

**PLAT RECORDING SHEET**

**PLAT NAME:** Aliana Retail Reserve

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

**ACREAGE:** 3.489

**LEAGUE:** Jesse H. Cartwright League

**ABSTRACT NUMBER:** 15

**NUMBER OF BLOCKS:** 1

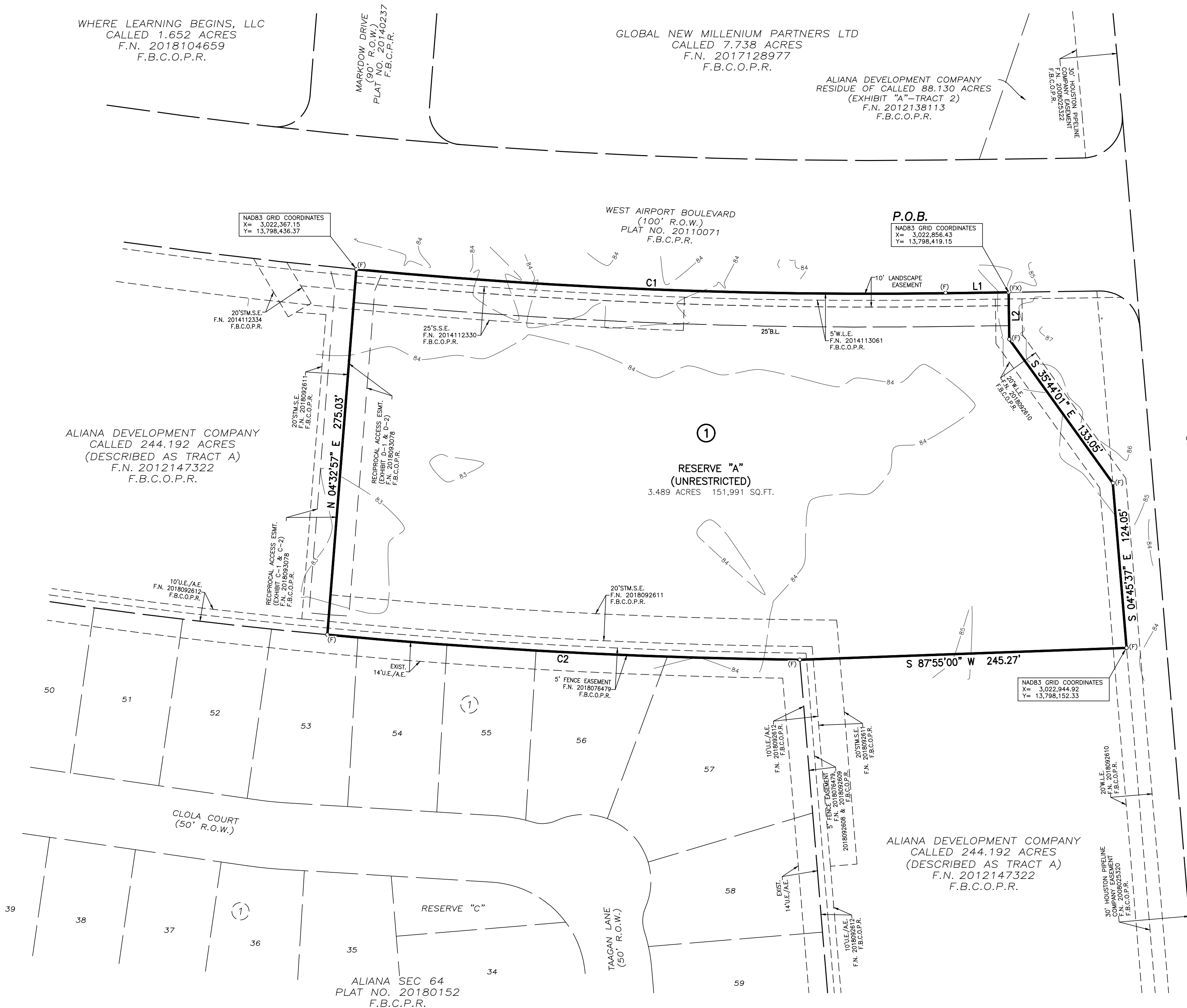
**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** DM Partners I, LP

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





WHERE LEARNING BEGINS, LLC  
CALLED 1.652 ACRES  
F.N. 2018104659  
F.B.C.O.P.R.

GLOBAL NEW MILLENIUM PARTNERS LTD  
CALLED 7.738 ACRES  
F.N. 2017128977  
F.B.C.O.P.R.

ALIANA DEVELOPMENT COMPANY  
RESIDUE OF CALLED 88.130 ACRES  
(EXHIBIT "A"-TRACT 2)  
F.N. 2012138113  
F.B.C.O.P.R.

