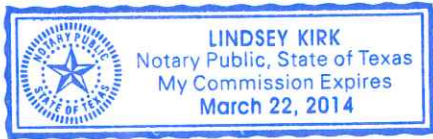
By: Alvin San Miguel  
Alvin San Miguel, Vice President

STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Alvin San Miguel the Vice President of SIENNA/JOHNSON DEVELOPMENT GP, L.L.C., the general partner of SIENNA/JOHNSON DEVELOPMENT, L.P. known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 21 day of October, 2013.

Lindsay Kirk  
Notary Public, State of Texas



After Recording, Return To:  
Stephanie Quade  
Roberts Markel Weinberg PC  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, TX 77056

County: Fort Bend  
Project: Sienna Village of Bee's Creek, Section 22  
Job No. 133310  
MBS No. 13-074 (Lot 41, Blk 1)

**FIELD NOTES FOR 0.021 ACRE**

Being a tract containing 0.021 acre of land, located in the Moses Shipman League, Abstract Number 86, in Fort Bend County, Texas; Said 0.021 acre tract being a portion of Reserve "T", Sienna Village of Bee's Creek, Section Twenty Two, a subdivision recorded in Plat Number 20130194 of the Fort Bend County Plat Records (F.B.C.P.R.); Said 0.021 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from City of Missouri City control monuments):

**Beginning** at a 5/8-inch iron rod found at the most westerly corner of Lot 41, Block 1, said Sienna Village of Bee's Creek, Section Twenty Two and being on the southeasterly line of said Reserve "T" from which a 5/8-inch iron rod found at the southwest corner of said Lot 41 and at the northwest corner of Lot 40, said Sienna Village of Bee's Creek, Section Twenty Two bears South 35 degrees 04 minutes 28 seconds East, a distance of 130.23 feet;

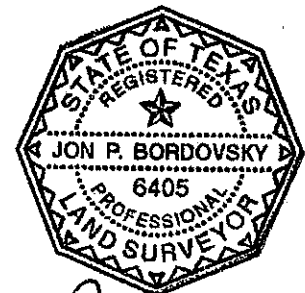
Thence, with the southwesterly line of said Reserve "T", North 35 degrees 04 minutes 28 seconds West, a distance of 37.94 feet to a 5/8-inch iron rod found at the northwest corner of said Reserve "T" and the southwest corner of Reserve "K", said Sienna Village of Bee's Creek, Section Twenty Two;

Thence, with the northwesterly line of said Reserve "T", 20.61 feet along the arc of a curve to the right, said curve having a radius of 7497.00 feet, a central angle of 00 degrees 09 minutes 27 seconds and a chord that bears North 42 degrees 15 minutes 14 seconds East, a distance of 20.61 feet;

Thence, departing said northwesterly line, South 47 degrees 40 minutes 03 seconds East, a distance of 37.00 feet to a 5/8-inch iron rod found at the northerly corner of aforesaid Lot 41;

Thence, with the northwesterly line of said Lot 41, 28.88 feet along the arc of a curve to the left, said curve having a radius of 7460.00 feet, a central angle of 00 degrees 13 minutes 19 seconds and a chord that bears South 42 degrees 13 minutes 18 seconds West, a distance of 28.88 feet to the **Point of Beginning** and containing 0.021 acre of land.

