

PLAT RECORDING SHEET

PLAT NAME: Aliana, Sec. 51

PLAT NO: _____

ACREAGE: 52.325

LEAGUE: Jane Wilkins League, Jesse H. Cartwright League

ABSTRACT NUMBER: 96, 16

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 30

NUMBER OF RESERVES: 2

OWNERS: Aliana Development Company, Fort Bend County Municipal Utility

District No. 134A

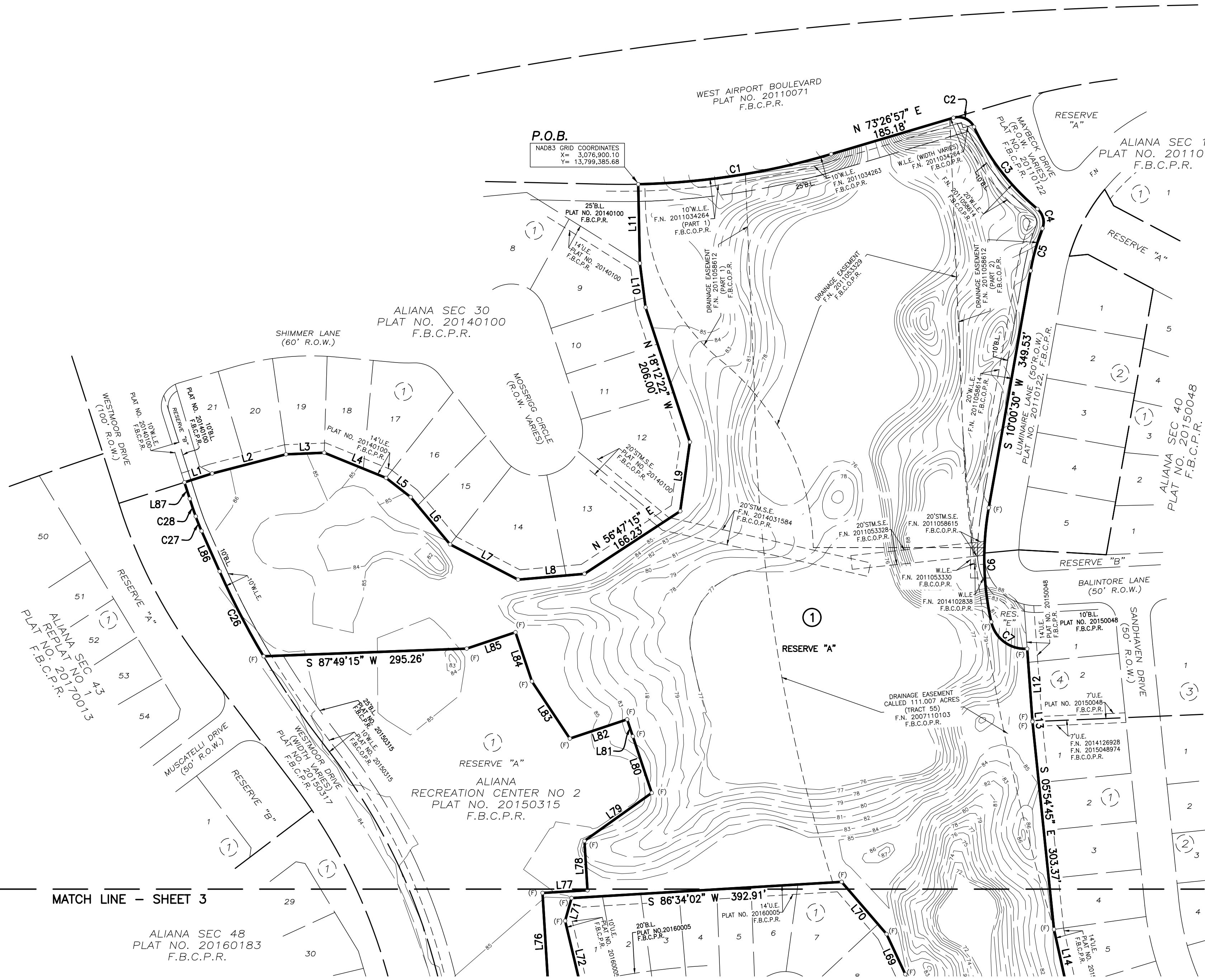
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CAD: NMF MYLAR CHECK: SUR. _____ DIR. _____