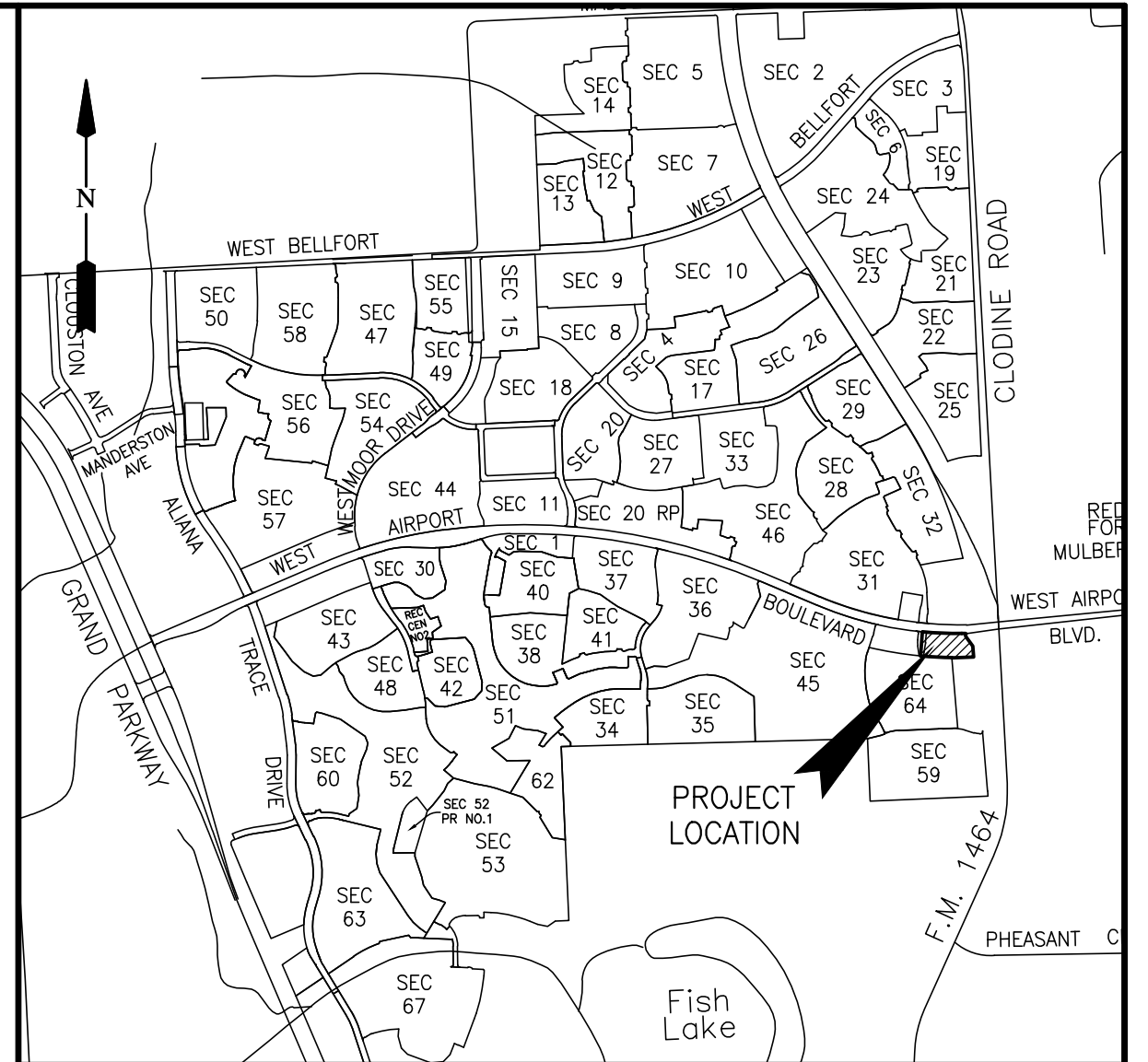
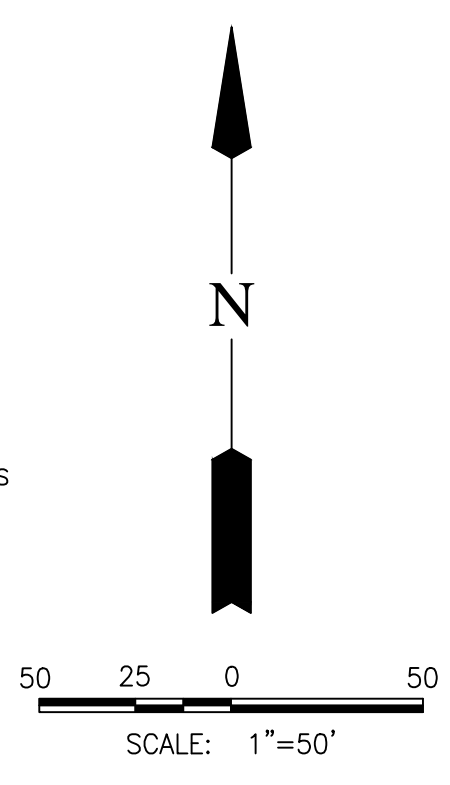
ALIANA DEVELOPMENT COMPANY  
CALLED 244.192 ACRES  
(DESCRIBED AS TRACT A)  
F.N. 2012147322  
F.B.C.O.P.R.

