

PLAT RECORDING SHEET

PLAT NAME: West Airport Retail Ventures

PLAT NO: _____

ACREAGE: 8.914

LEAGUE: Jane Wilkins League

ABSTRACT NUMBER: 96

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: West Airport Retail Venture, LP; Aliana Homeowners Association

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, WEST AIRPORT RETAIL VENTURE, LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH LEE K. PATTON, MANAGER, BEING AN OFFICER OF WEST AIRPORT RETAIL MANAGEMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WEST AIRPORT RETAIL VENTURE, LP, A TEXAS LIMITED PARTNERSHIP, OWNER, AND ALIANA HOMEOWNERS ASSOCIATION, A TEXAS NON PROFIT ORGANIZATION, ACTING BY AND THROUGH LUCY ROBERTSON, PRESIDENT OF ALIANA HOMEOWNERS ASSOCIATION, A TEXAS NON PROFIT ORGANIZATION, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 8.914 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WEST AIRPORT RETAIL VENTURES, 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' 0") IN WIDTH.

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, 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 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 ADJUTING 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 AMENDMENTS.

IN TESTIMONY WHEREOF, THE WEST AIRPORT RETAIL VENTURE, LP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WEST AIRPORT RETAIL MANAGEMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS MANAGER, LEE K. PATTON, THIS _____ DAY OF _____, 2022.

WEST AIRPORT RETAIL VENTURE, LP
A TEXAS LIMITED PARTNERSHIP

BY: WEST AIRPORT RETAIL MANAGEMENT COMPANY, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
LEE K. PATTON, MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LEE K. PATTON, MANAGER OF WEST AIRPORT RETAIL MANAGEMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WEST AIRPORT RETAIL VENTURE, LP, A TEXAS LIMITED PARTNERSHIP, 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, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, THE ALIANA HOMEOWNERS ASSOCIATION, A TEXAS NON PROFIT ORGANIZATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LUCY ROBERTSON, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2022.

ALIANA HOMEOWNERS ASSOCIATION
A TEXAS NON PROFIT ORGANIZATION

BY: _____
LUCY ROBERTSON, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUCY ROBERTSON, PRESIDENT OF ALIANA HOMEOWNERS ASSOCIATION, A TEXAS NON PROFIT ORGANIZATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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, THIS _____ DAY OF _____, 2022.

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, IOANA LAZARESCU, 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.

IOANA LAZARESCU, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 99398

INPIPE CONSULTANTS, LLC
1901 WOODHEAD ST
HOUSTON, TX 77019
PH: (719) 419-4372
TBPE FIRM NO. 18139

I, JASON R. HENRICHS, 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.

