PLAT RECORDING SHEET

PLAT NAME:	Tommys Express Aliana					
PLAT NO:						
PLAT NO:						
ACREAGE:	0.8825					
LEAGUE:	Jane Wilkins Survey					
ABSTRACT NU	JMBER: 96					
ADSTRACTIVE	DVIDER. 90					
NUMBER OF B	BLOCKS: 1					
NUMBER OF L						
NUMBER OF R	DEGEDYTEG 4					
OWNERS: Un	nited Carwash Holdings, LLC,					
(DEPUTY CLERK)						

BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER 040460 IS A HCFCD BRASS DISC STAMPED 040460, LOCATED FROM THE INTERSECTION OF BISSONNET STREET AND FM 1464, TRAVEL NORTH APPROXIMATELY 0.25 MILE TO CULVERT. MONUMENT IS LOCATED ON THE EAST HEADWALL, IN KEY MAP 527P IN THE BRAYS BAYOU WATERSHED NEAR STREAM NUMBER D118-00-00. ELEVATION = 93.64 FEET NAVD 1988, 2001 ADJUSTMENT

> LINE TABLE LINE BEARING DISTANCE N 69*51'53" E 31.54'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	5050.00'	59.98'	00°40'50"	S 67°01'52" W	59.98'
C2	5050.00'	117.69'	01°20'07"	S 68°02'21" W	117.69'
C3	5050.00'	233.37	02°38'52"	S 70°01'50" W	233.35'

ABBREVIATIONS LEGEND

B.L.	BUILDING LINE
B.M.	BENCHMARK
DRNG.	DRAINAGE
ESMT.	EASEMENT
ETJ	EXTRA TERRITORIAL JURISDICTION
FL	FLOW LINE
FND	FOUND
F.B.C.C.F.	FORT BEND COUNTY CLERK FILE
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
	FORT BEND COUNTY MAP RECORDS
F.B.C.M.R.	
F.B.C.T.	FORT BEND COUNTY TEXAS
D.R.	DEED RECORDS
I.R.	IRON ROD
I.R.C.	IRON ROD CAPPED
I.P.	IRON PIPE
C.C.O.R.	COUNTY CLERK OFFICIAL RECORDS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SAN. SWR.	SANITARY SEWER
STM.	STORM
STM. SWR.	STORM SEWER
S.R.	STEEL REBAR
S.R.C.	STEEL REBAR CAPPED

VOLUME

STATE OF TEXAS

COUNTY OF FORT BEND

WE, UNITED CARWASH HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH EDWIN GREER MANAGING PARTNER, BEING OFFICERS OF UNITED CARWASH HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 0.8825-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TOMMY'S EXPRESS 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

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 EASEMENT OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLACE SIXTEEN FEET (16'0") ABOVE 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 DEPICT HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, 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 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 PURPOSE 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 ABUTTING 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

FURTHER, THE 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 AREA COVERED BY THE PREVIOUS PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, THE UNITED CARWASH HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY EDWIN GREER, ITS MANAGING PARTNER, THEREUNTO AUTHORIZED, THIS ______ DAY OF ______, 2024.

UNITED CARWASH HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

EDWIN GREER MANAGING PARTNER

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDWIN GREER, MANAGING PARTNER OF UNITED CARWASH HOLDINGS, LLC, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: ______.

I, MICHAEL A. ZUMSTEG, 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 COR OF CURVANERS, ANGLE POINTS, POINTSTURE 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 INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

\SHOPS AT ALIANA, LLC RESIDUE CALLED 7.975 AC. F.B.C.C.F. NO. 2017071175 UNRESTRICTED 0.8825 ACRES (38,441/SQUARE FEET BLOCK 1 UNRESTRICTED RESERVE "D" 89 SHOP'S AT ALIANA PLAT NO. 20180003 F.B.C.P.R. TRACT 1 BLOCK 1 UNRESTRICTED RESERVE "C" SHOPS AT ALIANA PLAT NO. 20180003 F.B.C.P.R.

, STEPHEN A. GARZA 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.

STEPHEN A. GARZA, P.E. REGISTERED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 133855

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF TOMMY'S EXPRESS 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.