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SHEET 1 OF 3

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CAD: NMF
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RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	40.327	1,756,642	RESTRICTED TO DETENTION
B	0.124	5,382	RESTRICTED TO LANDSCAPE/OPEN SPACE/INCIDENTAL UTILITIES
TOTAL	40.451	1,762,024	

LEGEND	
B.L.	INDICATES BUILDING LINE
G.B.L.	INDICATES GARAGE 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
RES.	INDICATES RESERVE
(F)	INDICATES FND 5/8 LR W/ CAP STAMPED "LJA ENG"

NOTES:

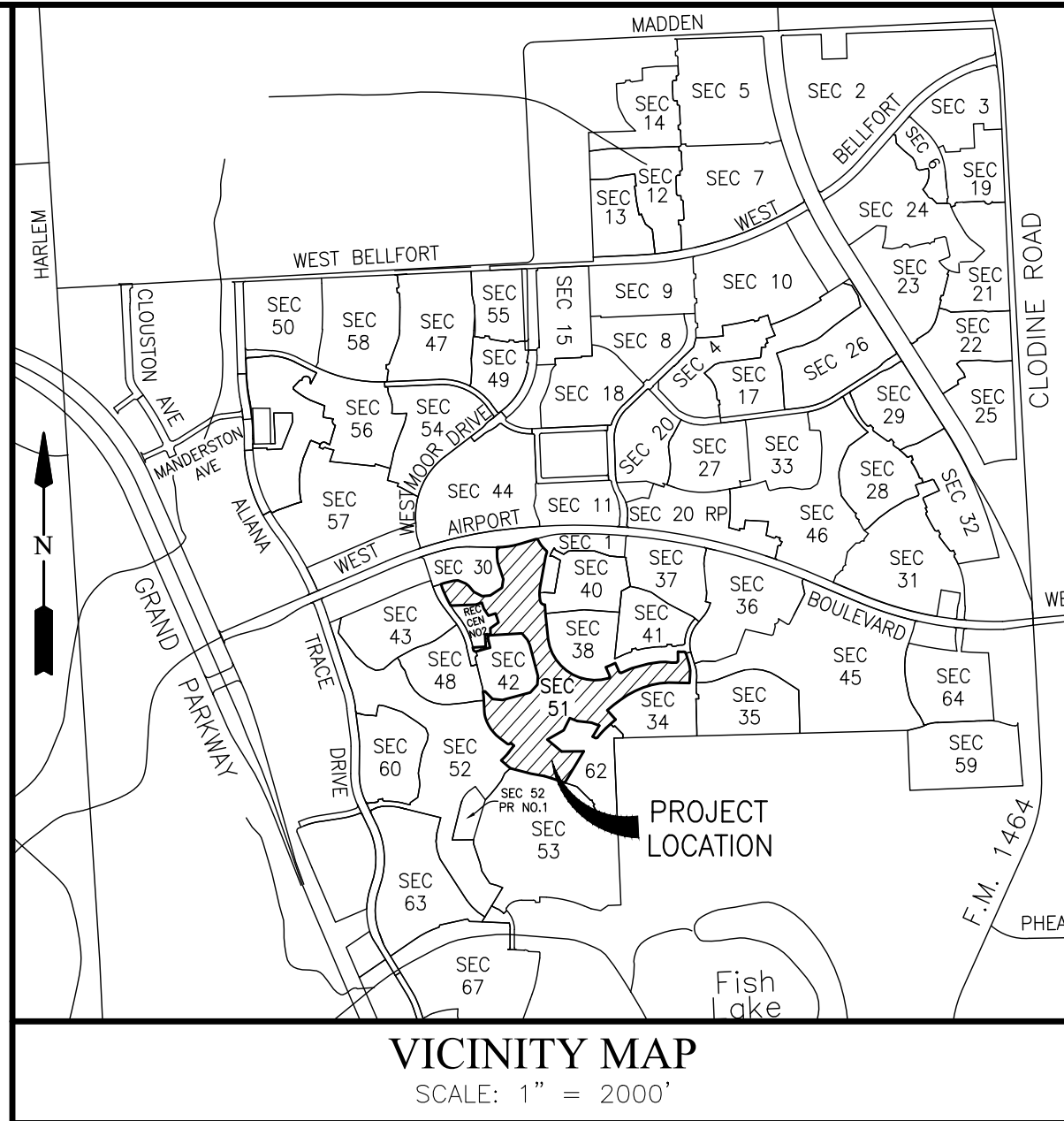
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99987.
- 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 HIGHWAY 6, 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.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 84.50 FEET ABOVE MEAN SEA LEVEL (NGVD 29, 1973 ADJUSTMENT). 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.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2018-0152, EFFECTIVE DATE OF MAY 25, 2018 AND ISSUED ON JUNE 1, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134B, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ISD, THE ETJ OF THE CITY OF HOUSTON AND FORT BEND COUNTY.
- BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED), ZONE "X" (SHADED), AND ZONE "AE" (SHADED) AS SHOWN ON WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NOS. 48157C0140L, REVISED APRIL 2, 2014.

