

**PLAT RECORDING SHEET**

**PLAT NAME:** Primrose Aliana

\_\_\_\_\_

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

**ACREAGE:** 1.804

\_\_\_\_\_

**LEAGUE:** J.H. Cartwright Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 16

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** GNM Interest, LP.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

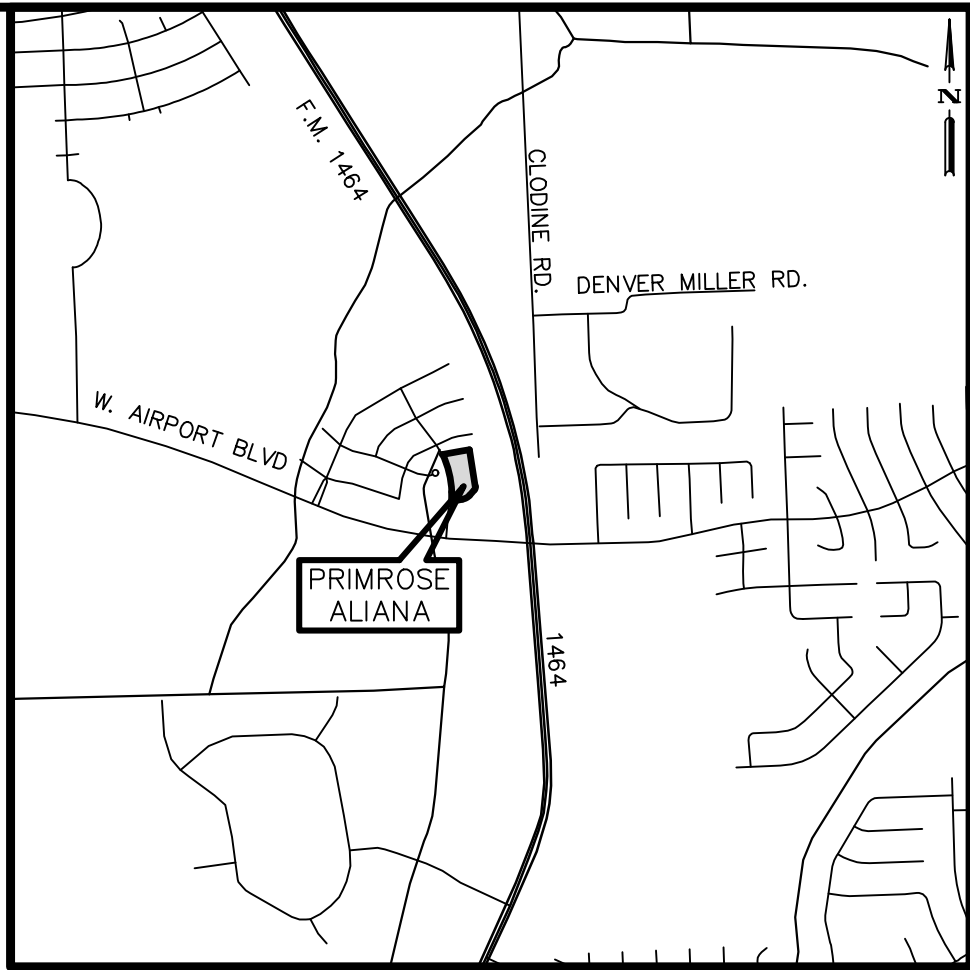
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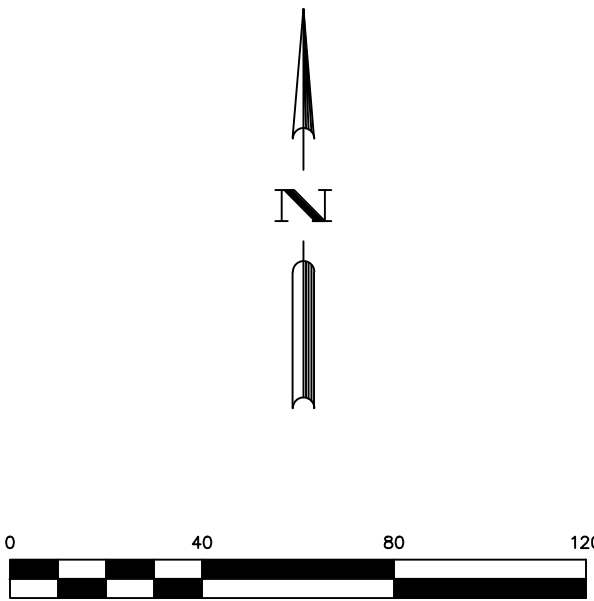
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**(DEPUTY CLERK)**



