

**PLAT RECORDING SHEET**

**PLAT NAME:** Aliana Trace Drive and Reserves

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 24.847

**LEAGUE:** Jane Wilkins League

**ABSTRACT NUMBER:** 96

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 5

**OWNERS:** Aliana Development Company, a Texas Corporation

\_\_\_\_\_  
**(DEPUTY CLERK)**

Date: 18 Dec 2017 7:26am Path: \\proj01\p\l\at\inc\1968\TINPL\Aliana Trace & Reserves\_PP.dwg

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, ALIANA DEVELOPMENT COMPANY, A TEXAS CORPORATION, ACTING BY AND THROUGH E. TRAVIS STONE, JR., PRESIDENT, AND TYLER STONE, PROJECT MANAGER, BEING OFFICERS OF ALIANA DEVELOPMENT COMPANY, A TEXAS CORPORATION, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 24.847 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ALIANA TRACE DRIVE AND RESERVES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), 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, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.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 (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") 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, OWNERS 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, OWNERS 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 AMENDMENTS.

IN TESTIMONY WHEREOF, THE ALIANA DEVELOPMENT COMPANY, A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY E. TRAVIS STONE, JR., ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS PROJECT MANAGER, TYLER STONE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ALIANA DEVELOPMENT COMPANY  
A TEXAS CORPORATION

BY: \_\_\_\_\_  
E. TRAVIS STONE, JR., PRESIDENT

ATTEST: \_\_\_\_\_  
TYLER STONE, PROJECT MANAGER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED E. TRAVIS STONE, JR., PRESIDENT OF ALIANA DEVELOPMENT COMPANY, A TEXAS CORPORATION, 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 STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TYLER STONE, PROJECT MANAGER OF ALIANA DEVELOPMENT COMPANY, A TEXAS CORPORATION, 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 STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. NUTTER, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

\_\_\_\_\_  
GARY D. NUTTER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5659

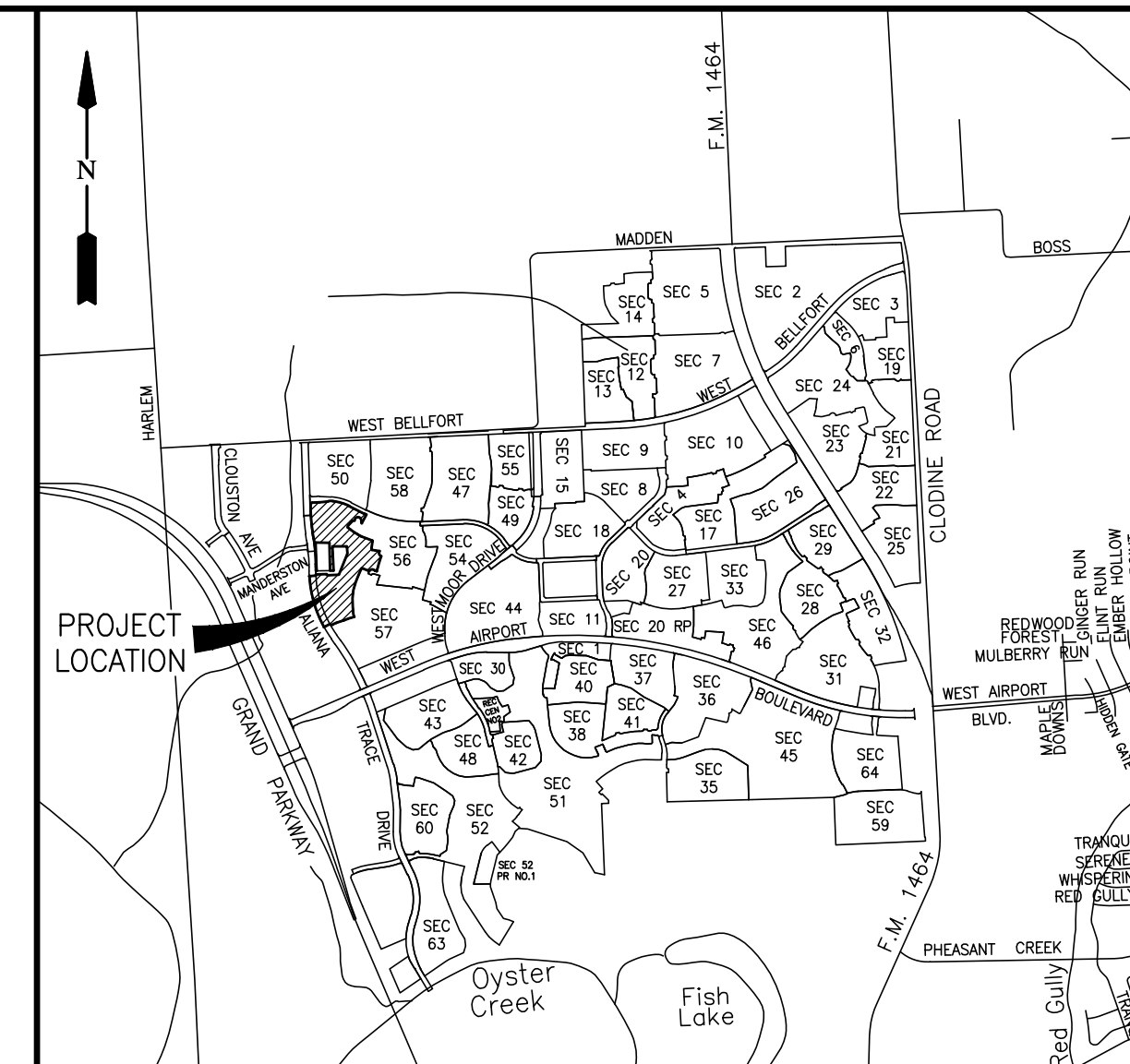
I, JASON M. KELLY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
JASON M. KELLY, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 91021