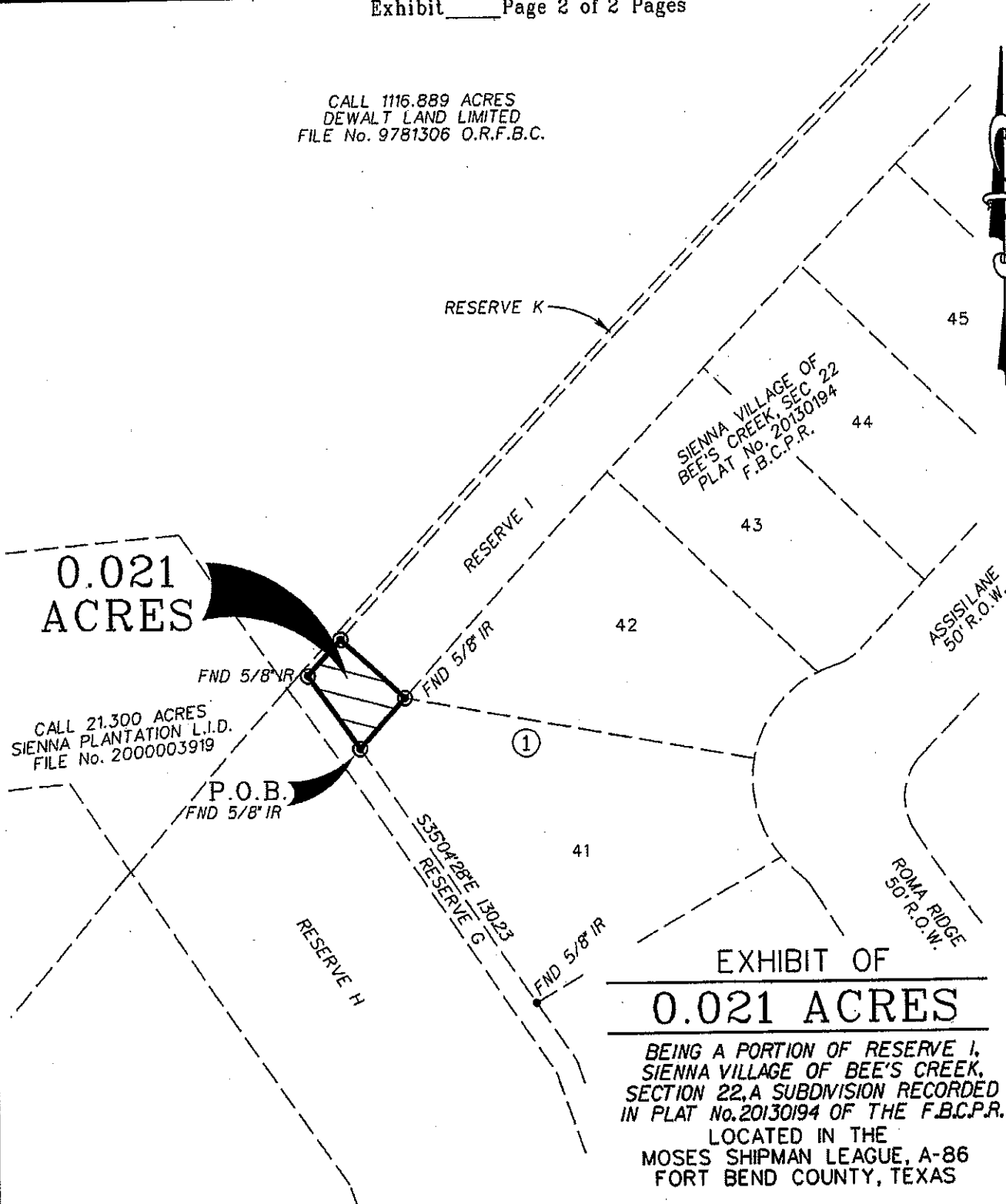
GBI PARTNERS, L.P.  
Ph: 281.499.4539  
October 15, 2013



*J. P. Bordovsky*

CALL 1116.889 ACRES  
DEWALT LAND LIMITED  
FILE No. 9781306 O.R.F.B.C.

SCALE 1" = 60'



**0.021  
ACRES**

CALL 21.300 ACRES  
SIENNA PLANTATION L.I.D.  
FILE No. 2000003919

**P.O.B.**  
FND 5/8" IR

**EXHIBIT OF  
0.021 ACRES**

BEING A PORTION OF RESERVE I,  
SIENNA VILLAGE OF BEE'S CREEK,  
SECTION 22, A SUBDIVISION RECORDED  
IN PLAT No. 20130194 OF THE F.B.C.P.R.  
LOCATED IN THE  
MOSES SHIPMAN LEAGUE, A-86  
FORT BEND COUNTY, TEXAS



**GBI PARTNERS, L.P.**

**ENGINEERING AND SURVEYING**  
TBPE No. 14276 TBPLS No. 101303-00  
13340 S.Gessner Missouri City, TX 77489  
Phone: 281-499-4539 • www.gbisurvey.com

JOB NO: 133310  
SCALE: 1" = 60'  
DATE: 10/15/2013  
MBS No: 13-074

County: Fort Bend  
Project: Sienna Village of Bee's Creek, Section 22  
Job No. 133310  
MBS No. 13-075 (Lot 42, Blk 1)

**FIELD NOTES FOR 0.110 ACRE**

Being a tract containing 0.110 acre of land, located in the Moses Shipman League, Abstract Number 86, in Fort Bend County, Texas; Said 0.110 acre tract being a portion of Reserve "T", Sienna Village of Bee's Creek, Section Twenty Two, a subdivision recorded in Plat Number 20130194 of the Fort Bend County Plat Records (F.B.C.P.R.); Said 0.110 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from City of Missouri City control monuments):

**Beginning** at a 5/8-inch iron rod found at the most westerly corner of Lot 42, Block 1, said Sienna Village of Bee's Creek, Section Twenty Two and being on the southeasterly line of said Reserve "T" from which a 5/8-inch iron rod found at the southerly corner of said Lot 42 and at the northwesterly Right-of-Way (R.O.W.) line of Assisi Lane (50-foot width) bears South 79 degrees 46 minutes 24 seconds East, a distance of 151.62 feet;

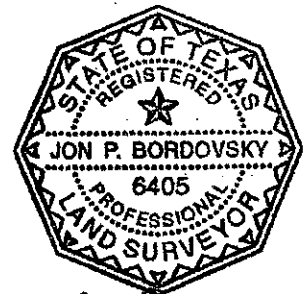
Thence, North 47 degrees 40 minutes 03 seconds West, a distance of 37.00 feet to the northwesterly line of said Reserve "T";

Thence, with said line, 129.95 feet along the arc of a curve to the right, said curve having a radius of 7497.00 feet, a central angle of 00 degrees 59 minutes 35 seconds and a chord that bears North 42 degrees 49 minutes 45 seconds East, a distance of 129.95 feet;

Thence, departing said line, South 46 degrees 40 minutes 27 seconds East, a distance of 37.00 feet to a 5/8-inch iron rod found at the northerly corner of aforesaid Lot 42;

Thence, with the northwesterly line of said Lot 42, 129.31 feet along the arc of a curve to the left, said curve having a radius of 7460.00 feet, a central angle of 00 degrees 59 minutes 35 seconds and a chord that bears South 42 degrees 49 minutes 45 seconds West, a distance of 129.31 feet to the **Point of Beginning** and containing 0.110 acre of land.