VICINITY MAP  
NOT TO SCALE  
KEY MAP PAGE NO. 567B



# PRIMROSE ALIANA

A SUBDIVISION OF 1.804 ACRES OF LAND  
LOCATED IN THE J.H. CARTWRIGHT  
SURVEY, ABSTRACT NO. 16  
FORT BEND COUNTY, TEXAS,  
ALSO BEING A REPLAT OF RESERVE AT ALIANA,  
RESTRICTED RESERVE "A", RECORDED UNDER  
PLAT NUMBER 20190226 OF THE F.B.C.P.R.

REASON FOR REPLAT:  
TO CREATE ONE UNRESTRICTED RESERVE

RESERVE:1 BLOCK:1  
SCALE: 1"=40' DATE: JUNE, 2024

OWNER:  
GNM INTEREST, LP,  
A TEXAS LIMITED PARTNERSHIP  
4415 HIGHWAY 6  
SUGAR LAND, TX 77478  
773-827-1740



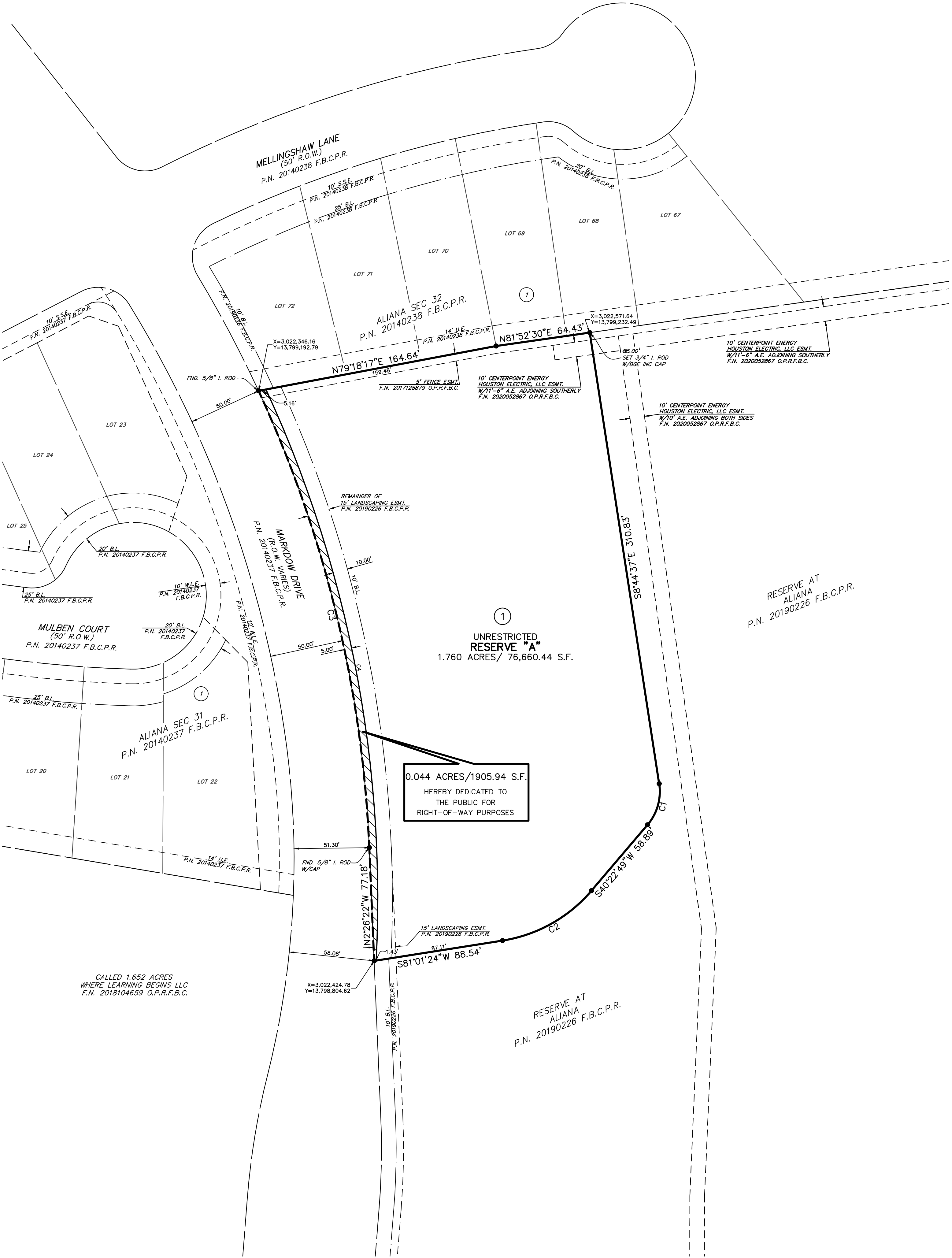
BGE, Inc.  
10777 Westheimer, Suite 500, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00

