

PLAT RECORDING SHEET

PLAT NAME: Aliana, Sec. 66

PLAT NO: _____

ACREAGE: 23.777

LEAGUE: Jane Wilkins League

ABSTRACT NUMBER: 96

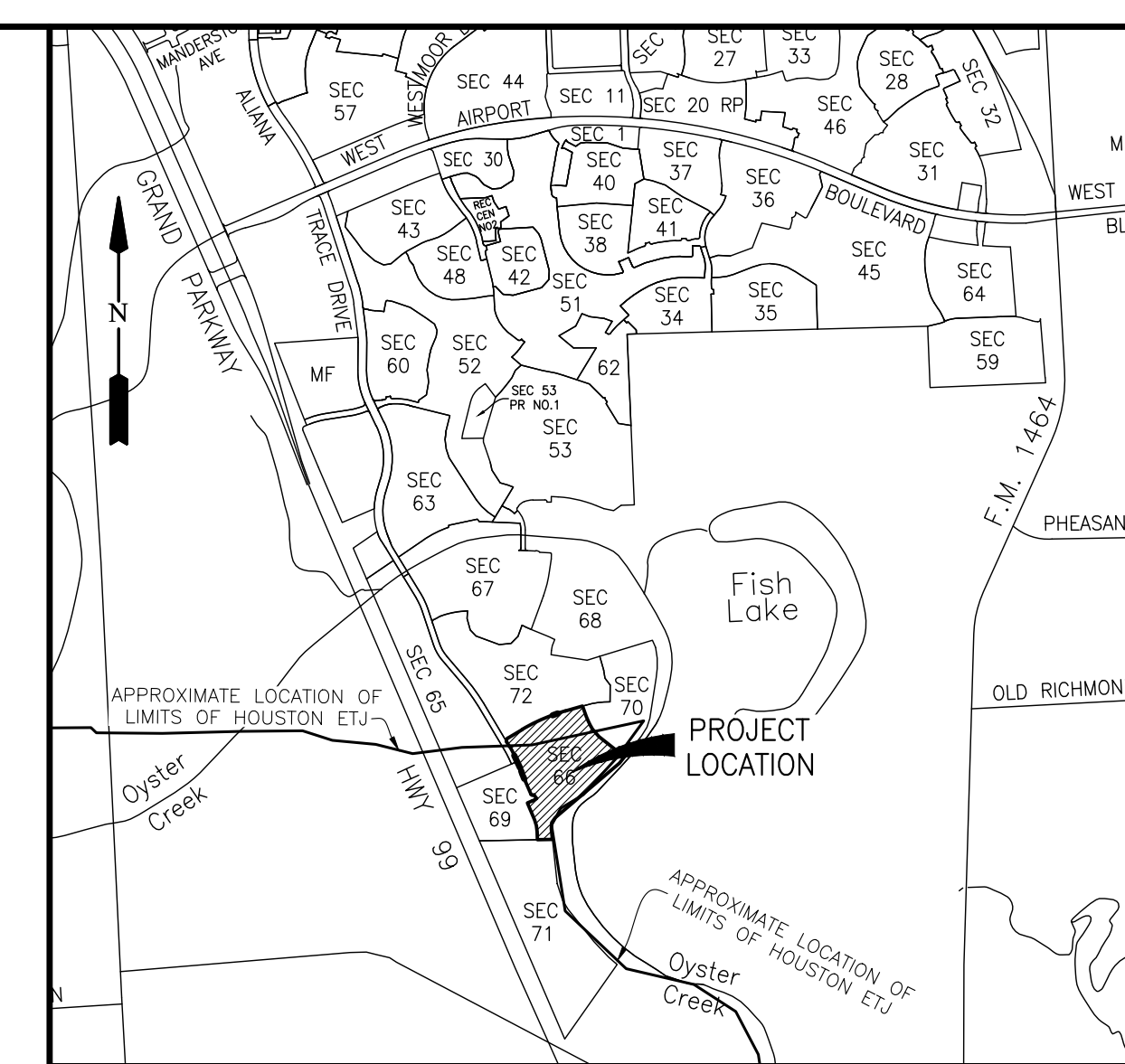
NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 74