- THE PIPELINES 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.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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 PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A. REQUIREMENTS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 3.
- 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.
- 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.
- THE MINIMUM DISTANCE OF TWENTY-TWO (22) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF THE SIDEWALK.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 72°15'25" E	42.27'
L2	N 75°25'58" E	110.72'
L3	N 87°35'58" E	55.56'
L4	S 67°49'45" E	97.05'
L5	S 52°02'58" E	45.21'
L6	S 39°50'30" E	89.40'
L7	S 62°32'27" E	111.26'
L8	N 85°00'26" E	96.73'
L9	N 07°58'37" E	101.39'
L10	N 07°23'25" W	64.49'
L11	N 01°12'03" W	114.87'
L12	S 04°08'05" E	104.66'
L13	S 05°50'18" E	1.26'
L14	S 12°27'46" E	87.38'
L15	S 21°24'42" E	87.38'
L16	S 30°21'39" E	87.38'
L17	S 39°18'35" E	87.38'
L18	S 48°15'32" E	87.38'
L19	S 57°12'28" E	87.38'
L20	S 66°09'25" E	87.38'
L21	S 75°06'21" E	87.38'
L22	S 84°03'18" E	87.38'
L23	N 86°59'46" E	87.38'
L24	N 78°02'49" E	95.98'
L25	N 26°53'31" E	18.82'
L26	N 24°15'48" W	123.16'
L27	N 65°44'12" E	68.56'
L28	S 24°15'48" E	118.18'
L29	S 69°02'18" E	21.30'
L30	N 66°11'13" E	134.67'
L31	N 88°43'42" E	69.39'
L32	S 84°17'33" E	70.52'
L33	N 88°43'42" E	59.97'
L34	N 43°43'42" E	21.25'
L35	N 01°17'07" W	113.53'
L36	N 88°42'53" E	27.76'
L37	S 17°13'34" E	97.78'
L38	S 03°50'50" W	103.61'
L39	N 88°47'26" W	75.98'
L40	S 84°50'55" W	101.61'
L41	S 78°58'28" W	101.70'
L42	S 72°56'10" W	101.71'
L43	S 66°54'10" W	101.64'
L44	S 61°02'51" W	101.47'
L45	S 56°52'17" W	101.35'
L46	S 52°58'59" W	95.13'

