PLAT RECORDING SHEET

PLAT NAME:	Aliana, Sec	. 51
	-	
PLAT NO:		
ACREAGE:	52.325	
LEAGUE:	Jane Wilkins	League, Jesse H. Cartwright League
ABSTRACT NU	UMBER: 96	, 16
NUMBER OF B	RLOCKS:	2
NUMBER OF I		30
NUMBER OF F		2
	_	nent Company, Fort Bend County Municipal Utility
District No	o. 134A	
(DEPUTY CLERK)		

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, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 134A, ACTING BY AND THROUGH LARRY W. MULLER, PRESIDENT, BEING AN OFFICER OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134A, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 52.325 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ALIANA SEC 51, 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 (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' O") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY 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, 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 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

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 ______, 2018.

ALIANA DEVELOPMENT COMPANY A TEXAS CORPORATION

E. TRAVIS STONE, JR., PRESIDENT

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,

______, 2018. CAROLYN DAVIS Notary Public, State of Texas Comm. Expires 02-22-2021 Notary ID 5113263 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CAROLYN DAVIS

Notary Public, State of Texas

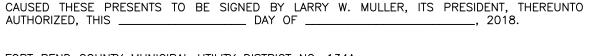
Notary ID 5113263

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, ____, 2018.

Comm. Expires 02-22-2021 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY WHEREOF, THE FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134A, HAS

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134A

LARRY W. MULLER, PRESIDENT

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY W. MULLER, PRESIDENT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134A, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

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, ORLANDO HUERTA, 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.

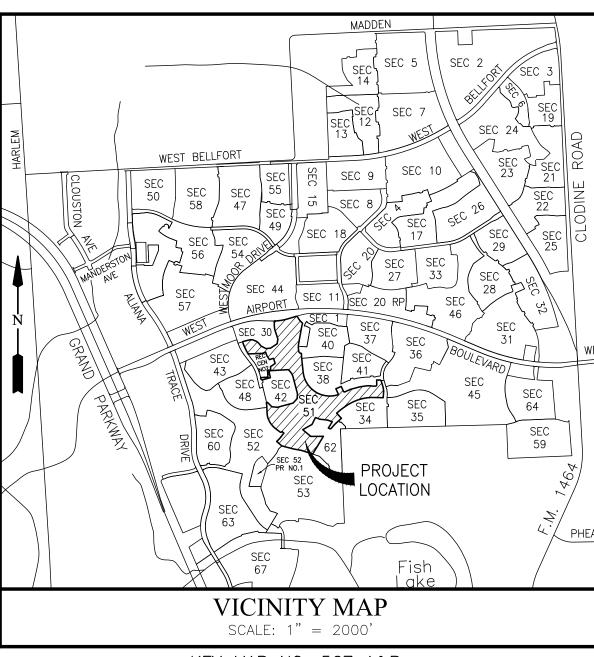
ORLANDO HUERTA LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 127877



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ALIANA SEC 51 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 ____, 2018.

MARTHA L. STEIN, CHAIR OR M. SONNY GARZA, VICE-CHAIR

PATRICK WALSH, P.E., SECRETARY



KEY MAP NO. 567 A&B

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 ______, 2018.

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

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

LJA Surveying, Inc.

2929 Briarpark Drive

Houston, Texas 77042

Suite 175

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:

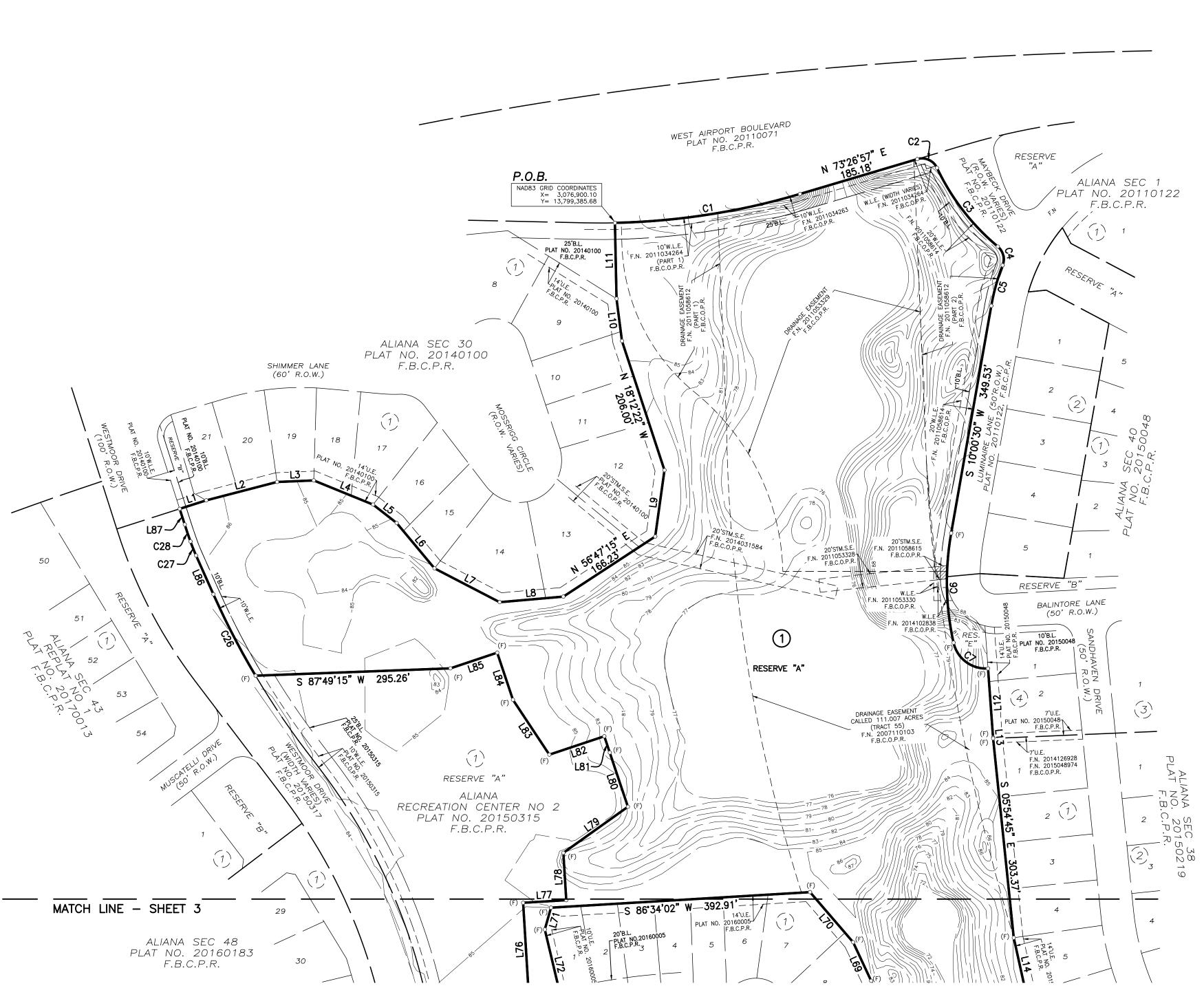
ENGINEER:

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

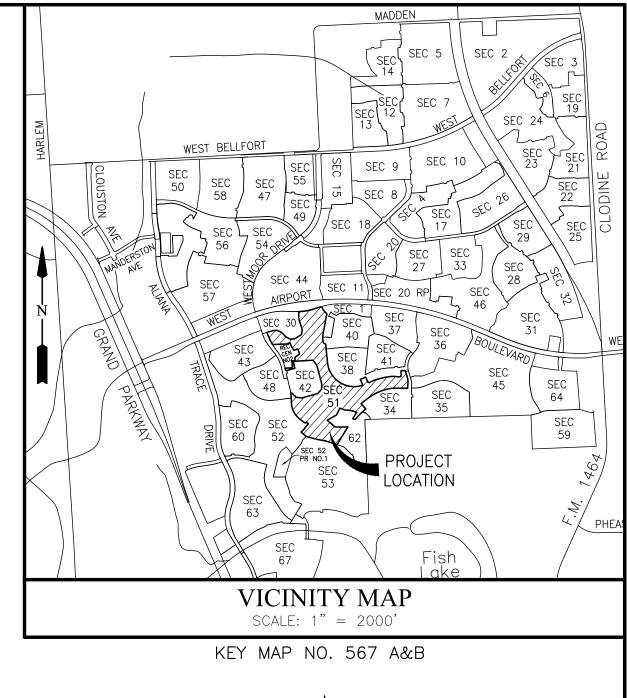
LJA Engineering, Inc. 2929 Briarpark Drive Suite 600 Houston, Texas 77042

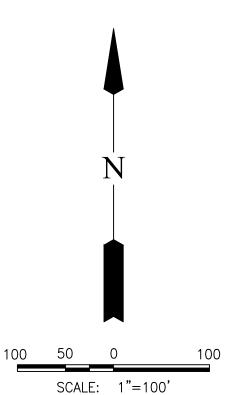
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

