

PLAT RECORDING SHEET

PLAT NAME: Reserve at Aliana

PLAT NO: _____

ACREAGE: 7.738

LEAGUE: Jesse H. Cartwright

ABSTRACT NUMBER: 16

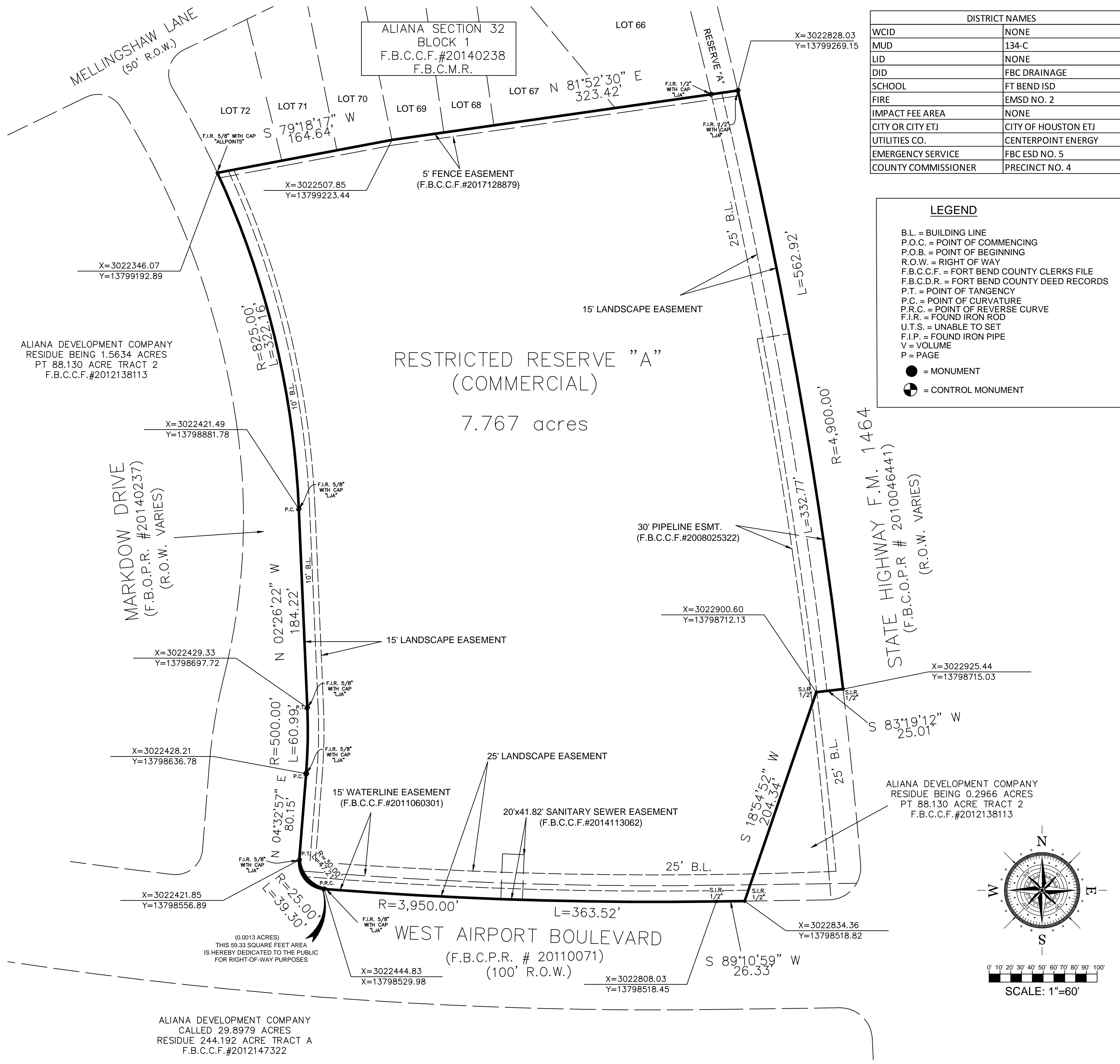
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: GNM Interest, LP, a Texas Limited Partnership

(DEPUTY CLERK)



STATE OF TEXAS
COUNTY OF FORT BEND

We, GNM Interest, LP, A Texas Limited Partnership, acting by and through Shoukat Dhanani President, being officer of GNM Interest, LP, A Texas Limited Partnership, Owner hereinafter referred to as Owners of the 7.738 acre tract described in the above and foregoing map of RESERVE AT ALIANA, do hereby make and establish said subdivision and development plat 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, 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, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, We do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, We 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, road, alley or any drainage ditch, either directly or indirectly.