## GENERAL NOTES

- " ① " indicates Block Number.
- "U.E." indicates Utility Easement.
- "SAN.S.E." indicates sanitary easement.
- "A.E." indicates Aerial Easement.
- "B.L." indicates Building Line.
- "ESMT." indicates Easement.
- "F.B.C.P.R." indicates Fort Bend County Plat Records.
- "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
- "VOL." indicates Volume.
- "PG." indicates Page.
- "P.N." indicates Plat Number.
- "F.N." indicates File Number.
- "R.O.W." indicates Right-Of-Way.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 0.9998786259.
- Bearing orientation is based on the Texas coordinate system of 1983 (NAD83), South Central zone 4204 and referenced to monuments found along the east right-of-way line of Markdow Drive as shown hereon.
- There is no observable evidence of pipelines within the boundaries of the subject tract, based on the title research provided per City Planning Letter prepared by Charter Title Company, certified date of March 2, 2023, that there is a pipeline easement of record within the boundaries of the subject tract and shown hereon.
- The property lies in the Unshaded Zone "X " (areas determined to be outside the 0.2% annual chance floodplain), as delineated on the flood insurance rate map for Fort Bend County, Texas and incorporated areas, map number 4815700145 L, Revised April 2, 2014. Map revised per Letter of Map Revision (LOMR) case No. 17-060120P and dated effective November 24, 2017.
- The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
- Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
- This plot is within Lighting Zone LZ3.
- This tract is located within the extraterritorial jurisdiction of the City of Houston.
- 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.
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- 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 plot, in accordance with the A.D.A.
- 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.
- 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, in effect at the time this plot was approved, which may be amended from time to time.
- The top of all floor slabs shall be a minimum of 85.00 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher

DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D. 134
SCHOOL	FORT BEND I. S. D.
FIRE	FIRE DISTRICT NORTHEAST
E. S. D.	FORT BEND ESD 5
CITY OR CITY ETJ	HOUSTON E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY
M. M. D.	ALIANA MANAGEMENT DISTRICT

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	35.00'	49°07'26"	30.01'	S 15°49'06" W	29.10'
C2	100.00'	40°38'36"	70.94'	S 60°42'07" W	69.46'
C3	825.00'	22°22'26"	322.16'	N 13°37'35" W	320.12'
C4	830.00'	27°36'39"	399.98'	N 10°55'16" W	396.12'



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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, GNM INTEREST, LP, a Texas limited partnership, acting by and through Jimmy Wachao, VP of Real Estate, owner of the 1.804 acre tract described in the above and foregoing map of PRIMROSE ALIANA, do hereby make and establish said subdivision and development plan 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 purposes 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 purposes 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 the 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, we do hereby dedicate to the public a strip of land twenty (20) 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 easement 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, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

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 Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, GNM INTEREST, LP. a Texas limited partnership, has caused these presents to be signed by Jimmy Wachao, its VP of Real Estate, thereunto authorized,

this \_\_\_\_ day of \_\_\_\_\_, 2024.