NUMBER OF RESERVES: 7

OWNERS: Aliana Development Company, a Texas Corporation

(DEPUTY CLERK)



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 566 H&M

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

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.545	23,751	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.116	5,053	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.098	4,279	RESTRICTED TO LANDSCAPE/OPEN SPACE
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E	5.365	233,698	RESTRICTED TO OPEN SPACE/DRAINAGE
F	0.923	40,221	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.130	5,681	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	7.233	315,059	

GALVESTON COUNTY WATER AUTHORITY
CALLED 26.05 ACRES
(TRACT NO. 65 - UNIT 1)
VOL. 2060, PG. 1955
(DESCRIBED IN VOL. 815, PG. 110)
F.B.C.D.R.

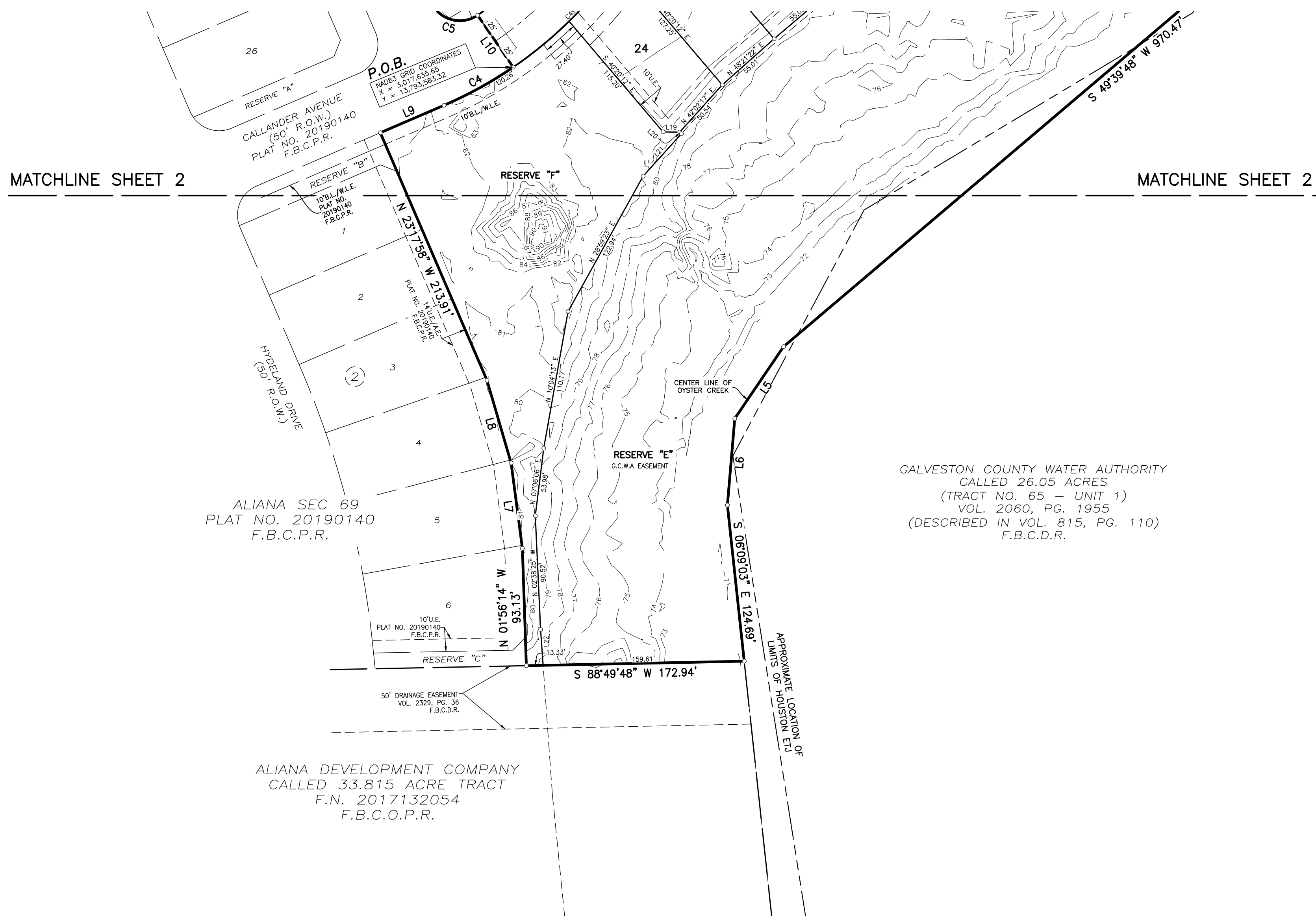
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 - G.C.W.A. INDICATES GULF COAST WATER AUTHORITY
 - R.O.W. INDICATES RIGHT OF WAY

