

PLAT RECORDING SHEET

PLAT NAME: Development at Aliana

PLAT NO: _____

ACREAGE: 1.258

LEAGUE: J. Wilkins Survey

ABSTRACT NUMBER: 96

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: West Airport Real Estate Holdings, LLC, a Texas Limited Liability Co.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, West Airport Real Estate Holdings, LLC, a Texas limited liability company, acting by and through Saleem Lakhani, Manager, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 1,258 acre tract described in the above and foregoing plat of DEVELOPMENT AT ALIANA, do hereby make and establish said subdivision 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, watercourses, 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 to 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 on 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 (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 on 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, 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) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 plat 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, planting 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the West Airport Real Estate Holdings, LLC, a Texas limited liability company, has caused these presents to be signed by Saleem Lakhani, its Manager, therunto authorized, attested, this ____ day of _____, 2018.

By: West Airport Real Estate Holdings, LLC, a Texas limited liability company,

Saleem Lakhani
Manager

STATE OF TEXAS
COUNTY OF _____

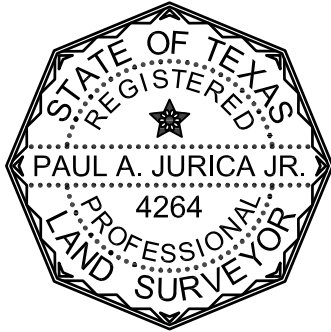
Before me, the undersigned authority, on this day personally appeared Saleem Lakhani, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2018.

Notary Public in and for the
State of Texas

My Commission Expires:

I, Paul A. Jurica, Jr., 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 eighths (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.



Paul A. Jurica, Jr.
Registered Professional Land Surveyor
Texas Registration No. 4264

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of DEVELOPMENT AT ALIANA in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat

this the ____ day of _____, 2018.

By: Martha L. Stein or M. Sonny Garza
Chair Vice Chairman

By: Patrick Walsh, P.E.
Secretary

BENCHMARK PUBLISHED ELEVATION — 125.06'

NATIONAL GEODETIC SURVEY MARKER, DESIGNATION "E 1280", PID "AW2158"; DISK STAMPED "E 1280 1978" LOCATED ABOUT 4.6 MILES EAST ALONG FARM ROAD 1093 FROM THE T ALIANA FACTORY RAILROAD STATION IN FULSHEAR, ALSO, 1.7 MILES EAST ALONG FARM ROAD 1093 FROM THE JUNCTION OF FARM ROADS 359 AND 1463, SET 0.1 MILE NORTHWEST OF A POWER LINE SUB-STATION, 60 FEET NORTH OF THE CENTERLINE OF THE ROAD, 20.5 FEET EAST OF THE CENTERLINE OF A FIELD ROAD AND GATE LEADING NORTH, 2.5 FEET WEST-NORTHWEST OF A POWER POLE, NUMBER 1405, AND 1 FOOT SOUTH OF A FENCE. THE MARK IS 0.3 METERS SOUTH FROM A WITNESS POST. (NAVD 1988).

TEMPORARY BENCHMARK "A" ELEVATION — 87.83'

SET CUT "BOX" AT THE END OF A CONCRETE SIDEWALK, LOCATED APPROX. 1,215 FEET EAST OF GRAND PARKWAY, ALONG THE NORTH SIDE OF WEST AIRPORT BLVD., NEAR THE SOUTHWEST CORNER OF THE SUBJECT TRACT.

TEMPORARY BENCHMARK "B" ELEVATION — 85.96'

SET CUT "BOX" ON EXISTING STORM INLET, LOCATED APPROX. 1,470 FEET EAST OF GRAND PARKWAY, ALONG THE NORTH SIDE OF WEST AIRPORT BLVD., NEAR THE SOUTHEAST CORNER OF THE SUBJECT TRACT.

DISTRICT NAMES

WCID	NONE
MUD	FBC MUD 134B
LID	NONE
DID	FBC DRAINAGE
SCHOOL	FORT BEND ISD
FIRE	EMSD NO. 2
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	FBC ESD NO. 2
COUNTY COMMISSIONER	PRECINCT NO. 4

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	30.00'	89°38'57"	46.94'	N 68°29'05" W	42.30'
C2	3650.00'	04°14'46"	270.50'	N 25°47'00" W	270.44'
C3	30.00'	89°25'10"	46.82'	N 68°35'58" W	42.21'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 66°41'27" E	59.09'
L2	S 23°18'33" E	14.74'

I, Nicholas F. Heybeck, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

Nicholas F. Heybeck
Texas Registration No. 112057
Heybeck Engineering & Consulting, Inc.
18406 Lost Maples Ct.
Humble, TX 77346
Texas Firm Registration No. 14661

GENERAL NOTES

- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NA083).
- All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may brought to surface by applying the following scale factor 0.999886955.
- All of the property located in this plat is within Fort Bend County, the City of Houston's Extraterritorial Jurisdiction, Fort Bend Independent School District, and Fort Bend County MUD 134B.
- According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map no. 48157C0140L, revised/dated April 2, 2014, the subject tract appears to lie within Zone "X-Unshaded", Zone "X-Unshaded", and zone "AE". This determination was done by graphic plotting and is approximate only, and has not been field verified. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Windrose Land Services.
- All visible or apparent pipelines within the limits of this subdivision have been shown.
- The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County Drainage Criteria Manual.
- All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
- Primary Benchmark is set cut "box" at the end of a concrete sidewalk, located approx. 1,215 feet East of Grand Parkway, along the North side of West Airport Blvd., near the Southwest corner of the subject tract. Elevation = 87.83 feet, NAVD88.