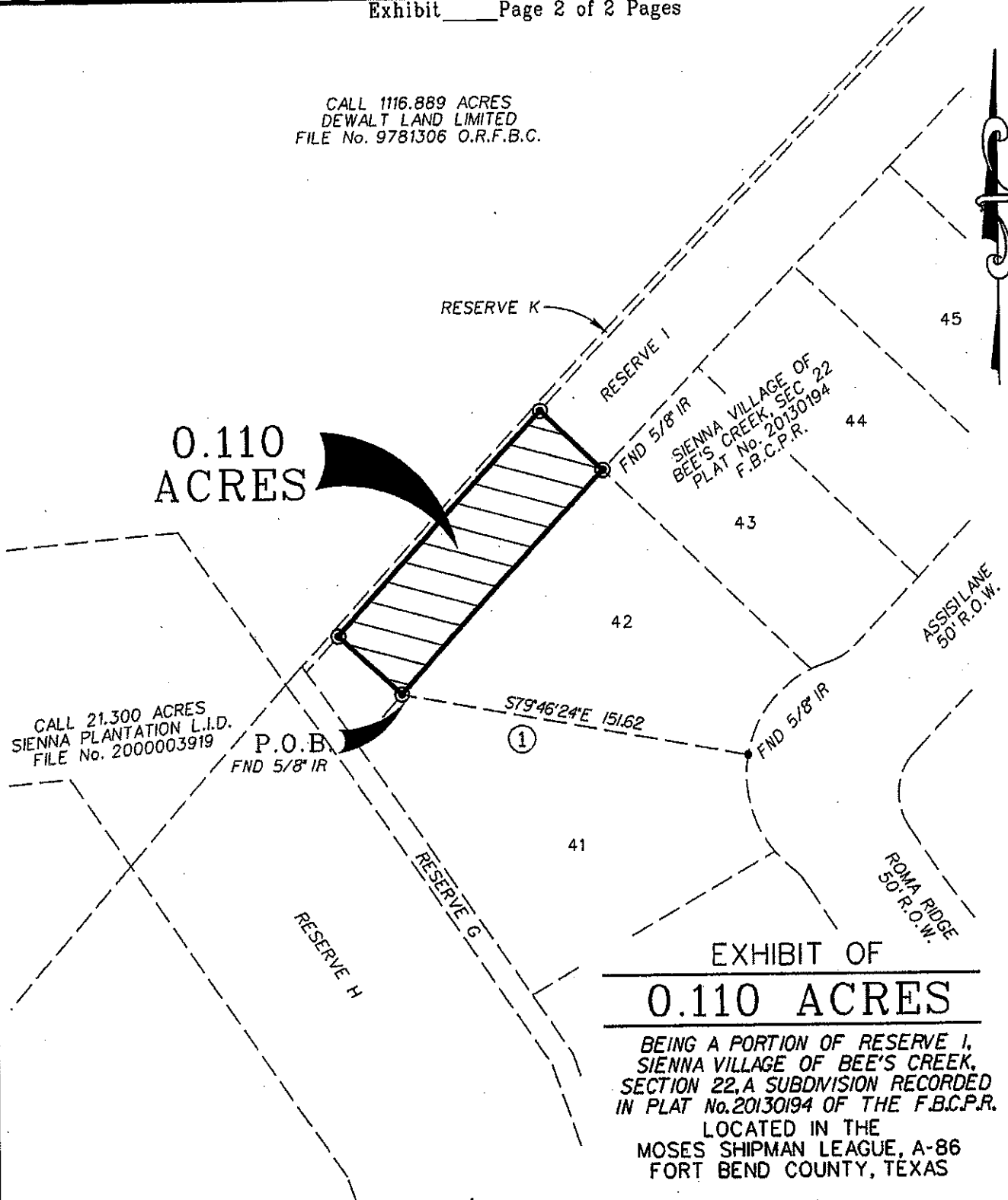
GBI PARTNERS, L.P.  
Ph: 281.499.4539  
October 15, 2013



*J. P. Bordovsky*

CALL 1116.889 ACRES  
DEWALT LAND LIMITED  
FILE No. 9781306 O.R.F.B.C.

SCALE 1"=60'



0.110  
ACRES

CALL 21,300 ACRES  
SIENNA PLANTATION L.I.D.  
FILE No. 2000003919

P.O.B.  
FND 5/8" IR

RESERVE K

RESERVE I

SIENNA VILLAGE OF  
BEE'S CREEK, SEC 22  
PLAT No. 20130194  
F.B.C.P.R.