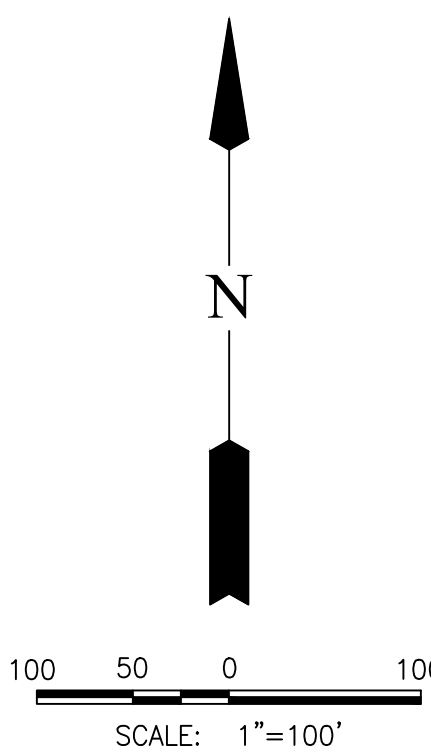
LINE TABLE		
LINE	BEARING	DISTANCE
L47	S 49°51'22" W	103.70'
L48	S 42°06'14" E	145.00'
L49	S 47°39'44" W	149.37'
L50	N 31°05'32" E	151.71'
L51	N 70°00'16" W	98.91'
L52	N 83°19'51" W	165.64'
L53	N 68°42'21" W	96.47'
L54	S 27°00'09" W	160.27'
L55	S 60°04'11" W	221.94'
L56	S 50°11'09" E	219.50'
L57	N 89°32'51" E	260.58'
L58	N 73°28'19" W	91.69'
L59	N 49°32'24" W	143.84'
L60	N 40°37'57" E	29.55'
L61	N 36°13'10" E	31.27'
L62	N 48°17'41" W	50.00'
L63	N 52°47'32" W	111.92'
L64	N 81°40'18" E	25.36'
L65	S 44°27'15" E	126.58'
L66	S 84°13'17" E	116.36'
L67	N 42°00'50" E	123.97'
L68	N 03°37'56" E	102.50'
L69	N 25°01'56" W	64.49'
L70	N 40°41'43" W	100.04'
L71	S 15°44'56" W	34.35'
L72	S 13°20'40" E	114.31'
L73	S 73°55'21" W	118.46'
L74	N 13°23'57" W	26.03'
L75	N 86°29'26" E	154.12'
L76	N 03°30'34" W	140.58'
L77	N 86°34'02" E	65.44'
L78	N 03°31'13" W	71.76'
L79	N 54°28'48" E	120.11'
L80	N 18°31'12" W	86.54'
L81	N 18°31'12" W	26.05'
L82	S 71°29'51" W	87.79'
L83	N 33°31'12" W	99.68'
L84	N 18°31'13" W	75.18'
L85	S 71°28'47" W	74.64'
L86	N 24°03'18" W	64.34'
L87	N 17°44'35" W	24.94'
L88	N 28°51'58" W	2.50'
L89	S 16°31'41" W	40.00'
L90	S 73°28'19" E	9.00'
L91	S 02°14'43" E	13.76'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1062.00'	15°21'00"	284.52'	283.67'	N 81°07'27" E
C2	25.00'	81°18'30"	35.48'	32.57'	S 65°53'48" E
C3	348.50'	24°58'02"	151.86'	150.66'	S 37°43'34" E
C4	25.00'	71°28'54"	31.19'	29.21'	S 14°28'08" E
C5	325.00'	11°15'49"	63.89'	63.79'	S 15°38'24" W
C6	425.00'	22°30'13"	166.92'	165.85'	S 01°14'37" E
C7	50.00'	81°27'34"	71.09'	65.25'	S 53°13'30" E
C8	425.00'	71°12'12"	53.43'	53.40'	N 69°20'17" E
C9	200.00'	12°11'22"	42.55'	42.47'	S 85°11'26" E
C10	25.00'	76°33'02"	33.40'	30.97'	S 53°00'36" E
C11	430.00'	2°29'29"	18.70'	18.70'	S 15°58'50" E