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ALIANA TRACE DRIVE AND RESERVES IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: \_\_\_\_\_  
MARTHA L. STEIN, CHAIR  
OR M. SONNY GARZA, VICE-CHAIR

BY: \_\_\_\_\_  
PATRICK WALSH, P.E., SECRETARY



VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 526Z & 566D

I, RICHARD W. STOLLEIS, 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.

\_\_\_\_\_  
RICHARD W. STOLLEIS, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

\_\_\_\_\_  
GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

\_\_\_\_\_  
ROBERT E. HEBERT  
COUNTY JUDGE

\_\_\_\_\_  
W. A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

\_\_\_\_\_  
JAMES PATTERSON  
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 \_\_\_\_\_, 2017 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

### ALIANA TRACE DRIVE AND RESERVES

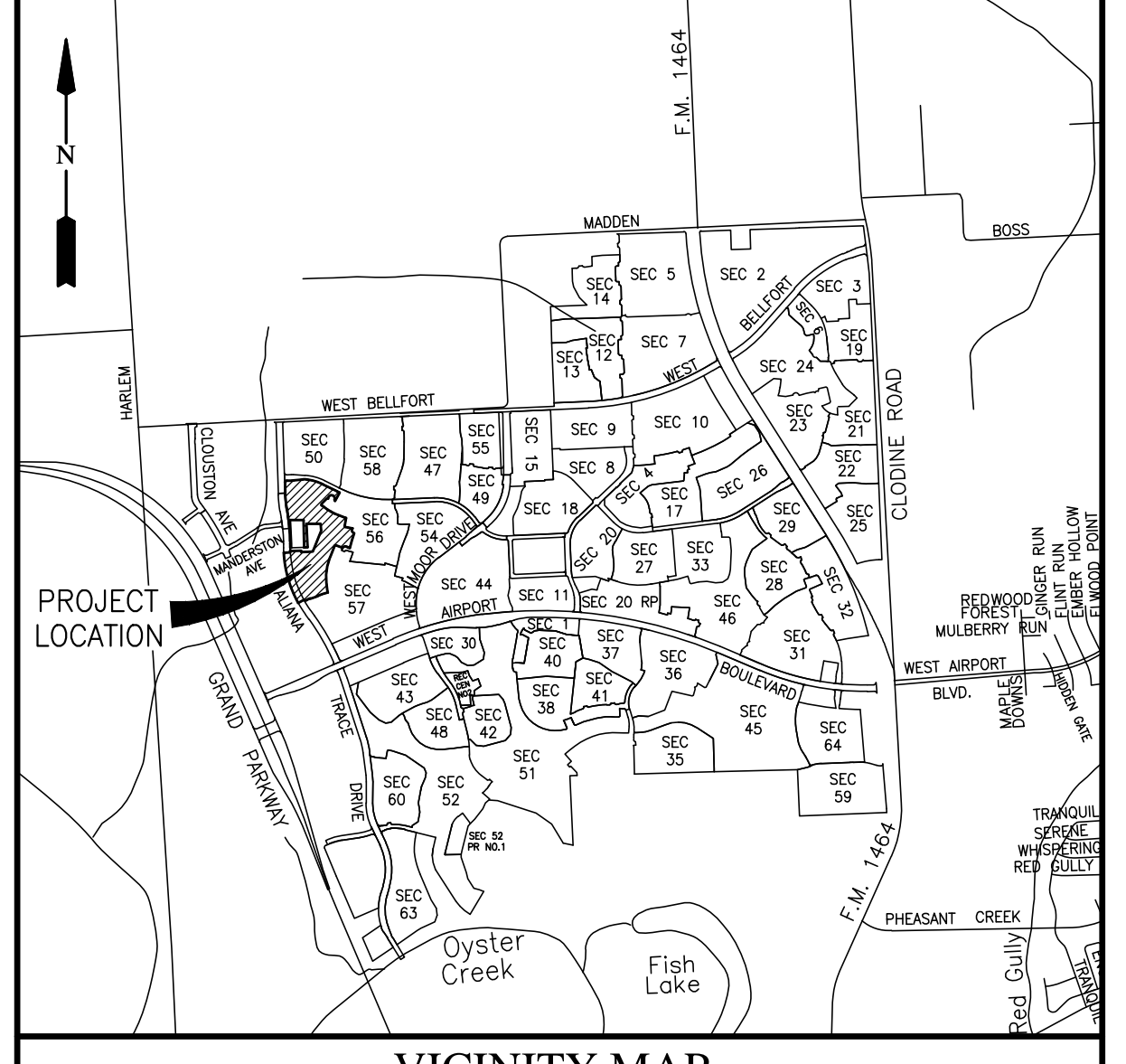
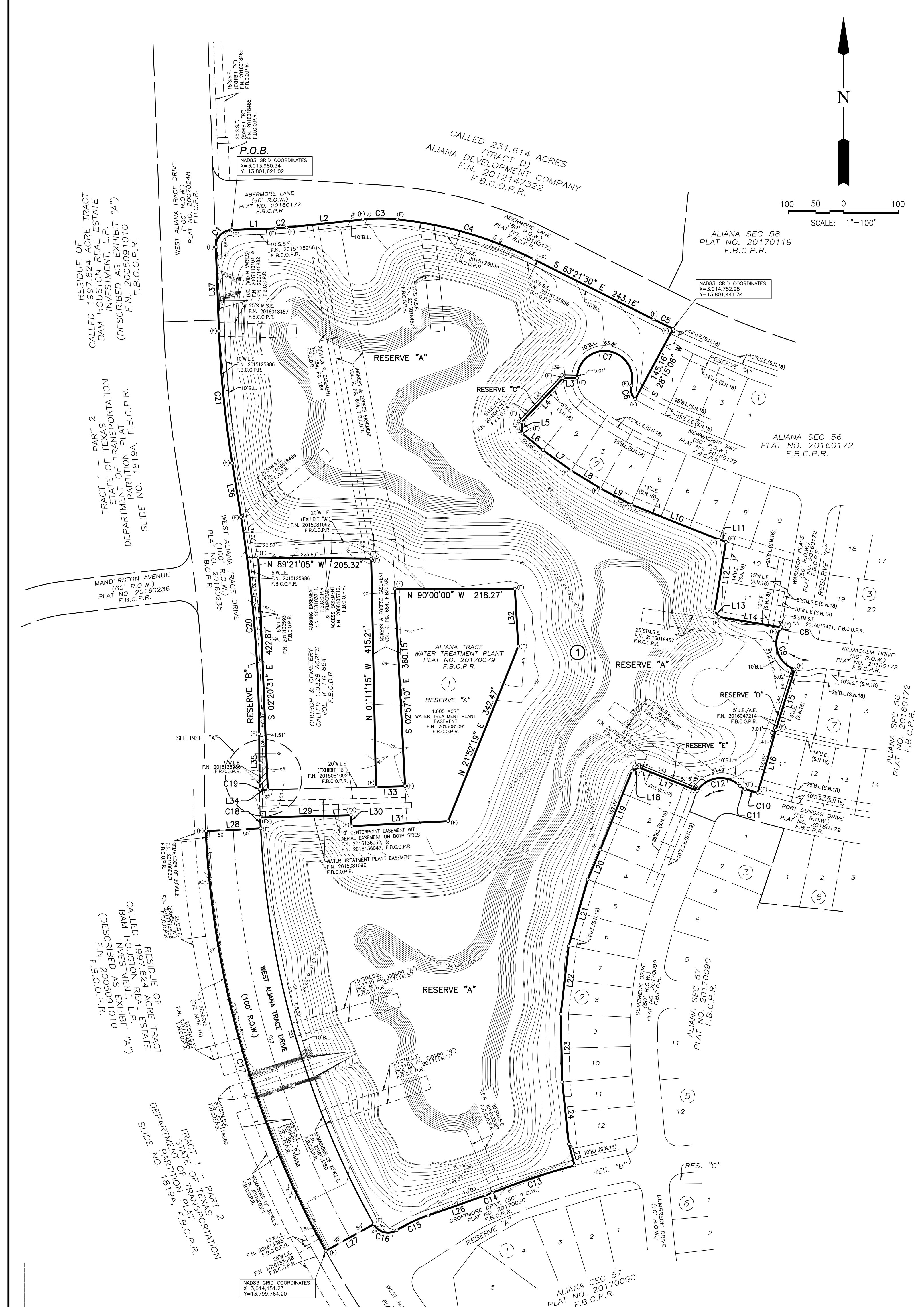
A SUBDIVISION OF 24.847 ACRES OF LAND SITUATED IN THE JANE WILKINS LEAGUE, ABSTRACT 96, FORT BEND COUNTY, TEXAS, BEING A PORTION OF TRACT 1--PART 2 OF THE STATE OF TEXAS DEPARTMENT OF TRANSPORTATION PARTITION PLAT, A PARTITION PLAT RECORDED IN SLIDE NO. 1819A, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