ALIANA SEC 66
A SUBDIVISION OF 23.777 ACRES OF LAND SITUATED IN THE
JANE WILKINS LEAGUE, ABSTRACT 96, FORT BEND COUNTY, TEXAS.
74 LOTS 7 RESERVES (7.233 ACRES) 4 BLOCKS
JANUARY 23, 2020 JOB NO. 1968-4066.403

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

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.
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Phone 713.953.5200, Fax 713.953.5026, FRN - F-1386



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	N 14°10'05" E	42.43'
C2	1975.00'	11°14'33"	387.53'	N 64°47'22" E	386.91'
C3	1475.00'	3°39'01"	93.97'	N 72°14'08" E	93.95'
C4	325.00'	11°04'10"	62.79'	N 61°09'57" E	62.69'
C5	25.00'	101°04'10"	44.10'	N 73°50'03" W	38.60'
C6	1025.00'	1°57'53"	35.15'	N 24°16'54" W	35.14'
C7	200.00'	7°18'18"	25.50'	N 21°36'41" W	25.48'
C8	300.00'	7°18'18"	38.25'	N 21°36'41" W	38.22'
C9	1235.00'	5°34'05"	120.02'	N 28°02'52" W	119.97'
C10	300.00'	21°59'29"	115.15'	N 44°38'08" E	114.44'
C11	400.00'	32°02'50"	223.73'	S 49°39'48" W	220.83'
C12	300.00'	16°01'25"	83.90'	N 57°40'31" E	83.63'
C13	50.00'	82°20'10"	71.85'	N 08°29'44" E	65.83'
C14	1200.00'	16°44'00"	350.46'	S 24°18'21" E	349.22'
C15	300.00'	25°45'18"	134.85'	S 34°48'52" E	133.72'
C16	450.00'	14°30'11"	113.91'	N 29°11'19" W	113.60'
C17	500.00'	2°30'11"	21.84'	S 35°11'19" E	21.84'
C18	450.00'	16°19'54"	128.27'	S 32°10'15" E	127.83'
C19	1300.00'	2°14'22"	50.81'	S 22°53'07" E	50.81'
C20	275.00'	21°59'29"	105.55'	N 44°38'08" E	104.90'
C21	25.00'	74°08'00"	32.35'	N 03°25'37" W	30.14'
C22	325.00'	18°33'24"	105.26'	N 31°12'55" W	104.80'
C23	425.00'	14°30'11"	107.58'	N 29°11'19" W	107.29'
C24	525.00'	0°10'27"	1.60'	N 36°21'11" W	1.60'
C25	25.00'	84°33'58"	36.90'	N 78°32'56" W	33.64'