RESERVE G

RESERVE H

S79°46'24"E 151.62

①

FND 5/8" IR

ROMA RIDGE  
50' R.O.W.

ASSISI LANE  
50' R.O.W.

EXHIBIT OF  
**0.110 ACRES**

BEING A PORTION OF RESERVE I,  
SIENNA VILLAGE OF BEE'S CREEK,  
SECTION 22, A SUBDIVISION RECORDED  
IN PLAT No. 20130194 OF THE F.B.C.P.R.  
LOCATED IN THE  
MOSES SHIPMAN LEAGUE, A-86  
FORT BEND COUNTY, TEXAS



**GBI PARTNERS, L.P.**

**ENGINEERING AND SURVEYING**  
TBPE No. 14276      TBPLS No. 101303-00  
13340 S.Gessner Missouri City, TX 77489  
Phone: 281-499-4539 • [www.gbisurevey.com](http://www.gbisurevey.com)

JOB NO: 133310  
SCALE: 1"=60'  
DATE: 10/15/2013  
MBS No: 13-075



County: Fort Bend  
Project: Sienna Village of Bee's Creek, Section 22  
Job No. 133310  
MBS No. 13-076 (Lot 43, Blk 1)

**FIELD NOTES FOR 0.051 ACRE**

Being a tract containing 0.051 acre of land, located in the Moses Shipman League, Abstract Number 86, in Fort Bend County, Texas; Said 0.051 acre tract being a portion of Reserve "T", Sienna Village of Bee's Creek, Section Twenty Two, a subdivision recorded in Plat Number 20130194 of the Fort Bend County Plat Records (F.B.C.P.R.); Said 0.051 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from City of Missouri City control monuments):

**Beginning** at a 5/8-inch iron rod found at the most westerly corner of Lot 43, Block 1, said Sienna Village of Bee's Creek, Section Twenty Two and being on the southeasterly line of said Reserve "T" from which a 5/8-inch iron rod found at the southerly corner of said Lot 43 and at the northwesterly Right-of-Way (R.O.W.) line of Assisi Lane (50-foot width) bears South 45 degrees 57 minutes 36 seconds East, a distance of 123.26 feet;

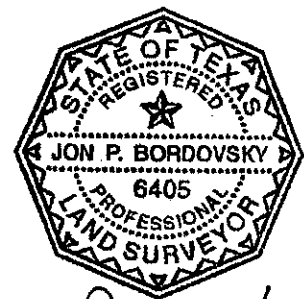
Thence, North 46 degrees 40 minutes 27 seconds West, a distance of 37.00 feet to the northwesterly line of said Reserve "T";

Thence, with said line, 60.30 feet along the arc of a curve to the right, said curve having a radius of 7497.00 feet, a central angle of 00 degrees 27 minutes 39 seconds and a chord that bears North 43 degrees 33 minutes 22 seconds East, a distance of 60.30 feet;

Thence, departing said line, South 46 degrees 12 minutes 48 seconds East, a distance of 37.00 feet to a 5/8-inch iron rod found at the northerly corner of aforesaid Lot 43;

Thence, with the northwesterly line of said Lot 43, 60.00 feet along the arc of a curve to the left, said curve having a radius of 7460.00 feet, a central angle of 00 degrees 27 minutes 39 seconds and a chord that bears South 43 degrees 33 minutes 22 seconds West, a distance of 60.00 feet to the **Point of Beginning** and containing 0.051 acre of land.

GBI PARTNERS, L.P.  
Ph: 281.499.4539  
October 15, 2013



A handwritten signature in black ink, appearing to read "Jon P. Bordovsky", written over the bottom right portion of the seal.

CALL 1116.889 ACRES  
DEWALT LAND LIMITED  
FILE No. 9781306 O.R.F.B.C.

0.051  
ACRES

RESERVE K

RESERVE I

45

FND 5/8" IR

44

P.O.B.  
FND 5/8" IR

43

SIENNA VILLAGE OF  
BEE'S CREEK, SEC 22  
PLAT No. 20130194  
F.B.C.P.R.

S45°57'36"E 123.26

42

FND 5/8" IR

ASSISILANE  
50 R.O.W.

CALL 21,300 ACRES  
SIENNA PLANTATION L.I.D.  
FILE No. 2000003919

①

41

RESERVE G

RESERVE H

ROMA RIDGE  
50 R.O.W.

EXHIBIT OF

**0.051 ACRES**

BEING A PORTION OF RESERVE I,  
SIENNA VILLAGE OF BEE'S CREEK,  
SECTION 22, A SUBDIVISION RECORDED  
IN PLAT No. 20130194 OF THE F.B.C.P.R.