5 RESERVES (23.041 ACRES) 1 BLOCK  
SEPTEMBER 29, 2017 JOB NO. 1968-1057.312

OWNERS:  
**ALIANA DEVELOPMENT COMPANY,**  
A TEXAS CORPORATION  
E. TRAVIS STONE, JR., PRESIDENT  
20333 STATE HIGHWAY 249, SUITE 600, HOUSTON, TEXAS 77070  
PH: (281) 809-7800

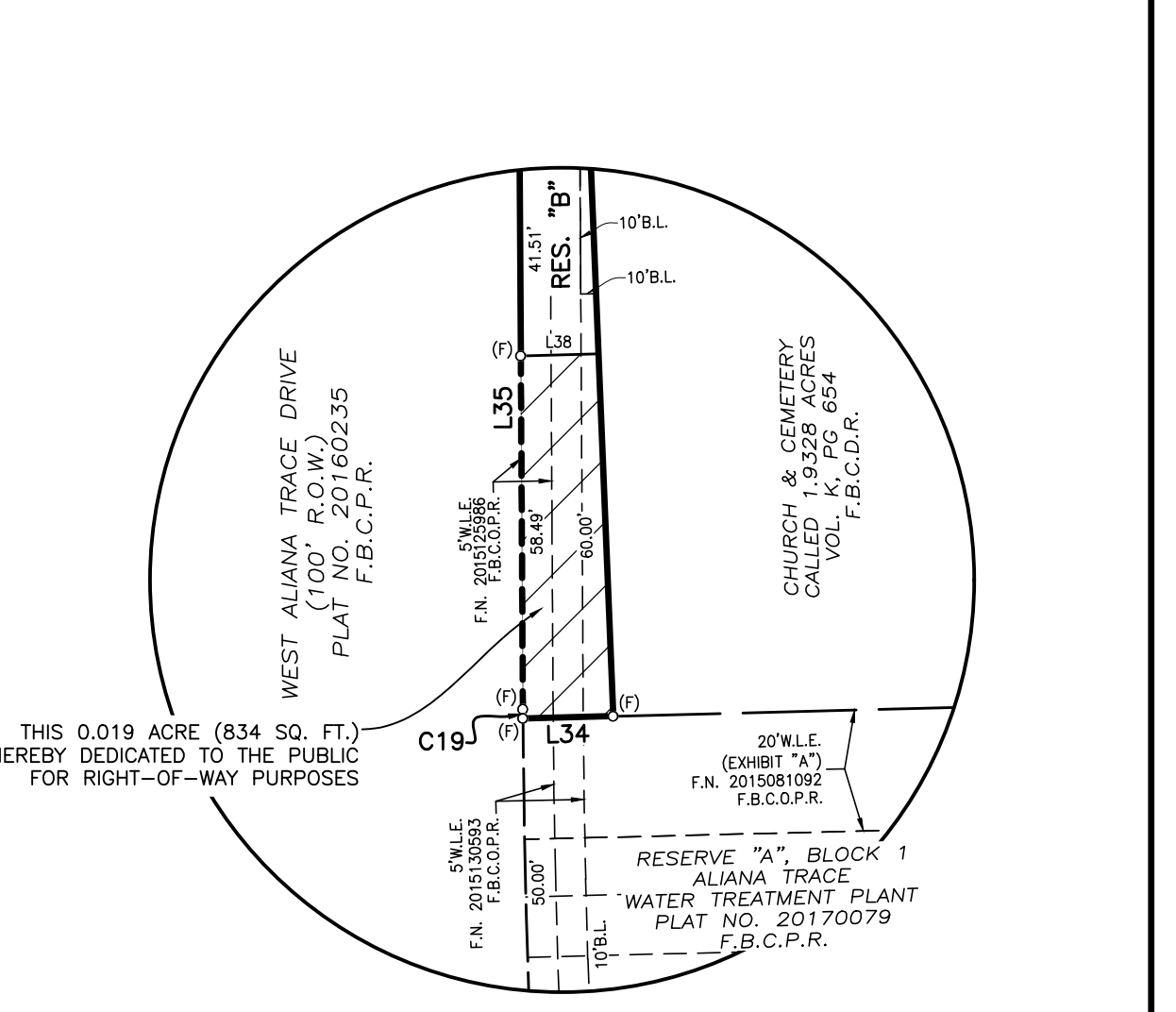
ENGINEER/SURVEYOR:  
**LJA Engineering, Inc.**  
2929 Briarpark Drive Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386  
T.B.P.L.S. Firm No. 10110501





VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 526Z & 566D

- NOTES:
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAN ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAN WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
  - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) 1993 ADJUSTMENT AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99997.
  - BENCHMARK: A-1212 BRASS DISK, STAMPED A-1212 1973, SET IN THE TOP OF A CONCRETE HEADWALL ON THE WEST BOUND LANES OF HIGHWAY 90A APPROXIMATELY 4.1 MILES WEST ALONG HIGHWAY 90A FROM THE JUNCTION OF WEST END IN SUGAR LAND, TEXAS. THE DISK IS SET 2.0 FEET EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL AND 27.0 FEET NORTH OF THE CENTERLINE OF THE WEST BOUND LANES AND 1/2 FOOT LOWER THAN THE ROAD. ELEVATION = 78.65 NGVD 29, 1973 ADJUSTMENT.
  - THIS PLAN WAS PREPARED TO MEET FORT BEND COUNTY REQUIREMENTS.
  - THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2017-0018, EFFECTIVE DATE OF NOVEMBER 28, 2017 AND ISSUED ON DECEMBER 5, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - THIS PLAN LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134B AND 134C, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF HOUSTON AND FORT BEND COUNTY.
  - BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157001-0 L, REVISED APRIL 2, 2014.
  - THE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
  - 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.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134A.
  - SIDEWALKS 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 PLAN AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAN, IN ACCORDANCE WITH ADA REQUIREMENTS.
  - ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD 29, 1973 ADJUSTMENT.
  - THIS PLAN LIES WITHIN LIGHTING ZONE 3.
  - ONE-FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAN, THE ONE-FOOT TRACT 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, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
  - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
  - EASEMENTS AND/OR BUILDING LINES OF RECORD ARE SHOWN ON THE PLAT OF ALIANA SEC 56, A SUBDIVISION RECORDED IN PLAT NO. 20160172 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
  - EASEMENTS AND/OR BUILDING LINES OF RECORD ARE SHOWN ON THE PLAT OF ALIANA SEC 57, A SUBDIVISION RECORDED IN PLAT NO. 20170090 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
  - FORT BEND COUNTY MUD NO. 134B CERTIFIES THAT THE DESIGN OF THIS SECTION OF DEVELOPMENT IS IN FULL COMPLIANCE WITH THE MOST UP-TO-DATE MASTER DRAINAGE PLAN TITLED MASTER DRAINAGE PLAN FOR ALIANA DEVELOPMENT, DATED APRIL 2015, AND APPROVED BY THE FORT BEND COUNTY DRAINAGE DISTRICT JULY 2015.
  - SUBJECT TO A STORM SEWER LINE EASEMENT GRANTED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134B AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2016133383 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
  - 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.



INSET "A"  
SCALE: 1" = 30'

LINE	BEARING	DISTANCE
L1	N 87°50'00" E	79.74'
L2	N 83°56'57" E	139.50'
L3	N 88°52'56" W	25.00'
L4	S 43°12'52" W	111.32'
L5	S 04°02'04" E	20.36'
L6	S 51°17'00" E	48.27'
L7	S 54°02'52" E	63.13'
L8	S 58°45'08" E	63.14'
L9	S 62°02'35" E	63.25'
L10	S 68°19'40" E	171.87'
L11	S 73°33'09" E	12.73'
L12	S 09°23'10" W	127.36'
L13	S 39°36'50" E	14.14'
L14	S 80°36'50" E	114.50'
L15	S 17°14'12" W	115.71'
L16	S 16°02'39" W	119.03'
L17	N 68°08'41" W	114.17'
L18	S 68°51'19" W	14.14'
L19	S 21°51'19" W	155.00'
L20	S 22°50'38" W	58.86'
L21	S 16°03'53" W	125.00'
L22	S 06°39'24" W	125.02'
L23	S 01°11'06" E	124.12'
L24	S 06°04'43" E	113.58'
L25	S 14°51'40" E	40.16'
L26	S 70°44'18" W	109.86'
L27	S 60°56'46" W	100.00'
L28	N 87°10'29" E	100.00'
L29	N 88°54'57" E	165.31'
L30	S 02°57'10" E	19.86'
L31	N 87°02'50" E	175.77'
L32	N 03°23'31" W	105.54'
L33	S 88°31'18" W	52.99'
L34	S 88°31'18" W	14.95'
L35	N 02°20'31" W	100.00'
L36	N 09°15'14" W	100.00'
L37	N 02°10'00" W	152.66'
L38	N 88°31'18" E	12.85'
L39	N 88°52'56" W	27.47'
L40	S 04°02'04" E	17.93'
L41	S 76°49'59" E	5.16'
L42	S 68°51'19" W	11.21'
L43	N 68°08'41" W	117.45'
L44	S 17°14'12" W	123.54'
L45	S 43°12'52" W	115.72'