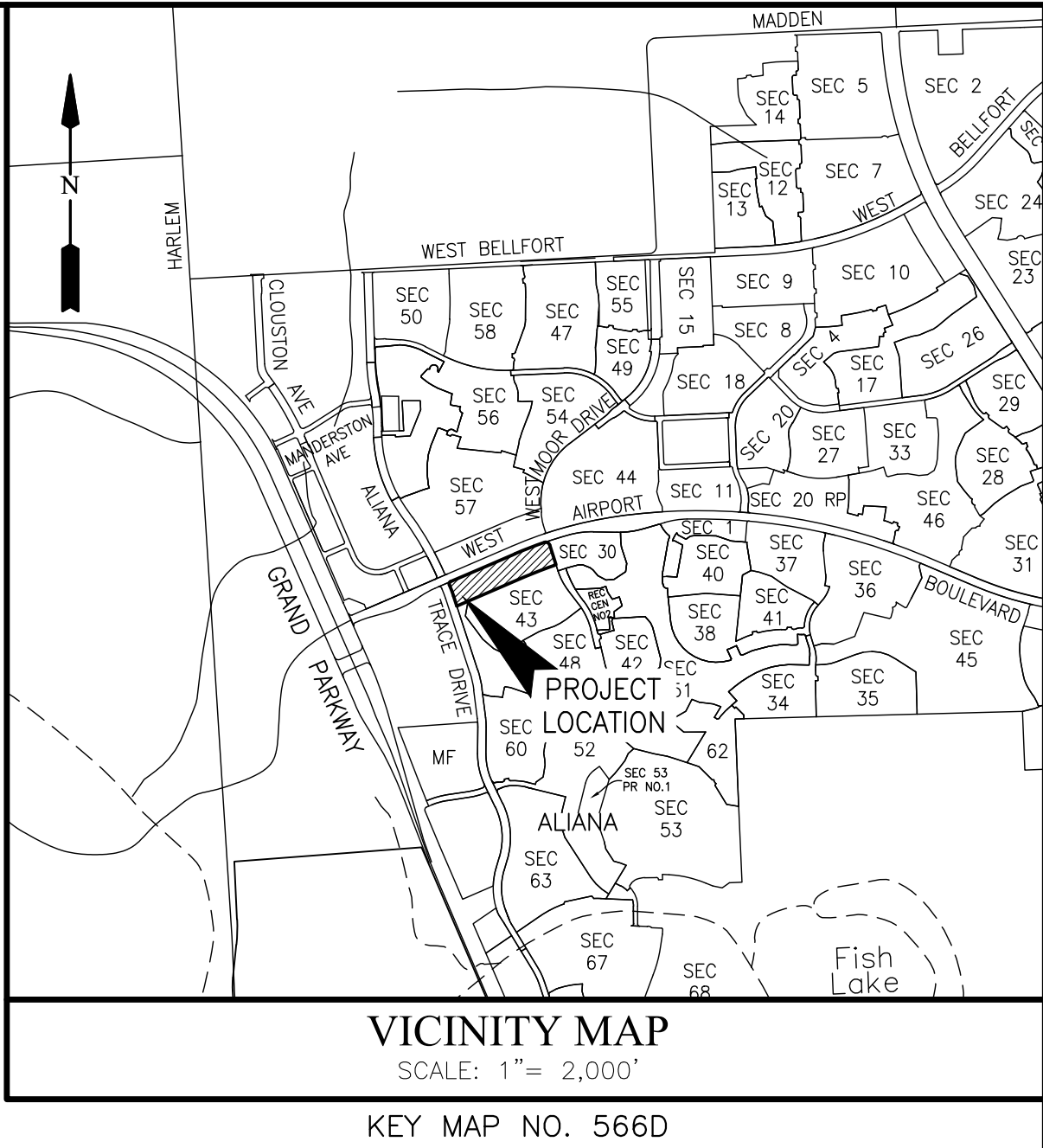
JASON R. HENRICHS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 97420

JRH ENGINEERING & ENVIRONMENTAL SERVICES, INC
P.O. BOX 1160
MANVEL, TEXAS 77578
PH: (281) 489-5066
TBPE FIRM NO. 10385

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WEST AIRPORT RETAIL VENTURES 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 _____, 2022.

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

BY: _____
MARGARET WALLACE BROWN, AICP, CNU-A
SECRETARY



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) 1993 ADJUSTMENT 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.
TO CONVERT NGVD29, 1973 ADJUSTMENT ELEVATIONS TO NAVD88, (GEOID 2018) SUBTRACT 0.82 FEET.
TBM "A": A CHISELED "X" NEAR THE SOUTH CORNER OF THE FIRST CURB INLET ALONG THE EAST BOUND LANES OF AIRPORT BOULEVARD EAST OF WEST ALIANA TRACE. ELEVATION = 86.60 FEET NDVD29, 1973 ADJUSTMENT
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 89.50 FEET ABOVE MEAN SEA LEVEL (NGVD29, 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. 134B, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND ISO, THE ETJ OF THE CITY OF HOUSTON AND FORT BEND COUNTY.
- BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AND ZONE "X" (SHADED). ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0140L, MAP REVISED APRIL 2, 2014, AND PER LOMR 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 MAPS.
- THERE ARE NO PIPELINES AND/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 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.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134B.
- 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.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD 29, 1973 ADJUSTMENT.
- 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.