LOCATED IN THE  
MOSES SHIPMAN LEAGUE, A-86  
FORT BEND COUNTY, TEXAS



**GBI PARTNERS, L.P.**

**ENGINEERING AND SURVEYING**

TBPE No. 14276 TBPLS No. 101303-00

13340 S.Gessner Missouri City, TX 77489

Phone: 281-499-4539 • www.gbisurey.com

JOB NO: 133310

SCALE: 1"=60'

DATE: 10/15/2013

MBS No: 13-076

SCALE 1"=60'

County: Fort Bend  
Project: Sienna Village of Bee's Creek, Section 22  
Job No. 133310  
MBS No. 13-077 (Lot 44, Blk 1)

**FIELD NOTES FOR 0.051 ACRE**

Being a tract containing 0.051 acre of land, located in the Moses Shipman League, Abstract Number 86, in Fort Bend County, Texas; Said 0.051 acre tract being a portion of Reserve "I", Sienna Village of Bee's Creek, Section Twenty Two, a subdivision recorded in Plat Number 20130194 of the Fort Bend County Plat Records (F.B.C.P.R.); Said 0.051 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from City of Missouri City control monuments):

**Beginning** at a 5/8-inch iron rod found at the most westerly corner of Lot 44, Block 1, said Sienna Village of Bee's Creek, Section Twenty Two and being on the southeasterly line of said Reserve "I" from which a 5/8-inch iron rod found at the southerly corner of said Lot 44 and at the northwesterly Right-of-Way (R.O.W.) line of Assisi Lane (50-foot width) bears South 45 degrees 57 minutes 36 seconds East, a distance of 130.46 feet;

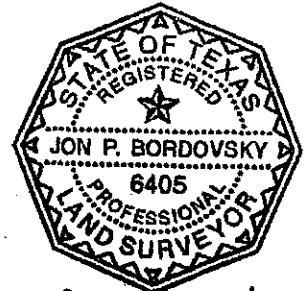
Thence, North 46 degrees 12 minutes 48 seconds West, a distance of 37.00 feet to the northwesterly line of said Reserve "I";

Thence, with said line, 60.30 feet along the arc of a curve to the right, said curve having a radius of 7497.00 feet, a central angle of 00 degrees 27 minutes 39 seconds and a chord that bears North 44 degrees 01 minute 01 second East, a distance of 60.30 feet;

Thence, departing said line, South 45 degrees 45 minutes 09 seconds East, a distance of 37.00 feet to a 5/8-inch iron rod found at the northerly corner of aforesaid Lot 44;

Thence, with the northwesterly line of said Lot 44, 60.00 feet along the arc of a curve to the left, said curve having a radius of 7460.00 feet, a central angle of 00 degrees 27 minutes 39 seconds and a chord that bears South 44 degrees 01 minute 01 second West, a distance of 60.00 feet to the **Point of Beginning** and containing 0.051 acre of land.

GBI PARTNERS, L.P.  
Ph: 281.499.4539  
October 15, 2013



A handwritten signature in black ink, appearing to read "Jon P. Bordovsky". The signature is written in a cursive style and is positioned below the professional seal.

CALL 1116.889 ACRES  
DEWALT LAND LIMITED  
FILE No: 9781306 O.R.F.B.C.

0.051  
ACRES

RESERVE K

46

FND 5/8" IR

45

P.O.B.  
FND 5/8" IR

44

SIENNA VILLAGE OF  
BEE'S CREEK, SEC 22  
PLAT No. 20130194  
F.B.C.P.R.

S45°57'35"E 130.46

43

FND 5/8" IR

ASSISI AVE  
50' R.O.W.

42

①

15

41

RESERVE C

RESERVE H

EXHIBIT OF

**0.051 ACRES**

BEING A PORTION OF RESERVE I,  
SIENNA VILLAGE OF BEE'S CREEK,  
SECTION 22, A SUBDIVISION RECORDED  
IN PLAT No. 20130194 OF THE F.B.C.P.R.

LOCATED IN THE  
MOSES SHIPMAN LEAGUE, A-86  
FORT BEND COUNTY, TEXAS



**GBI PARTNERS, L.P.**

**ENGINEERING AND SURVEYING**

TBPE No. 14276 TBPLS No. 101303-00

13340 S.Gessner Missouri City, TX 77489

Phone: 281-499-4539 • www.gbisurevey.com

JOB NO: 133310

SCALE: 1"=60'

DATE: 10/15/2013

MBS No: 13-077

SCALE 1"=60'

County: Fort Bend  
Project: Sienna Village of Bee's Creek, Section 22  
Job No. 133310  
MBS No. 13-078 (Lot 45, Blk 1)

**FIELD NOTES FOR 0.051 ACRE**

Being a tract containing 0.051 acre of land, located in the Moses Shipman League, Abstract Number 86, in Fort Bend County, Texas; Said 0.051 acre tract being a portion of Reserve "I", Sienna Village of Bee's Creek, Section Twenty Two, a subdivision recorded in Plat Number 20130194 of the Fort Bend County Plat Records (F.B.C.P.R.); Said 0.051 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from City of Missouri City control monuments):