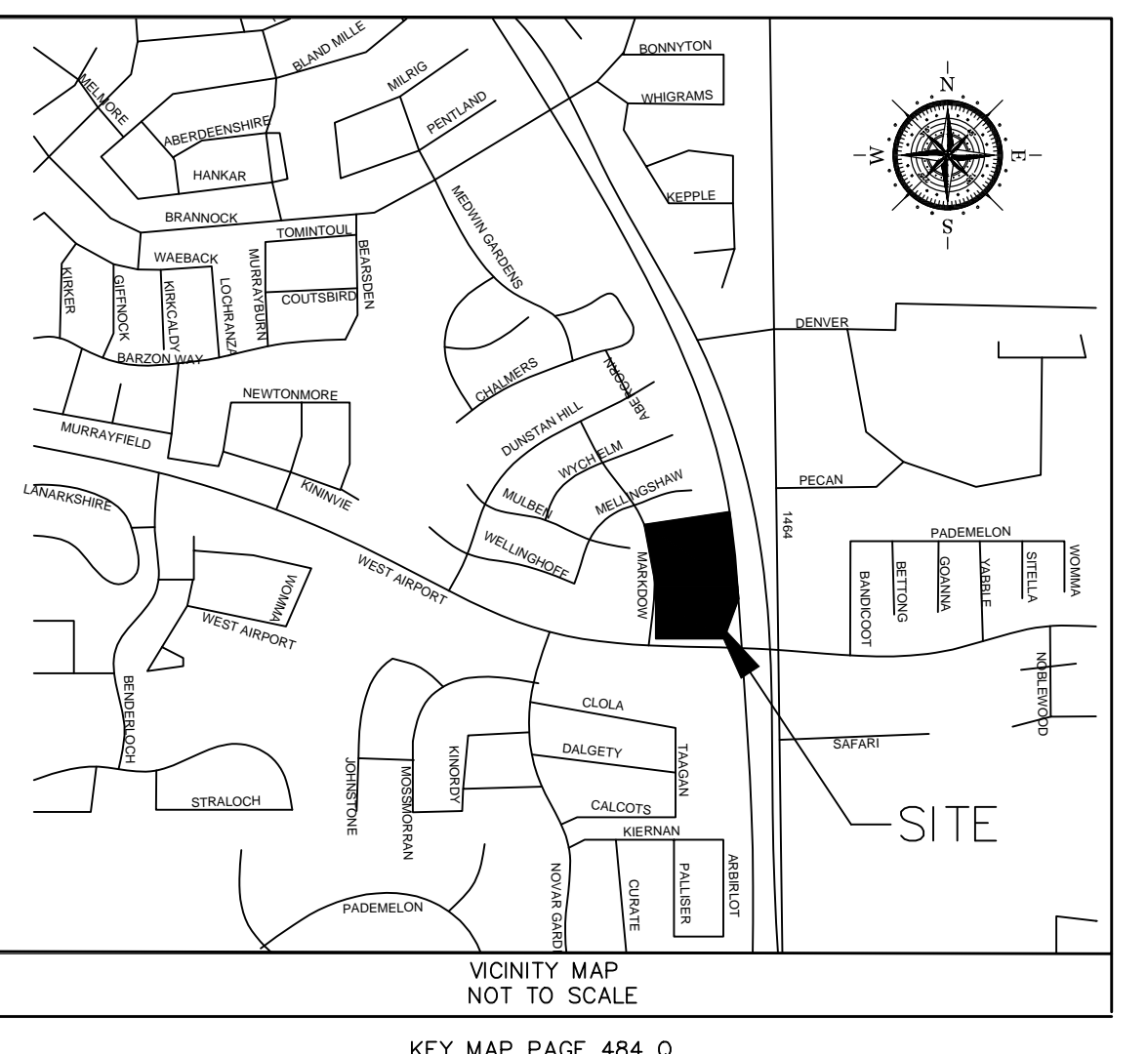
FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1 3/4) square feet (24" diameter).