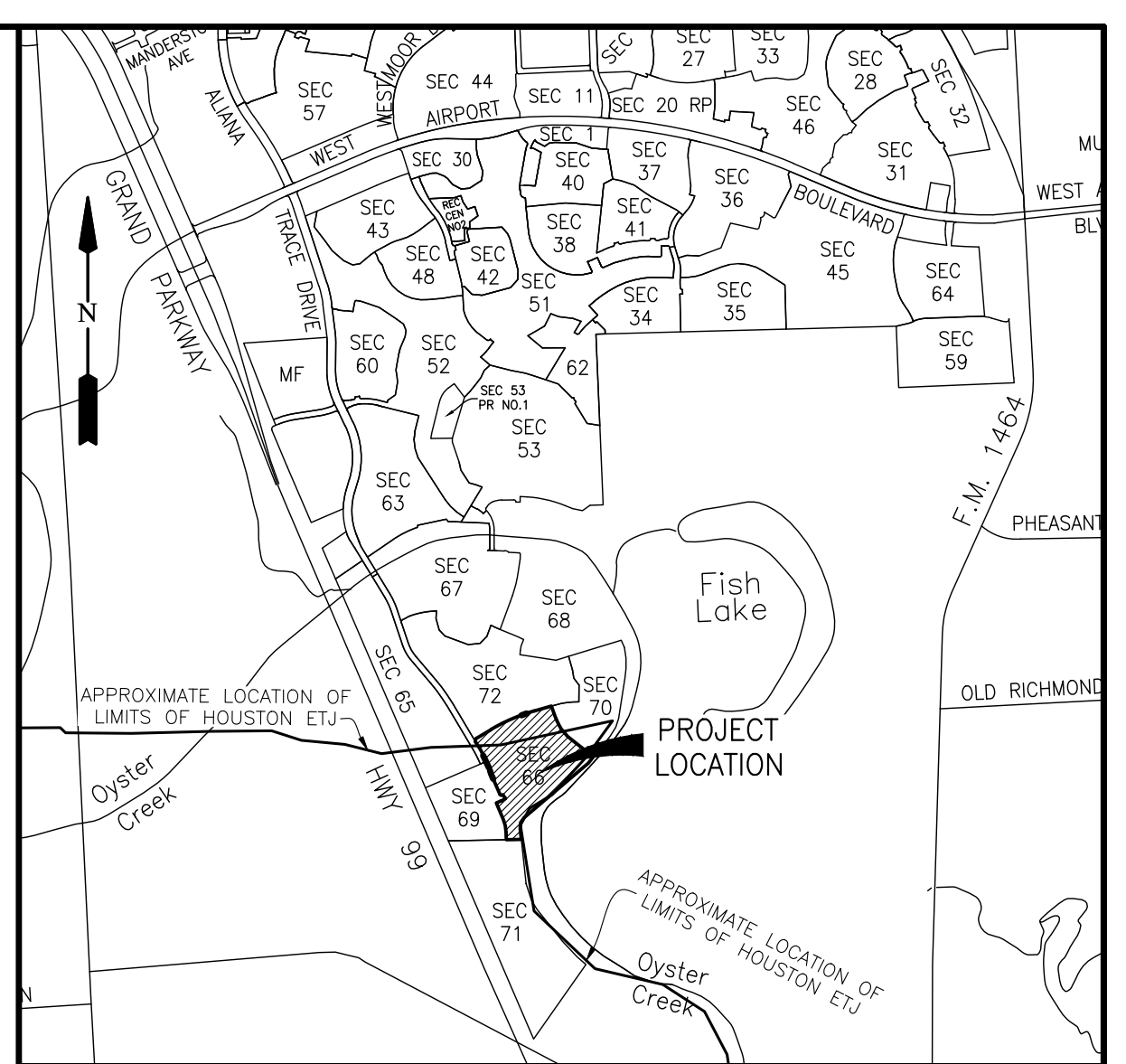
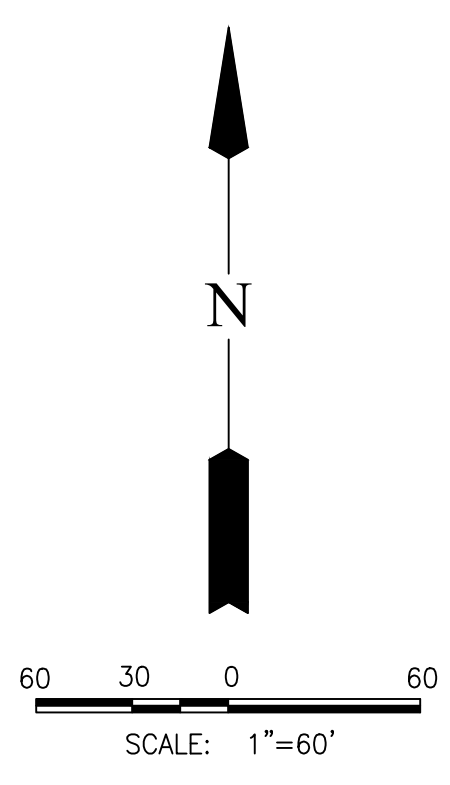
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C26	25.00'	95°36'29"	41.72'	S 11°21'51" W	37.04'
C27	475.00'	14°30'11"	120.24'	S 29°11'19" E	119.91'
C28	275.00'	13°46'54"	66.15'	S 28°49'40" E	65.99'
C29	25.00'	100°07'28"	43.69'	S 85°46'51" E	38.34'
C30	425.00'	21°31'49"	159.70'	N 54°55'19" E	158.77'
C31	25.00'	106°01'25"	46.26'	N 12°40'31" E	39.94'
C32	475.00'	16°19'54"	135.39'	N 32°10'15" W	134.94'
C33	1325.00'	1°07'09"	25.88'	N 23°26'43" W	25.88'
C34	25.00'	91°12'56"	39.80'	N 68°29'37" W	35.73'
C35	25.00'	91°44'36"	40.03'	S 22°57'56" W	35.89'
C36	1275.00'	1°05'56"	24.45'	S 23°27'20" E	24.45'
C37	425.00'	16°19'54"	121.14'	S 32°10'15" E	120.73'
C38	25.00'	90°00'00"	39.27'	S 85°20'12" E	35.36'
C39	25.00'	82°20'10"	35.93'	N 08°29'44" E	32.91'
C40	1225.00'	16°15'04"	347.45'	N 24°32'49" W	346.29'
C41	25.00'	89°31'04"	39.06'	N 61°10'49" W	35.21'
C42	25.00'	90°31'27"	39.50'	S 28°47'56" W	35.52'
C43	1175.00'	16°12'33"	332.41'	S 24°34'05" E	331.30'
C44	25.00'	41°17'12"	18.01'	S 53°18'57" E	17.63'
C45	50.00'	144°39'43"	126.24'	S 01°37'41" E	95.28'
C46	25.00'	21°02'22"	9.18'	S 60°10'59" W	9.13'
C47	325.00'	16°01'25"	90.89'	S 57°40'31" W	90.60'
C48	375.00'	32°02'50"	209.75'	S 49°39'48" W	207.03'
C49	325.00'	21°59'29"	124.74'	S 44°38'08" W	123.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 70°24'38" E	61.66'
L2	S 23°37'45" E	54.15'
L3	S 26°35'14" E	54.15'
L4	S 29°32'44" E	54.15'
L5	S 34°09'00" W	68.94'
L6	S 04°53'29" W	68.94'
L7	N 07°31'09" W	68.42'
L8	N 16°14'45" W	68.43'
L9	N 66°42'02" E	55.00'
L10	N 34°22'08" W	50.00'
L11	N 25°15'50" W	27.02'
L12	N 17°57'32" W	46.73'
L13	N 30°49'55" W	59.83'
L14	N 33°38'23" E	54.68'
L15	N 33°38'23" E	34.10'
L16	S 33°38'23" W	54.68'