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLES 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.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2022.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
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 _____, 2022 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT 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

WEST AIRPORT RETAIL VENTURES

A SUBDIVISION OF 8.914 ACRES OF LAND SITUATED IN
THE JANE WILKINS LEAGUE, ABSTRACT 96,
FORT BEND COUNTY, TEXAS,

3 RESERVES (8.500 ACRES) 1 BLOCK

APRIL 1, 2022 JOB NO. LJAS142-2102.400

OWNER:

WEST AIRPORT RETAIL VENTURE, LP
A TEXAS LIMITED PARTNERSHIP
BY: WEST AIRPORT RETAIL MANAGEMENT COMPANY, LLC
ITS GENERAL PARTNER

LEE K. PATTON, MANAGER

5757 FLEWELLEN OAKS LANE, SUITE 204, FULSHEAR, TEXAS 77441
PH: (281) 960-9833

ALIANA HOMEOWNERS ASSOCIATION
A TEXAS NONPROFIT CORPORATION

LUCY ROBERTSON, PRESIDENT

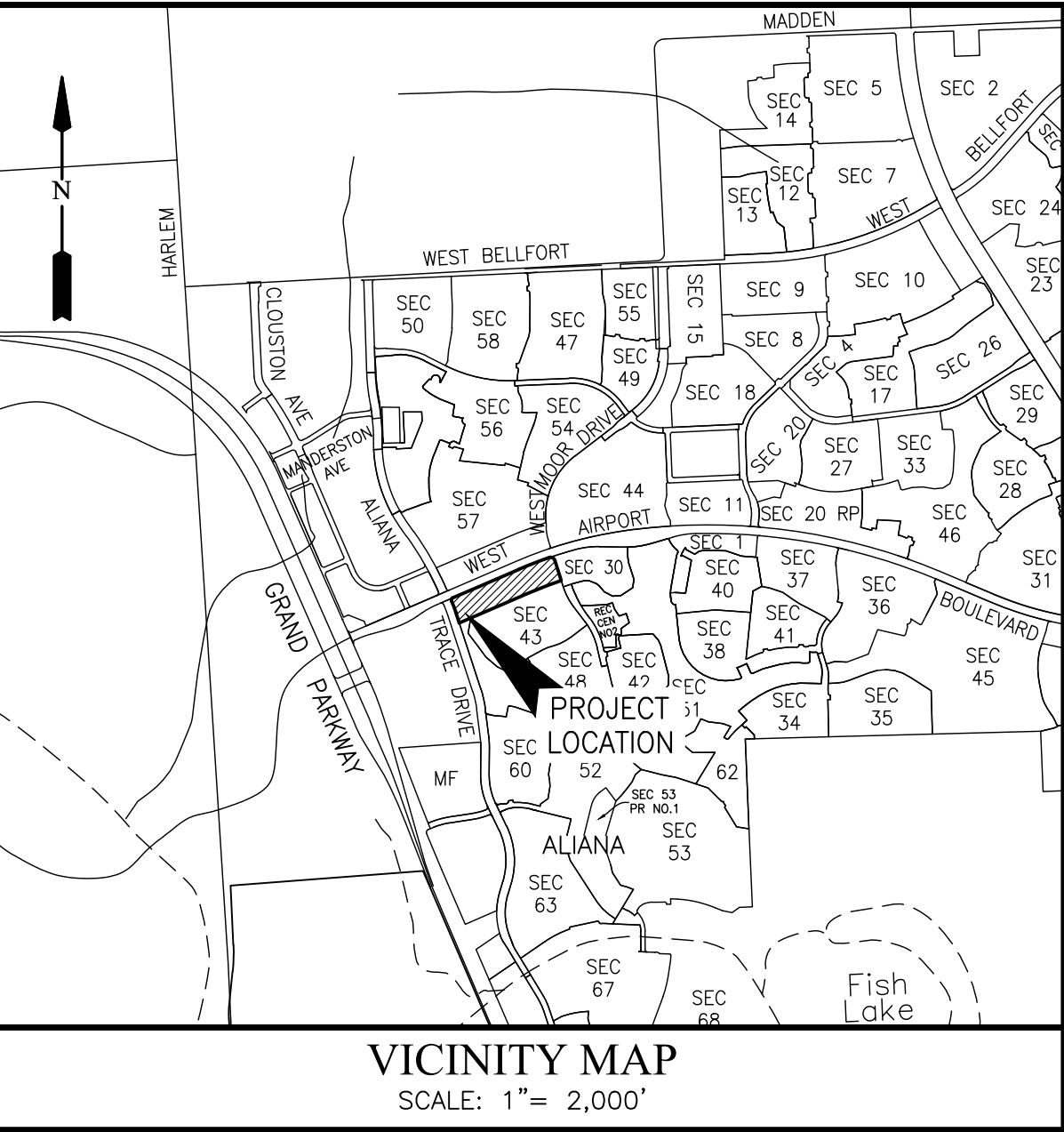
20333 STATE HIGHWAY 249, SUITE 600, HOUSTON, TEXAS 77070
PH: (281) 803-5258