**Beginning** at a 5/8-inch iron rod found at the most westerly corner of Lot 45, Block 1, said Sienna Village of Bee's Creek, Section Twenty Two and being on the southeasterly line of said Reserve "I" from which a 5/8-inch iron rod found at the southerly corner of said Lot 45 and at the northwesterly Right-of-Way (R.O.W.) line of Assisi Lane (50-foot width) bears South 45 degrees 57 minutes 36 seconds East, a distance of 130.49 feet;

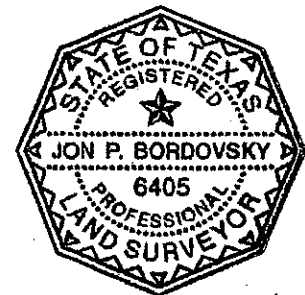
Thence, North 45 degrees 45 minutes 09 seconds West, a distance of 37.00 feet to the northwesterly line of said Reserve "I";

Thence, with said line, 60.30 feet along the arc of a curve to the right, said curve having a radius of 7497.00 feet, a central angle of 00 degrees 27 minutes 39 seconds and a chord that bears North 44 degrees 28 minutes 40 seconds East, a distance of 60.30 feet;

Thence, departing said line, South 45 degrees 17 minutes 30 seconds East, a distance of 37.00 feet to a 5/8-inch iron rod found at the northerly corner of aforesaid Lot 45;

Thence, with the northwesterly line of said Lot 45, 60.00 feet along the arc of a curve to the left, said curve having a radius of 7460.00 feet, a central angle of 00 degrees 27 minutes 39 seconds and a chord that bears South 44 degrees 28 minutes 40 seconds West, a distance of 60.00 feet to the **Point of Beginning** and containing 0.051 acre of land.

GBI PARTNERS, L.P.  
Ph: 281.499.4539  
October 15, 2013



A handwritten signature in black ink, appearing to read "Jon P. Bordovsky".

CALL 1116.889 ACRES  
DEWALT LAND LIMITED  
FILE No. 9781306 O.R.F.B.C.

RESERVE K

0.051  
ACRES

P.O.B.  
FND 5/8" IR

FND 5/8" IR

46

45

S45°57'36"E 130.49

SIENNA VILLAGE OF  
BEE'S CREEK, SEC 22  
PLAT No. 20130194  
F.B.C.P.R.

FND 5/8" IR

ASSISILANE  
50 R.O.W.

44

① 43

42

41

RESERVE I

RESERVE G

RESERVE H



SCALE 1"=60'

EXHIBIT OF  
**0.051 ACRES**

BEING A PORTION OF RESERVE I,  
SIENNA VILLAGE OF BEE'S CREEK,  
SECTION 22.A SUBDIVISION RECORDED  
IN PLAT No.20130194 OF THE F.B.C.P.R.  
LOCATED IN THE  
MOSES SHIPMAN LEAGUE, A-86  
FORT BEND COUNTY, TEXAS



**GBI PARTNERS, L.P.**

**ENGINEERING AND SURVEYING**  
TBPE No. 14276 TBPLS No. 101303-00  
13340 S.Gessner Missouri City, TX 77489  
Phone: 281-499-4539 • www.gbisurey.com

JOB NO:133310  
SCALE:1"=60'  
DATE:10/15/2013  
MBS No:13-078

County: Fort Bend  
Project: Sienna Village of Bee's Creek, Section 22  
Job No. 133310  
MBS No. 13-079 (Lot 46, Blk 1)

**FIELD NOTES FOR 0.081 ACRE**

Being a tract containing 0.081 acre of land, located in the Moses Shipman League, Abstract Number 86, in Fort Bend County, Texas; Said 0.081 acre tract being a portion of Reserve "T", Sienna Village of Bee's Creek, Section Twenty Two, a subdivision recorded in Plat Number 20130194 of the Fort Bend County Plat Records (F.B.C.P.R.); Said 0.081 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from City of Missouri City control monuments):

**Beginning** at a 5/8-inch iron rod found at the most westerly corner of Lot 46, Block 1, said Sienna Village of Bee's Creek, Section Twenty Two and being on the southeasterly line of said Reserve "T" from which a 5/8-inch iron rod found at the southerly corner of said Lot 46 and at the northwesterly Right-of-Way (R.O.W.) line of Assisi Lane (50-foot width) bears South 45 degrees 57 minutes 36 seconds East, a distance of 130.00 feet;

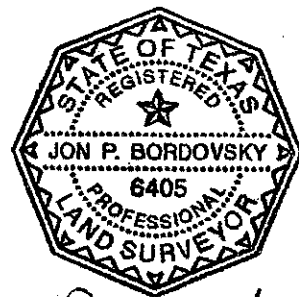
Thence, North 45 degrees 17 minutes 30 seconds West, a distance of 37.00 feet to the northwesterly line of said Reserve "T";

Thence, with said line, 96.14 feet along the arc of a curve to the right, said curve having a radius of 7497.00 feet, a central angle of 00 degrees 44 minutes 05 seconds and a chord that bears North 45 degrees 04 minutes 32 seconds East, a distance of 96.14 feet;

Thence, departing said line, South 44 degrees 33 minutes 25 seconds East, a distance of 37.00 feet to a 5/8-inch iron rod found at the northerly corner of aforesaid Lot 46;

Thence, with the northwesterly line of said Lot 46, 95.67 feet along the arc of a curve to the left, said curve having a radius of 7460.00 feet, a central angle of 00 degrees 44 minutes 05 seconds and a chord that bears South 45 degrees 04 minutes 32 seconds West, a distance of 95.67 feet to the **Point of Beginning** and containing 0.081 acre of land.