FURTHER, We do hereby dedicate to the public a strip of land twenty feet (20' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs 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, We 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, 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 and shall comply with this order as adopted by the Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the GNM Interest LP, A Texas Limited Partnership, has caused these presents to be signed by Shoukat Dhanani, its President, there unto authorized, this _____ day of _____, 2019.



GNM Interest, LP, A Texas Limited Partnership
By: _____
Shoukat Dhanani, President

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Shoukat Dhanani, 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 _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NAME _____
MY COMMISSION EXPIRES: _____

We, Integrity Bank, SSB, acting by and through, Hazem Ahmed, Executive Vice President, Owner and holder of a lien against the property described in the plat known as RESERVE AT ALIANA, said lien being evidenced by instrument of record in the Clerk's File No. 2018008113, do hereby certify in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Hazem Ahmed, Executive Vice President

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Hazem Ahmed, 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 as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NAME _____
MY COMMISSION EXPIRES: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of RESERVE 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 the recording of this plat (or instrument when appropriate) this _____ day of _____, 2019.

By: _____
Martha L. Stein
Title Chair

By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary

OR

By: _____
M. Sonny Garza
Vice Chairman

I, Saib Yacoub Saour, a Professional Engineer registered in the State of Texas do hereby certify that this plat meet all requirements of Fort Bend County to the best of my knowledge.

Saib Yacoub Saour, P.E. No 40094

I, Toby Paul Couchman, 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

Toby Paul Couchman, RPLS
Texas Registration No.5565

I, Stacy Slawinski, 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.

Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2019.

Vincent M. Morales, Jr. Precinct 1, County Commissioner	Grady Prestage Precinct 2, County Commissioner
W.A. "Andy" Meyers Precinct 3, County Commissioner	Ken R. DeMerchant Precinct 4, County Commissioner

KP George
County Judge

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 _____ at o'clock __, M., in Plat Number _____ of the Map 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

- GENERAL 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 State Plane Grid Coordinates (NAD83); and may be brought to surface by applying the following combined scale: 0.99988247075.
 - 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 the 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.
 - 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.
 - This plat is located in Lighting Zone LZ3.
 - There are pipeline easements within the limits of the plat boundary.
 - This property lies within Zone X as per the Flood Insurance Rate Maps, Community Panel No. 48157C0145L, effective date: 04/02/2014 and revised to reflect LOMR, 17-06-0120P effective date: 11/24/2017.
 - The top of all floor slabs shall be a minimum of 86.00 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than 24" (inches) above natural ground.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
 - All property to drain into the drainage easement only through an approved drainage structure.
 - Terms, conditions and provisions, including but not limited to the rights regarding all ground water and water rights, contained in deed from State of Texas to BAM Houston Real Estate Investment, L.P., a Texas limited partnership, recorded under Clerk's File No. 2005091010 of the Official Public Records of Fort Bend County, Texas.
 - One foot Reserve dedicated to the public, as recorded in County Clerk's file No. P20080069, lies wholly within West Airport Boulevard and does not affect subject lot.
 - 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.

RESERVE AT ALIANA

A SUBDIVISION OF 7.738 ACRES OF LAND OUT THE JESSE H. CARTWRIGHT LEAGUE, ABSTRACT 16, FORT BEND COUNTY, TEXAS

1 RESTRICTED RESERVE, 1 BLOCK
JULY 2019

ENGINEER BENCHMARK ENGINEERING CORPORATION 2401 FOUNTAINVIEW DR., SUITE 500 HOUSTON, TX 77057 OFFICE: (713) 266-9930	PRO-SURV SURVEYING & MAPPING SERVICES EMAIL: orders@prosurv.net T.B.P.L.S. FIRM #10119300 P.O. BOX 1366 FRIENDSWOOD, TX 77549 PH.281.996.1113	OWNER GNM INTEREST, LP A TEXAS LIMITED PARTNERSHIP 4415 HIGHWAY 6 SUGARLAND, TX 77478 281-201-2753
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