SURVEYOR:

LJA Surveying, Inc.

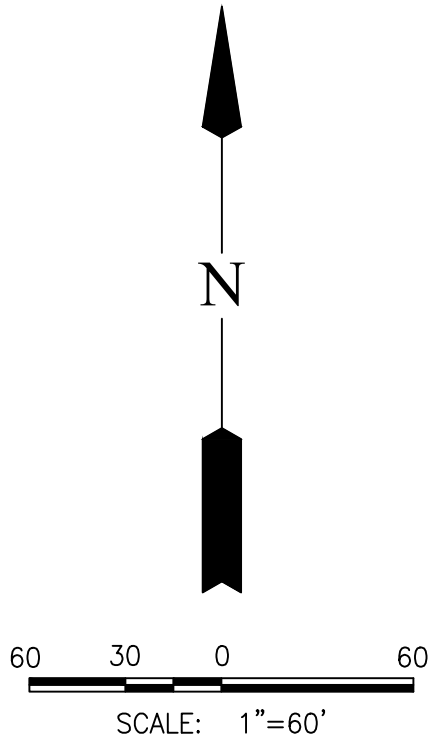
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 1019482





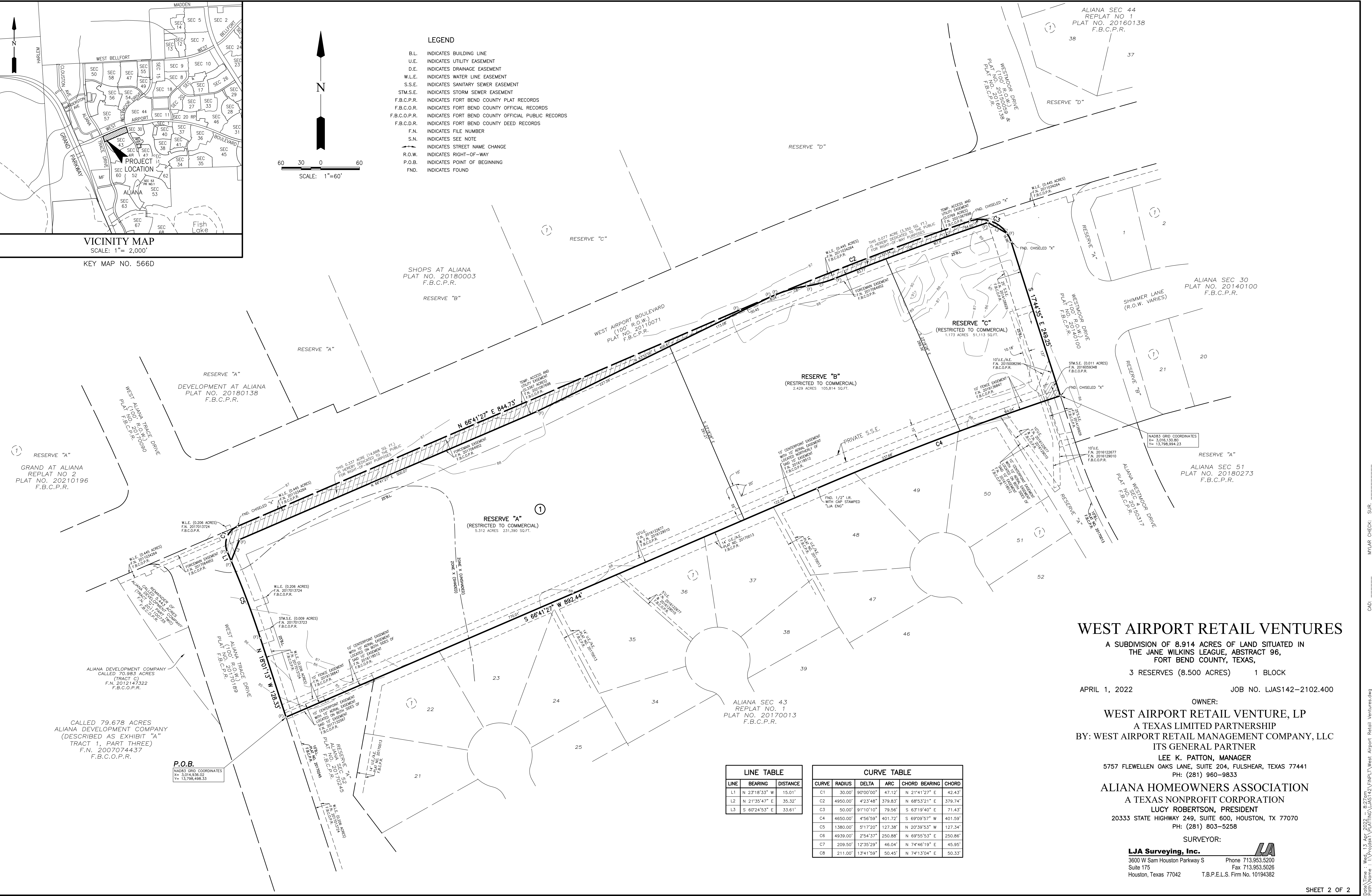
VICINITY MAP
SCALE: 1"= 2,000'

KEY MAP NO. 566D



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
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
P.O.B. INDICATES POINT OF BEGINNING
FND. INDICATES FOUND



WEST AIRPORT RETAIL VENTURES

A SUBDIVISION OF 8.914 ACRES OF LAND SITUATED IN
THE JANE WILKINS LEAGUE, ABSTRACT 96,
FORT BEND COUNTY, TEXAS,

3 RESERVES (8.500 ACRES) 1 BLOCK

APRIL 1, 2022 JOB NO. LJA5142-2102.400

OWNER:

WEST AIRPORT RETAIL VENTURE, LP
A TEXAS LIMITED PARTNERSHIP
BY: WEST AIRPORT RETAIL MANAGEMENT COMPANY, LLC
ITS GENERAL PARTNER
LEE K. PATTON, MANAGER

5757 FLEWELLEN OAKS LANE, SUITE 204, FULSHEAR, TEXAS 77441
PH: (281) 960-9833

ALIANA HOMEOWNERS ASSOCIATION
A TEXAS NONPROFIT CORPORATION
LUCY ROBERTSON, PRESIDENT
20333 STATE HIGHWAY 249, SUITE 600, HOUSTON, TX 77070
PH: (281) 803-5258

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194362

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 23°18'33" W	15.01'
L2	N 21°35'47" E	35.32'
L3	S 60°24'53" E	33.61'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	N 21°41'27" E	42.43'
C2	4950.00'	4°23'48"	379.83'	N 68°53'21" E	379.74'
C3	50.00'	91°10'10"	79.56'	S 63°19'40" E	71.43'
C4	4650.00'	4°56'59"	401.72'	S 69°09'57" W	401.59'
C5	1380.00'	5°17'20"	127.38'	N 20°39'53" W	127.34'
C6	4939.00'	2°54'37"	250.88'	N 69°55'53" E	250.86'
C7	209.50'	12°35'29"	46.04'	N 74°46'19" E	45.95'
C8	211.00'	13°41'59"	50.45'	N 74°13'04" E	50.33'