C12	370.00'	21°04'24"	136.09'	135.32'	S 06°41'22" E
C13	825.00'	10°19'08"	148.57'	146.37'	S 42°30'11" W
C14	25.00'	83°45'12"	36.54'	33.38'	S 79°13'14" W
C15	325.00'	5°18'21"	30.10'	30.08'	N 61°33'20" W
C16	630.00'	8°11'19"	80.04'	89.96'	N 44°43'36" E
C17	200.00'	4°24'46"	15.40'	15.40'	N 38°25'33" W
C18	675.00'	5°29'09"	64.63'	64.60'	N 38°57'45" E
C19	725.00'	0°28'39"	6.04'	6.04'	S 41°28'00" W
C20	30.00'	85°58'47"	45.02'	40.91'	S 84°13'04" W
C21	470.00'	36°06'44"	296.23'	291.35'	N 34°44'10" W
C22	300.00'	13°55'50"	72.94'	72.76'	N 09°42'53" W
C23	1035.00'	5°34'44"	100.78'	100.74'	N 05°32'20" W
C24	1025.00'	2°43'25"	48.72'	48.72'	S 75°17'03" W
C25	30.00'	92°40'42"	48.53'	43.41'	N 59°44'18" W
C26	1200.00'	6°38'00"	138.93'	138.85'	N 27°22'18" W
C27	300.00'	4°22'35"	22.91'	22.91'	N 21°52'01" W
C28	800.00'	1°56'08"	27.03'	27.02'	N 18°42'39" W
C29	700.00'	19°25'43"	237.36'	236.23'	S 51°25'11" W
C30	500.00'	18°47'10"	163.94'	163.21'	S 64°04'44" E
C31	300.00'	16°58'50"	88.91'	88.58'	S 81°57'44" E
C32	300.00'	7°22'05"	38.58'	38.55'	N 86°46'06" W
C33	725.00'	19°25'43"	245.84'	244.66'	N 51°25'11" E
C34	25.00'	43°34'23"	19.88'	19.36'	N 38°20'51" E
C35	50.00'	27°16'35"	241.10'	66.73'	S 26°18'03" E
C36	25.00'	50°42'13"	22.12'	21.41'	S 86°29'08" W
C37	675.00'	19°25'43"	228.89'	227.79'	S 51°25'11" W
C38	30.00'	100°45'05"	52.75'	46.21'	S 08°40'13" E
C39	475.00'	14°25'34"	119.60'	119.28'	S 66°15'32" E
C40	50.00'	69°30'46"	60.66'	57.01'	N 71°46'18" E
C41	50.00'	139°01'31"	121.32'	93.67'	S 73°28'19" E
C42	50.00'	69°30'46"	60.66'	57.01'	S 38°42'56" E
C43	275.00'	16°58'50"	81.50'	81.20'	S 81°57'44" E
C44	325.00'	9°19'55"	52.93'	52.88'	S 85°47'11" E
C45	275.00'	5°00'27"	24.03'	24.03'	N 87°56'56" W
C46	325.00'	16°58'50"	96.32'	95.97'	N 81°57'44" W
C47	525.00'	15°50'53"	145.22'	144.75'	N 65°32'52" W
C48	30.00'	81°44'37"	42.80'	39.26'	S 81°30'15" W