ALIANA SEC 64  
PLAT NO. 20180152  
F.B.C.P.R.

ALIANA DEVELOPMENT COMPANY  
CALLED 244.192 ACRES  
(DESCRIBED AS TRACT A)  
F.N. 2012147322  
F.B.C.O.P.R.

STATE OF TEXAS  
F.M. TOP OF 100' R.O.W.  
CALLED 46.187 ACRES  
F.N. 2010046441  
F.B.C.O.P.R.

- 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
  - A.E. INDICATES AERIAL 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
  - (F) INDICATES FOUND 5/8" IRON ROD WITH CAP STAMPED "LIA ENG"
  - (FX) INDICATES FOUND CHISELED "X" IN CONCRETE



**VICINITY MAP**  
SCALE: 1" = 2000'  
KEY MAP NO. 567A/B

- NOTES:
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 WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
  2. 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 0.99987.
  3. BENCHMARK: 2005 FORT BEND COUNTY LIDAR BENCHMARK NO. 25 "PK" NAIL IN ASPHALT LOCATED 2.5' WEST OF THE FIRST MEDIAN NOSE WEST OF F.M. 359 ON HIGHWAY 90-A.  
ELEVATION = 84.09' NAVD88
  4. TBM: X-CUT ON FIRST SOUTH INLET WEST OF INTERSECTION OF F.M. 1464 AND WEST AIRPORT BOULEVARD AND BEING ON THE SOUTH SIDE OF WEST AIRPORT BOULEVARD, AS SHOWN HEREON.  
ELEVATION = 83.81' NAVD 88
  5. THIS PLAT WAS PREPARED TO MEET CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
  6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 18157038315, EFFECTIVE DATE OF DECEMBER 30, 2018 AND ISSUED ON JANUARY 8, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  7. 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 ISD, THE ETJ OF THE CITY OF HOUSTON AND FORT BEND COUNTY.
  8. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0145 L, REVISED AUGUST 21, 2017 AND PER LOWR CASE NO. 17-06-0120P ISSUE DATE JULY 11, 2017, EFFECTIVE DATE NOVEMBER 24, 2017. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP.
  9. THERE ARE NO PIPELINES WITHIN THE TRACT'S BOUNDARY.
  10. 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.
  11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  13. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134A.
  14. 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 ADA REQUIREMENTS.
  15. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 88.
  16. THIS PLAT LIES WITHIN LIGHTING ZONE 3.
  17. 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.
  18. THE MINIMUM SLAB ELEVATION SHALL BE 85.50 FEET (NAVD 88); EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE NATURAL GROUND.
  19. 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.

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
L1	N 89°10'59" E	47.01'	C1	4050.00'	6°15'58"	442.92'	442.70'	S 87°41'02" E
L2	S 07°49'01" E	35.24'	C2	4325.00'	4°42'18"	355.15'	355.05'	N 88°57'38" W

## ALIANA RETAIL RESERVE

A SUBDIVISION OF 3.489 ACRES OF LAND SITUATED IN THE JESSE H. CARTWRIGHT LEAGUE, ABSTRACT 16, FORT BEND COUNTY, TEXAS.

0 LOTS    1 RESERVE (3.489 ACRES)    1 BLOCK  
NOVEMBER 26, 2018    JOB NO. 2606-0001.433

OWNERS:  
**DM PARTNERS I, LP,**  
A DELAWARE LIMITED PARTNERSHIP  
BY: DEISO MOSS LLC, ITS GENERAL PARTNER  
TAYLOR MOSS, PRINCIPAL  
2435 WOLF ROAD, HUFFMAN, TEXAS 77336  
832-231-0110

SURVEYOR:  
**LJA Surveying, Inc.**  
2929 Briarpark Drive    Phone 713.953.5200  
Suite 175    Fax 713.953.5026  
Houston, Texas 77042    T.B.P.L.S. Firm No. 10194382

ENGINEER:  
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North    Phone 713.953.5200  
Suite 100    Fax 713.953.5028  
Katy, Texas 77449    FRN-F-1386