RESERVE	ACREAGE	SQ. FT.	TYPE	MAINTENANCE
A	22.890	997,080	RESTRICTED TO DRAINAGE	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134A
B	0.104	4,544	RESTRICTED TO LANDSCAPE/OPEN SPACE	ALIANA HOMEOWNERS ASSOCIATION
C	0.018	794	RESTRICTED TO LANDSCAPE/OPEN SPACE	ALIANA HOMEOWNERS ASSOCIATION
D	0.014	616	RESTRICTED TO LANDSCAPE/OPEN SPACE	ALIANA HOMEOWNERS ASSOCIATION
E	0.015	624	RESTRICTED TO LANDSCAPE/OPEN SPACE	ALIANA HOMEOWNERS ASSOCIATION
TOTAL	23.041	1,003,658		

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	30.00'	89°59'59"	47.12'	42.43'	N 42°50'01" E
C2	300.00'	3°53'03"	20.34'	20.33'	N 85°53'28" E
C3	300.00'	11°58'00"	62.66'	62.54'	N 89°55'57" E
C4	720.00'	20°43'33"	260.45'	259.03'	S 73°43'17" E
C5	1730.00'	1°18'31"	39.51'	39.51'	S 64°00'45" E
C6	25.00'	62°21'57"	27.21'	25.89'	N 16°33'30" W
C7	50.00'	193°30'25"	168.87'	99.31'	N 82°07'44" W
C8	25.00'	94°10'6"	4.23'	4.22'	S 28°45'00" W
C9	50.00'	101°00'08"	88.14'	77.16'	S 19°54'31" E
C10	1575.00'	0°51'31"	23.60'	23.60'	N 73°20'40" W
C11	25.00'	26°56'15"	11.75'	11.65'	N 59°26'47" W
C12	50.00'	101°34'02"	88.63'	77.48'	S 83°14'19" W
C13	1275.00'	7°04'17"	157.36'	157.26'	S 71°36'12" W
C14	300.00'	2°40'15"	13.98'	13.98'	S 69°24'11" W
C15	300.00'	12°06'57"	63.44'	63.32'	S 64°40'50" W
C16	30.00'	92°19'24"	48.34'	43.28'	N 75°12'56" W
C17	1750.00'	26°13'43"	801.10'	794.13'	N 15°56'23" W
C18	1650.00'	0°41'40"	20.00'	20.00'	N 02°28'41" W
C19	1650.00'	0°03'10"	1.52'	1.52'	N 02°22'06" W
C20	2550.00'	8°54'43"	396.63'	396.23'	N 04°47'52" W
C21	1950.00'	7°05'14"	241.20'	241.05'	N 09°42'37" W
C22	1700.00'	26°13'43"	778.22'	771.44'	S 15°56'23" E
C23	1650.00'	26°13'43"	755.33'	748.75'	S 15°56'23" E

- 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
  - S.N. INDICATES SEE NOTE
  - INDICATES STREET NAME CHANGE
  - R.O.W. INDICATES RIGHT-OF-WAY
  - (F) INDICATES FOUND 5/8" IRON ROD W/CAP "LJA ENG"
  - (FX) INDICATES FOUND CHISELED "X"

## ALIANA TRACE DRIVE AND RESERVES

A SUBDIVISION OF 24.847 ACRES OF LAND SITUATED IN THE JANE WILKINS LEAGUE, ABSTRACT 96, FORT BEND COUNTY, TEXAS, BEING A PORTION OF TRACT 1-PART 2 OF THE STATE OF TEXAS DEPARTMENT OF TRANSPORTATION PARTITION PLAT, A PARTITION PLAT RECORDED IN SLIDE NO. 1819A, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

5 RESERVES (23.041 ACRES) 1 BLOCK  
NOVEMBER 8, 2017 JOB NO. 1968-1057.312

OWNERS:  
**ALIANA DEVELOPMENT COMPANY,**  
A TEXAS CORPORATION  
E. TRAVIS STONE, JR., PRESIDENT  
20333 STATE HIGHWAY 249, SUITE 600, HOUSTON, TEXAS 77070  
PH: (281) 809-7800

ENGINEER/SURVEYOR:  
**LJA Engineering, Inc.**  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386  
T.B.P.L.S. Firm No. 10110501