Temporary benchmark is a set cut "box" on an existing storm inlet, located approx. 1,470 feet East of Grand Parkway, along the North side of West Airport Blvd., near the Southeast corner of the subject tract. Elevation = 85.96 feet, NAVD88.

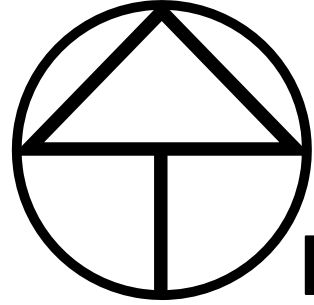
- The top of all floor slab elevations shall be a minimum of 87.90 feet above Mean Sea Level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground. Any future development should verify that the minimum slab elevation is at least 12 inches above the maximum anticipated ponding or sheet flow elevation for the site.
- The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County drainage criteria manual which allows for street ponding with intense rainfall events.
- All drainage easements shall be kept clear of fences, building, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility.

ABBREVIATIONS

FND — FOUND
F.C. — FILM CODE
F.B.C.C.F. — FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. — FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. — FORT BEND COUNTY PLAT RECORDS
IP — IRON PIPE
IR — IRON ROD
NO. — NUMBER
PG. — PAGE

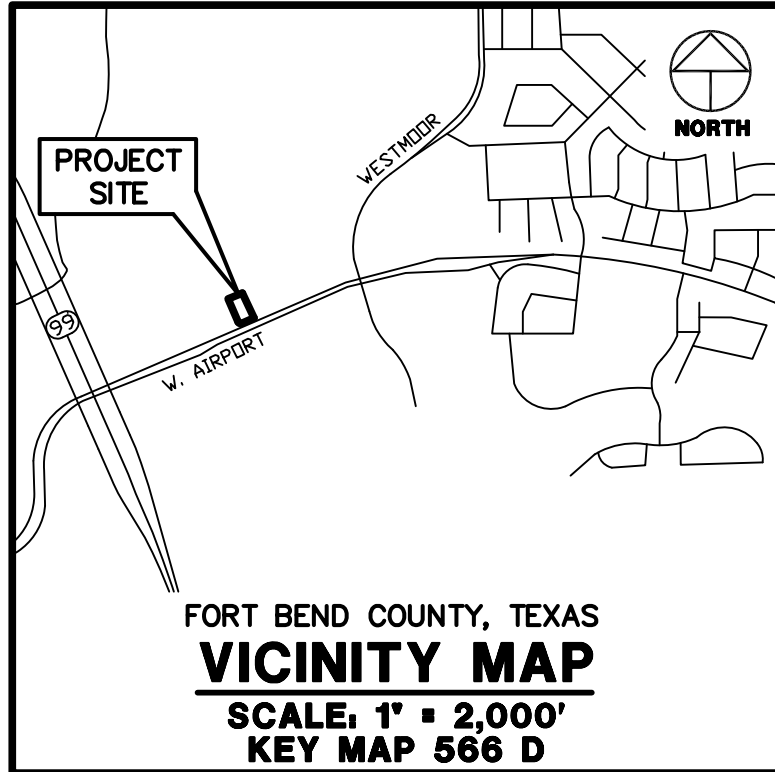
ABBREVIATIONS

R.O.W. — RIGHT-OF-WAY
SQ. FT. — SQUARE FEET
VOL. — VOLUME
A.E. — AERIAL EASEMENT
B.L. — BUILDING LINE
S.S.E. — SANITARY SEWER EASEMENT
ST.S.E. — STORM SEWER EASEMENT
U.E. — UTILITY EASEMENT
W.L.E. — WATER LINE EASEMENT
S — SET 5/8" CAPPED IR
W — WINDROSE LAND SERVICES"



GRAPHIC SCALE: 1" = 40'

40 0 40 80 Feet



I, Richard Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all 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, parent stream, or any other area or subdivision within the watershed.