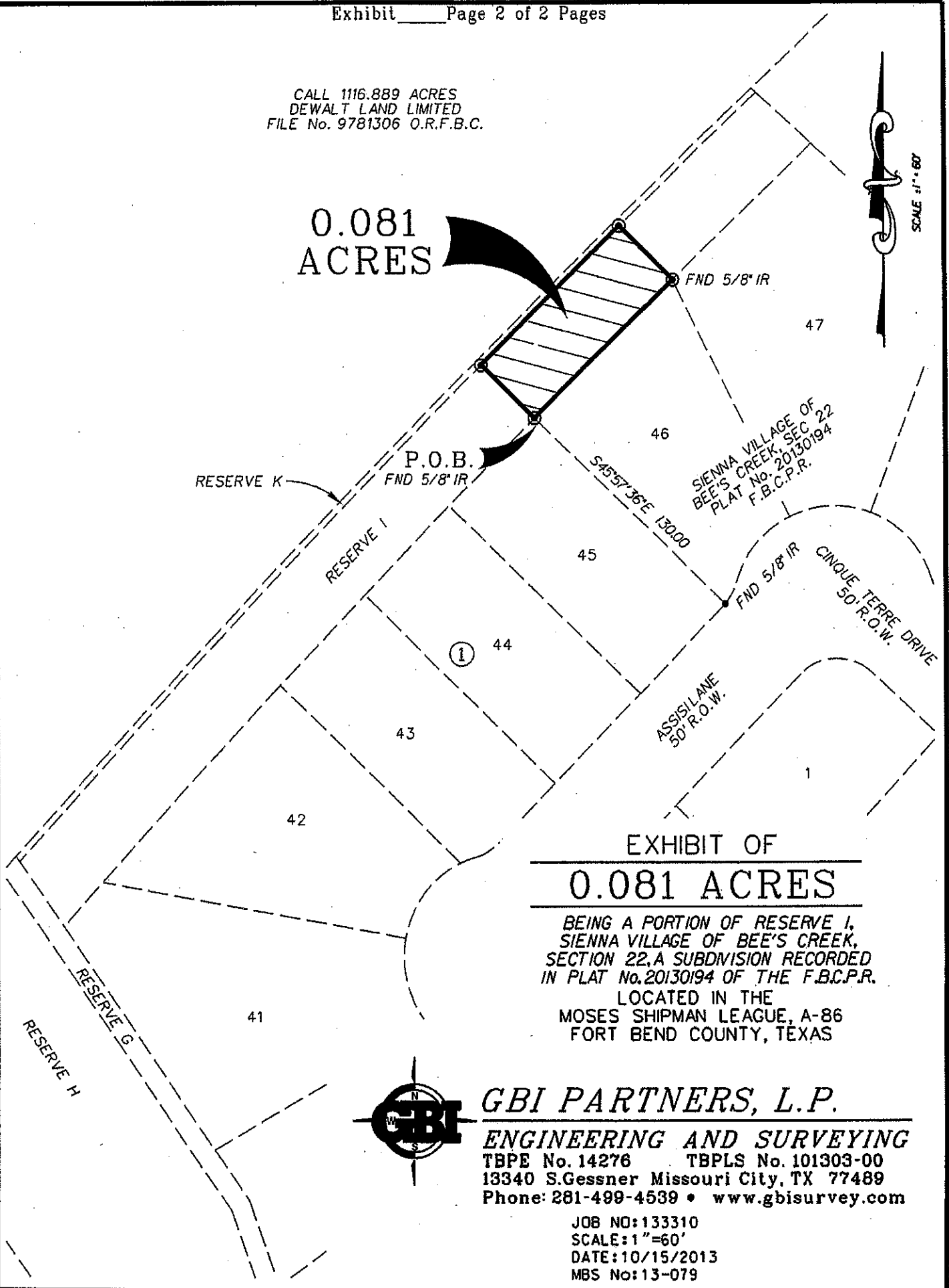
GBI PARTNERS, L.P.  
Ph: 281.499.4539  
October 15, 2013



A handwritten signature in black ink, appearing to read "Jon P. Bordovsky".

CALL 1116.889 ACRES  
DEWALT LAND LIMITED  
FILE No. 9781306 O.R.F.B.C.