SHEET 1 OF 3



LINE TABLE				LINE TABLE						CUR	VE TA	BLE	
LINE	BEARING	DISTANCE	Ш	NE	BEARING	DISTANCE		CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
L1	N 72°15'25" E	42.27'	L	1 7	S 49*51'22" W	103.70'		C1	1062.00'	15°21'00"	284.52'	283.67	N 81°07'27" E
L2	N 75°25'56" E	110.72'	L	1 8	S 42°06'14" E	145.00'		C2	25.00'	81°18'30"	35.48'	32.57'	S 65°53'48" E
L3	N 87°35'58" E	55.56'	L	49	S 47°39'44" W	149.37'		C3	348.50'	24°58'02"	151.86	150.66	S 37°43'34" E
L4	S 67°49'45" E	97.05'	Lt	50	N 31°05'32" E	151.71'		C4	25.00'	71°28'54"	31.19'	29.21'	S 14°28'08" E
L5	S 52°02'58" E	45.21'	L	51	N 70°00'16" W	98.91'		C5	325.00'	11*15'49"	63.89'	63.79'	S 15°38'24" W
L6	S 39°50'30" E	89.40'	Lt	52	N 83°19'51" W	165.64'		C6	425.00'	22°30'13"	166.92'	165.85'	S 01°14'37" E
L7	S 62°32'27" E	111.26'	L	53	N 68°42'21" W	96.47'		C7	50.00'	81°27'34"	71.09'	65.25'	S 53°13'30" E
L8	N 85°00'26" E	96.73'	Lt	54	S 27°00'09" W	160.27'		C8	425.00'	7°12'12"	53.43'	53.40'	N 69°20'17" E
L9	N 07°58'37" E	101.39'	L	55	S 60°04'11" W	221.94'		C9	200.00'	12°11'22"	42.55'	42.47'	S 85°11'26" E
L10	N 07°23'25" W	64.49'	L	56	S 50°11'09" E	219.50'		C10	25.00'	76°33'02"	33.40'	30.97'	S 53°00'36" E
L11	N 01°12'03" W	114.87'	L	57	N 89°32'51" E	260.58'		C11	430.00'	2°29'29"	18.70'	18.70'	S 15°58'50" E
L12	S 04°08'05" E	104.86'	L	58	N 73°28'19" W	91.69'		C12	370.00'	21°04'24"	136.09	135.32	S 06°41'22" E
L13	S 05°50'18" E	1.26'	L:	59	N 49°32'24" W	143.84'		C13	825.00'	10°19'06"	148.57	148.37	S 42°30'11" W
L14	S 12°27'46" E	87.38'	Le	50	N 40°37'57" E	29.55'		C14	25.00'	83°45'12"	36.54	33.38'	S 79°13′14″ W
L15	S 21°24'42" E	87.38'	L	61	N 36°13'10" E	31.27'		C15	325.00'	5*18'21"	30.10	30.08'	N 61°33'20" W
L16	S 30°21'39" E	87.38'	Le	52	N 48°17'41" W	50.00'		C16	630.00'	8*11'19"	90.04	89.96'	N 44°43'36" E
L17	S 39°18'35" E	87.38'	Le	63	N 52°47'32" W	111.92'	l 1	C17	200.00'	4*24'46"	15.40'	15.40'	N 38°25'33" E
L18	S 48°15'32" E	87.38'	Le	64	N 81°40'18" E	25.36'	ll	C18	675.00'	5°29'09"	64.63'	64.60'	N 38°57'45" E
L19	S 57°12'28" E	87.38'	Le	35	S 44°27'15" E	126.58'	ll	C19	725.00'	0°28'39"	6.04'	6.04'	S 41°28'00" W
L20	S 66°09'25" E	87.38'	Le	66	S 84°13'17" E	116.36'		C20	30.00'	85°58'47"	45.02'	40.91	S 84°13'04" W
L21	S 75°06'21" E	87.38'	Le	67	N 42°00'50" E	123.97'		C21	470.00'	36°06'44"	296.23'	291.35	N 34°44'10" W
.22	S 84°03'18" E	87.38'	Le	58	N 03°37'56" E	102.50'		C22	300.00'	13°55'50"	72.94'	72.76'	N 09°42'53" W
_23	N 86°59'46" E	87.38'	Le	59	N 25°01'56" W	64.49'		C23	1035.00'	5°34'44"	100.78	100.74	N 05°32'20" W
.24	N 78°02'49" E	95.98'	L	70	N 40°41'43" W	100.04		C24	1025.00'	2*43'25"	48.72'	48.72'	S 75°17'03" W
25	N 26°53'31" E	18.82'	Ľ	71	S 15°44'56" W	34.35'	l l	C25	30.00'	92°40'42"	48.53'	43.41'	N 59°44'18" W
26	N 24°15'48" W	123.16'	L	72	S 13°20'40" E	114.31'	l l	C26	1200.00'	6°38'00"	138.93'	138.85	N 27°22'18" W
27	N 65°44'12" E	68.56'	L	73	S 73°55'21" W	118.46'		C27	300.00	4°22'35"	22.91'	22.91'	N 21°52'01" W
.28	S 24°15'48" E	118.18'	L.	74	N 13°23'57" W	26.03'		C28	800.00	1*56'08"	27.03'	27.02'	N 18°42'39" W
.29	S 69°02'18" E	21.30'	L	75	N 86°29'26" E	154.12'	1 1	C29	700.00'	19°25'43"	237.36	236.23	S 51°25'11" W
_30	N 66°11'13" E	134.67'	L	76	N 03°30'34" W	140.58'	1 1	C30	500.00'	18°47'10"	163.94	163.21	S 64°04'44" E
L31	N 88°43'42" E	69.39'	L	77	N 86°34'02" E	65.44'	1 1	C31	300.00'	16°58'50"	88.91	88.58'	S 81°57'44" E
L32	S 84°17'33" E	70.52'	L	78	N 03°31'13" W	71.76'		C32	300.00	7°22'05"	38.58'	38.55'	N 86°46'06" W
L33	N 88°43'42" E	59.97'	L	79	N 54°28'48" E	120.11'	1 1	C33	725.00'	19°25'43"	245.84	244.66'	N 51°25'11" E
_34	N 43°43'42" E	21.25'	LE	30	N 18°31'12" W	86.54'	l l	C34	25.00'	45°34'23"	19.88'	19.36'	N 38°20'51" E
L35	N 01°17'07" W	113.53'	L	81	N 18°31'12" W	26.05'		C35	50.00'	276°16'35"	241.10'	66.73'	S 26°18'03" E
L36	N 88°42'53" E	27.76'	LE	32	S 71°29'51" W	87.79'		C36	25.00'	50°42'13"	22.12'	21.41'	S 86°29'08" W
L37	S 17°13'34" E	97.78'	LE	33	N 33°31'12" W	99.68'		C37	675.00'	19°25'43"	228.89	227.79'	S 51°25'11" W
L38	S 03°50'50" W	103.61	LE	34	N 18°31'13" W	75.18'	1 1	C38	30.00'	100°45'05"	52.75	46.21	S 08°40'13" E
_39	N 88°47'26" W	75.98'	LE	35	S 71°28'47" W	74.64'	1 1	C39	475.00'	14°25'34"	119.60'	119.28	S 66°15'32" E
L40	S 84°50'55" W	101.61	LE	36	N 24°03'18" W	64.34'		C40	50.00'	69°30'46"	60.66	57.01'	N 71°46'18" E
L41	S 78*58'28" W	101.70'	LE	37	N 17°44'35" W	24.94'	l l	C41	50.00'	139°01'31"	121.32'	93.67	S 73°28'19" E
L42	S 72*56'10" W	101.71'	L	38	N 28*51'58" W	2.50'		C42	50.00'	69*30'46"	60.66	57.01	S 38°42'56" E
L43	S 66*54'10" W	101.64'	L	39	S 16°31'41" W	40.00'		C43	275.00'	16*58'50"	81.50'	81.20'	S 81°57'44" E
L44	S 61°02'51" W	101.47'	LS	90	S 73°28'19" E	9.00'		C44	325.00'	9°19'55"	52.93'	52.88	S 85°47'11" E
L45	S 56*52'17" W	101.35	L	91	S 02°14'43" E	13.76'		C45	275.00'	5*00'27"	24.03'	24.03'	N 87*56'56" W
L46	S 52*58'59" W	95.13'					'	C46	325.00'	16°58'50"	96.32	95.97	N 81*57'44" W
							l	C47	525.00'	15°50'53"	145.22	144.75	N 65°32'52" W
							ŀ	C48	30.00'	81*44'37"	42.80'	39.26	S 81°30'15" W