Richard Stolleis, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this, the ____ day of _____, 2018.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert, Ph.D
County Judge

W. A. "Andy" Meyers
Commissioner, Precinct 3

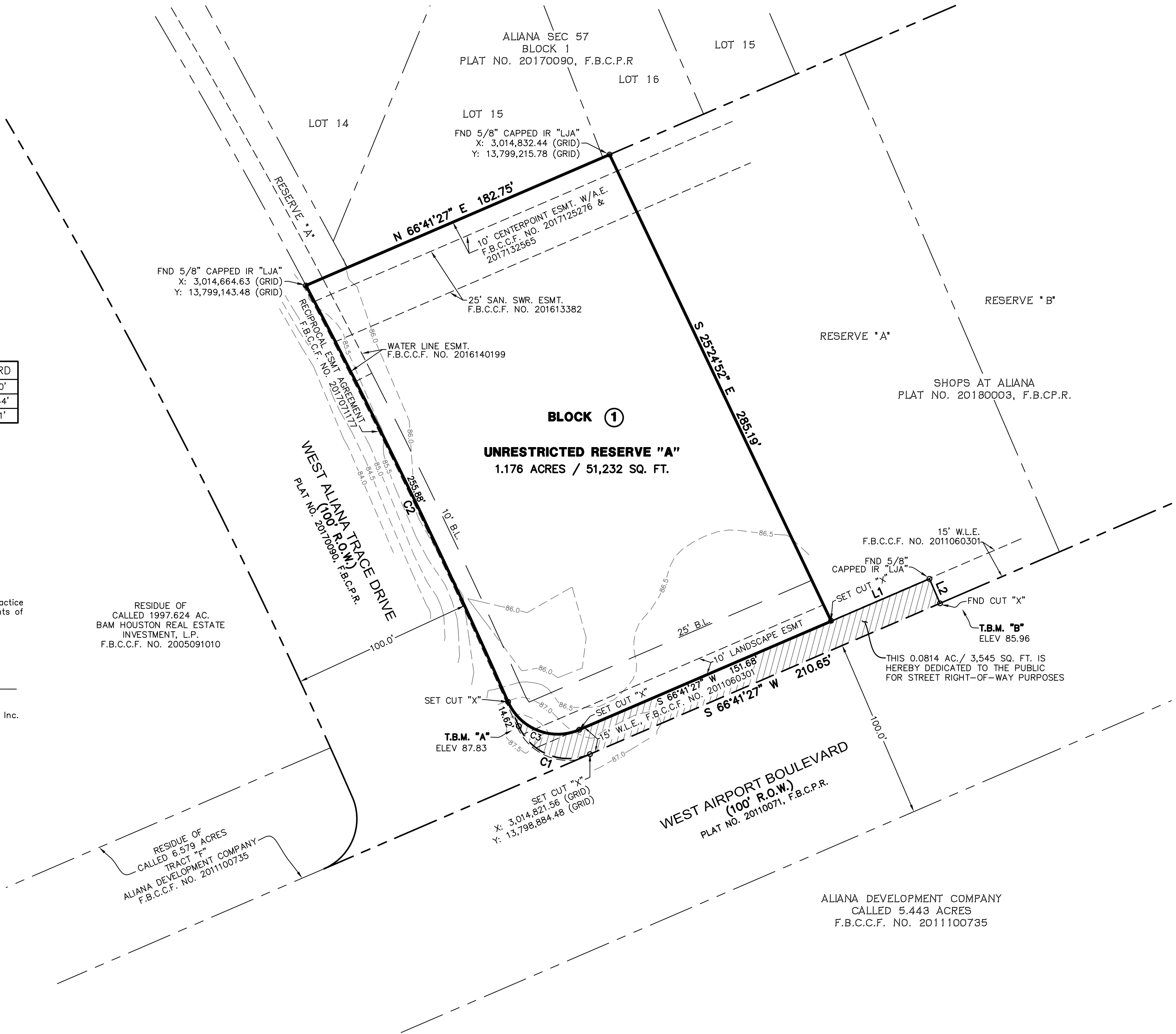
James Patterson
Commissioner, Precinct 4

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 _____, 2018, at _____ o'clock _____ m., and duly recorded on _____, 2018, in Plat No. _____ of the Map Records of Fort Bend County, for said county.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Clerk of the County Court
of Fort Bend County, Texas

By: _____ Deputy

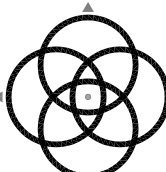


GENERAL NOTES CONT.

- All property to drain into a drainage easement only through an approved drainage structure.
- This plat lies wholly within Fort Bend County Lighting Zone LZ3.
- 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 plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- Subject to Section 7 (Greenspace Regulations) of the Fort Bend County Regulations of Subdivisions.
- Unless otherwise indicated, the building line (b.l.) whether one or more, shown on this subdivision plat 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 plat was approved, which may be amended from time to time.
- 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 lot 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.

Owner
WEST AIRPORT REAL ESTATE HOLDINGS, LLC
A TEXAS LIMITED LIABILITY COMPANY
77 Sugar Creek Center Blvd., Suite 207
Sugar Land, TX 77478
832.274.9422

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 101088001 | WINDROSESERVICES.COM