L17	S 16°23'25" W	13.58'
L18	S 81°21'19" E	10.58'
L19	S 89°08'57" E	13.17'
L20	S 47°52'22" E	1.92'
L21	S 42°07'38" W	45.35'
L22	N 04°05'40" W	28.38'
L23	N 15°56'21" W	14.48'

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F.B.C.D.R.

ALIANA DEVELOPMENT COMPANY
CALLED 33.815 ACRE TRACT
F.N. 2017132054
F.B.C.O.P.R.

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REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

- 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 0.999987.
 - 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 4.7 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 85.50 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 LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134A AND 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.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING 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 SAD 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.
 - DRAINAGE RESERVE "E" WILL BE MAINTAINED BY GULF COAST WATER AUTHORITY (GCWA) AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 134A.
 - ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD 29, 1973 ADJUSTMENT.
 - ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
 - BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED), ZONE "X" (SHADED), ZONE "AE" (HATCHED), AND ZONE "AE" AS SHOWN ON WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 4815703140L, REVISED APRIL 2, 2014 AND AS PER LOMR CASE NO. 17-06-0120P ISSUE DATE JULY 11, 2017, EFFECTIVE DATE NOVEMBER 24, 2017. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 - CITY OF HOUSTON REVIEW IS ONLY FOR THE PROPERTY LOCATED WITHIN THE CITY OF HOUSTON JURISDICTION.

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