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 567 A&B



ALIANA SEC 51

A SUBDIVISION OF 52.325 ACRES OF LAND SITUATED IN THE JANE WILKINS LEAGUE, ABSTRACT 96 AND THE JESSE H. CARTWRIGHT LEAGUE, ABSTRACT 16, FORT BEND COUNTY, TEXAS

30 LOTS 2 RESERVES (40.451 ACRES) 2 BLOCKS
AUGUST 21, 2018 JOB NO. 1968-4051.403

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

FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 134A
LARRY W. MULLER, PRESIDENT
3 EAST GREENWAY PLAZA, SUITE 2000, HOUSTON, TEXAS 77046
PH: (713) 651-0111

SURVEYOR:

LJA Surveying, Inc.

2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194362

ENGINEER:

LJA Engineering, Inc.

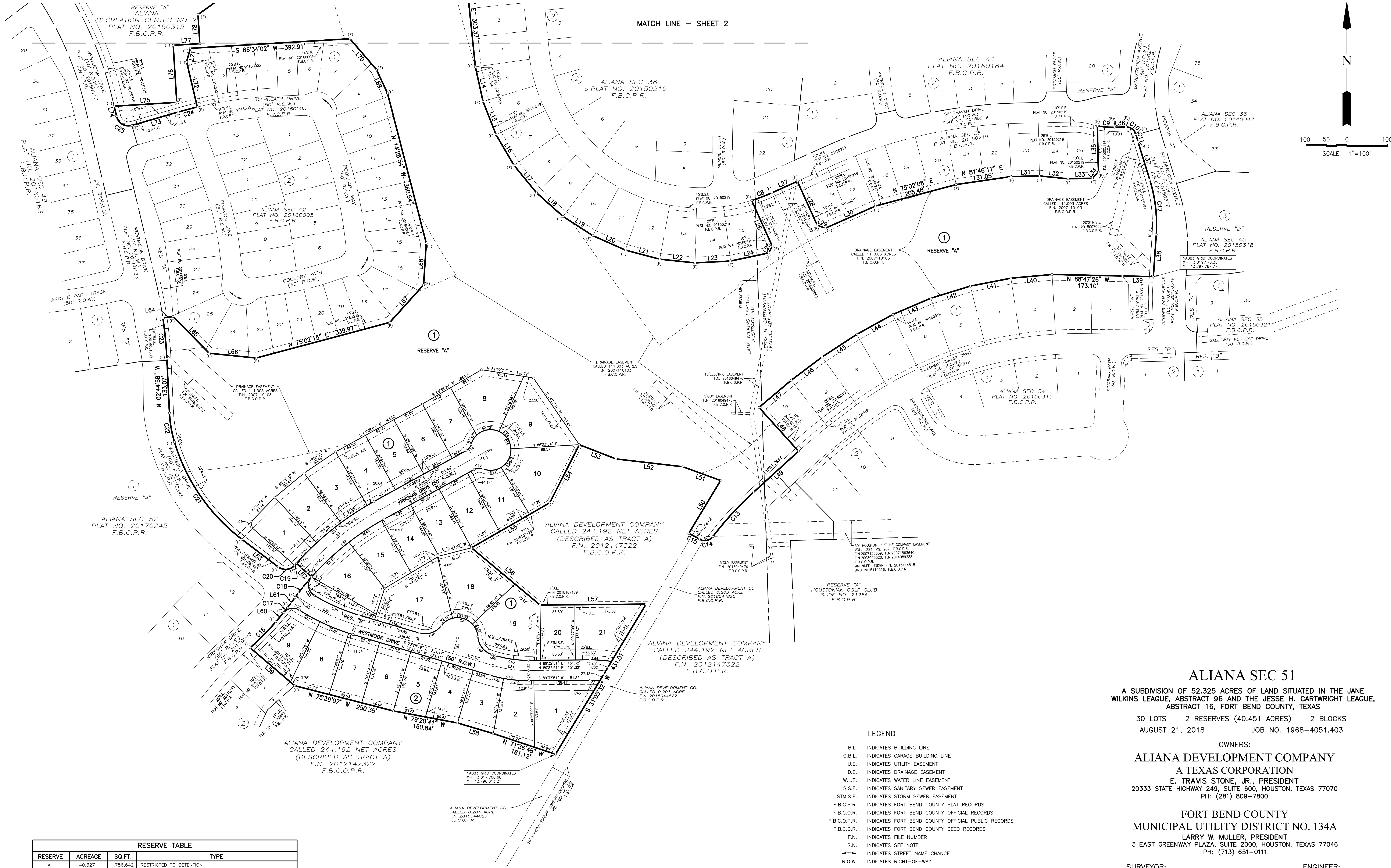
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1366

Date: 01 Nov 2018 11:53:56am
Path Name: C:\projects\ALIANA\51\ALIANA51.dwg

CAD: NMF
MYLAR CHECK: SUR.
DIR:

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30 LOTS 2 RESERVES (40.451 ACRES) 2 BLOCKS
AUGUST 21, 2018 JOB NO. 1968-4051.403

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

FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 134A
LARRY W. MULLER, PRESIDENT
3 EAST GREENWAY PLAZA, SUITE 2000, HOUSTON, TEXAS 77046
PH: (713) 651-0111

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386