RESERVE TABLE RESERVE ACREAGE SQ.FT. TYPE RESTRICTED TO DETENTION 40.327 ,756,642 0.124 5,382 RESTRICTED TO LANDSCAPE/OPEN SPACE/INCIDENTAL UTILITIES

LEGEND

TOTAL 40.451 1,762,024

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 INDICATES STORM SEWER EASEMENT F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS INDICATES FORT BEND COUNTY OFFICIAL RECORDS 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 I.R W/ CAP STAMPED "LJA ENG"

- 1. 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
- 2. 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

WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. THIS PLAT WAS PREPARED TO MEET THE CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
- 8. 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.
- 9. 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.
- 10. 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 ÀGENCY FLOOD INSURANCE RATE MAP NOS. 48157C0140L, REVISED APRIL 2, 2014.

- 11. THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- 12. 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
- 13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. 14. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE
- 15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 16. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134A.
- 17. 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.
- 18. THIS PLAT LIES WITHIN LIGHTING ZONE 3.
- 19. 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.
- 20. 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.
- 21. THE MINIMUM DISTANCE OF TWENTY-TWO (22) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF THE SIDEWALK.
- 22. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.

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:

2929 Briarpark Drive

Houston, Texas 77042

Suite 175

ENGINEER:

LJA Surveying, Inc. 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

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SHEET 2 OF 3