GNM INTEREST, LP. a Texas limited partnership

By: \_\_\_\_\_  
Jimmy Wachao  
VP of Real Estate

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared Jimmy Wachao, its VP of Real Estate, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

I, Ryan Stanley, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

\_\_\_\_\_  
Ryan Stanley, R.P.L.S.  
Texas Registration No. 6485

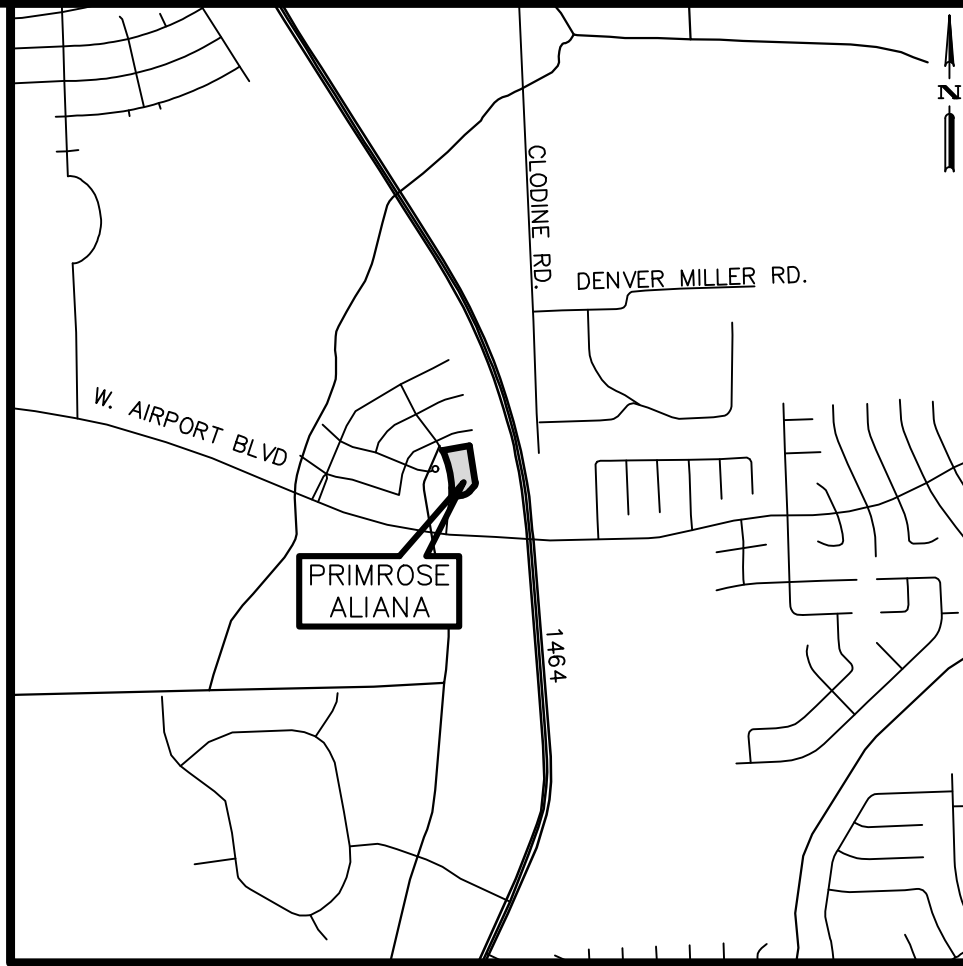
I, Benton Schmaltz, A Professional Engineer licensed in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

\_\_\_\_\_  
Benton Schmaltz, P.E.  
Texas License No. 101260  
BGE, Inc.  
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of PRIMROSE 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, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: \_\_\_\_\_ OR \_\_\_\_\_  
Lisa M. Clark Chair M. Sonny Garza Vice Chairman

By: \_\_\_\_\_  
Jennifer Ostlind, AICP, Secretary



VICINITY MAP  
NOT TO SCALE  
KEY MAP PAGE NO. 567B

I, J. Stacy Slawinski, P.E., 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 of 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
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

\_\_\_\_\_  
Dexter L. McCoy  
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 \_\_\_\_\_, 2024, 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

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