0.081  
ACRES



SCALE: 1"=60'

EXHIBIT OF  
**0.081 ACRES**

BEING A PORTION OF RESERVE I,  
SIENNA VILLAGE OF BEE'S CREEK,  
SECTION 22.A SUBDIVISION RECORDED  
IN PLAT No. 20130194 OF THE F.B.C.P.R.  
LOCATED IN THE  
MOSES SHIPMAN LEAGUE, A-86  
FORT BEND COUNTY, TEXAS



**GBI PARTNERS, L.P.**

**ENGINEERING AND SURVEYING**

TBPE No. 14276 TBPLS No. 101303-00

13340 S.Gessner Missouri City, TX 77489

Phone: 281-499-4539 • www.gbisurvey.com

JOB NO: 133310

SCALE: 1"=60'

DATE: 10/15/2013

MBS No: 13-079



County: Fort Bend  
Project: Sienna Village of Bee's Creek, Section 22  
Job No. 133310  
MBS No. 13-080 (Lot 47, Blk 1)

**FIELD NOTES FOR 0.080 ACRE**

Being a tract containing 0.080 acre of land, located in the Moses Shipman League, Abstract Number 86, in Fort Bend County, Texas; Said 0.080 acre tract being a portion of Reserve "I", Sienna Village of Bee's Creek, Section Twenty Two, a subdivision recorded in Plat Number 20130194 of the Fort Bend County Plat Records (F.B.C.P.R.); Said 0.080 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from City of Missouri City control monuments):

**Beginning** at a 5/8-inch iron rod found at the most westerly corner of Lot 47, Block 1, said Sienna Village of Bee's Creek, Section Twenty Two and being on the southeasterly line of said Reserve "I" from which a 5/8-inch iron rod found at the southwesterly corner of said Lot 47 and at the northwesterly Right-of-Way (R.O.W.) line of Assisi Lane (50-foot width) bears South 26 degrees 16 minutes 35 seconds East, a distance of 129.26 feet;

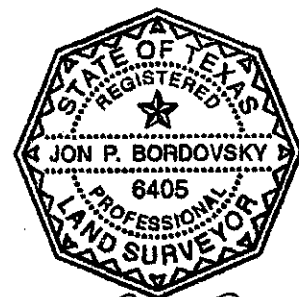
Thence, North 44 degrees 33 minutes 25 seconds West, a distance of 37.00 feet to the northwesterly line of said Reserve "I";

Thence, with said line, 93.70 feet along the arc of a curve to the right, said curve having a radius of 7497.00 feet, a central angle of 00 degrees 42 minutes 58 seconds and a chord that bears North 45 degrees 48 minutes 04 seconds East, a distance of 93.70 feet to the westerly corner of Reserve "J", Sienna Village of Bee's Creek, Section Twenty One, a subdivision recorded in Plat Number 20130084 of the F.B.C.P.R.;

Thence, with the southwesterly line of said Reserve "J", South 47 degrees 24 minutes 11 seconds East, a distance of 37.07 feet to a 5/8-inch iron rod found at the northerly corner of aforesaid Lot 47;

Thence, with the northwesterly line of said Lot 47, 95.54 feet along the arc of a curve to the left, said curve having a radius of 7460.00 feet, a central angle of 00 degrees 44 minutes 02 seconds and a chord that bears South 45 degrees 48 minutes 35 seconds West, a distance of 95.54 feet to the **Point of Beginning** and containing 0.080 acre of land.

GBI PARTNERS, L.P.  
Ph: 281.499.4539  
October 15, 2013



A handwritten signature in black ink, appearing to read "Jon P. Bordovsky", written over the bottom right portion of the professional seal.



0.080  
ACRES

CALL 1116.889 ACRES  
DEWALT LAND LIMITED  
FILE No. 9781306 O.R.F.B.C.

SIENNA VILLAGE OF  
BEE'S CREEK, SEC 21  
PLAT No. 20130084  
F.B.C.P.R.

RESERVE K

RESERVE J

FND 5/8" IR

②

RESERVE K

P.O.B.  
FND 5/8" IR

①

47

S25°16'35"E 12926

48

FND 5/8" IR

RESERVE I

SIENNA VILLAGE OF  
BEE'S CREEK, SEC 22  
PLAT No. 20130194  
F.B.C.P.R.

45

EXHIBIT OF

0.080 ACRES

BEING A PORTION OF RESERVE I,  
SIENNA VILLAGE OF BEE'S CREEK,  
SECTION 22, A SUBDIVISION RECORDED  
IN PLAT No. 20130194 OF THE F.B.C.P.R.

LOCATED IN THE  
MOSES SHIPMAN LEAGUE, A-86  
FORT BEND COUNTY, TEXAS

ASSISI LANE  
50' R.O.W.

44

43

2



**GBI PARTNERS, L.P.**

**ENGINEERING AND SURVEYING**

TBPE No. 14276 TBPLS No. 101303-00

13340 S.Gessner Missouri City, TX 77489

Phone: 281-499-4539 • www.gbisurvey.com

JOB NO: 133310

SCALE: 1"=60'

DATE: 10/15/2013

MBS No: 13-080

RETURNED AT COUNTER TO: *Lindsey Kirk*  
Sienna/Johnson Development, LP  
5777 Sienna Pkwy., Ste. 100 Missouri City, TX 77459

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dianne Wilson*

Dianne Wilson, County Clerk  
Fort Bend County, Texas

October 22, 2013 08:59:35 AM

FEE: \$79.00 LJ  
MISC

2013134132