OWNERS:

UNITED CARWASH

HOLDINGS, LLC,

A TEXAS LIMITED LIABILITY COMPANY

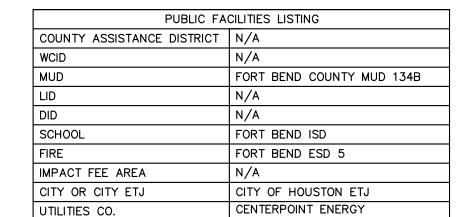
440 COBIA DRIVE, SUITE 1904

KATY, TEXAS 77479

PHONE: (773) 899-0346

LISA M. CLARK, CHAIR OR M. SONNY GARZA, VICE-CHAIR

JENNIFER OSTLIND, AICP



ENGINEER:

Bowman

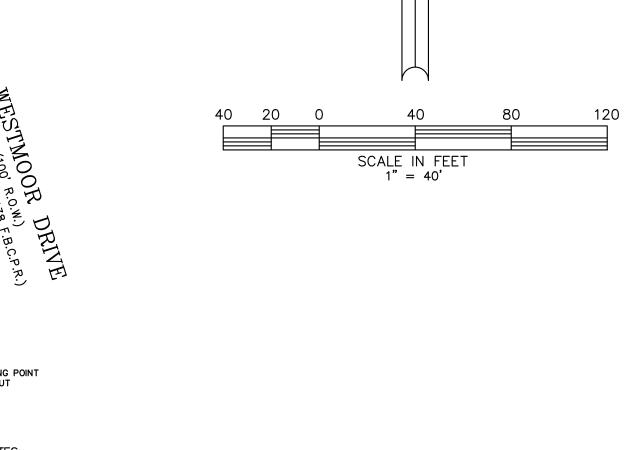
CONSULTING GROUP

2900 N. LOOP WEST - SUITE 950

HOUSTON, TEXAS 77092

TEL. (713) 993-0333

TBPE REGISTRATION NO.: F-14309



- 1. UNLESS OTHERWISE INDICATED, THE 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
- 2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES, (NAD 83) AND MAY BE CONVERTED TO SURFACE BY APPLYING SCALE FACTOR OF

3. BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER 040460 IS A HCFCD BRASS DISC STAMPED 040460,

- LOCATED FROM THE INTERSECTION OF BISSONNET STREET AND FM 1464, TRAVEL NORTH APPROXIMATELY 0.25 MILE TO CULVERT. MONUMENT IS LOCATED ON THE EAST HEADWALL, IN KEY MAP 527P IN THE BRAYS BAYOU WATERSHED NEAR STREAM NUMBER D118-00-00. ELEVATION = 93.64 FEET NAVD 1988, 2001 ADJUSTMENT
- 4. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 88.64 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE
- 5. ALL FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12" ABOVE THE MAXIMUM EXTREME PONDING ELEVATION WITHIN THE SITE.
- 6. THIS PLAT WAS PREPARED TO MEET THE CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
- 7. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE AGENCY, INC., GF NO. FTH-18-FAH19010340MM WITH AN EFFECTIVE DATE OF JANUARY 2020, ISSUED JANUARY 14, 2020. THIS SURVEY IS THE SAME PROPERTY AS DESCRIBED IN SAID TITLE
- 8. THIS TRACT LIES IN UNSHADED ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, COMMUNITY PANEL NO. 48157C0140L, DATED APRIL 2, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.
- 9. THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 11. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF 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. 134B.
- 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 THE SUBDIVISION, IN ACCORDANCE WITH ADA REQUIREMENTS.
- 15. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD 29, 1973 ADUSTMENT.
- 16. THIS PLAT LIES WITHIN LIGHTING ZONE 3.

SURVEYOR:

CENTURY

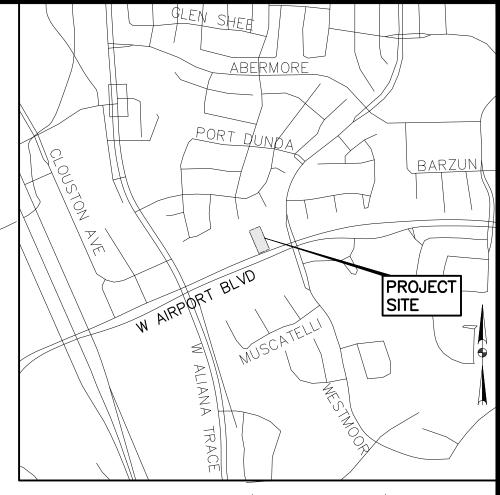
ENGINEERING, INC.

3030 S. GESSNER - SUITE 100

HOUSTON, TEXAS 77063 (713) 780-8871

TBPLS NO. F-100965-0

- 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. 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.



Vicinity Map (not to scale) KEY MAP: 566 D

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS _____, 2024.

VINCENT M. MORALES, JR.

COMMISSIONER, PRECINCT

GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

KP GEORGE, COUNTY JUDGE

W.A. "ANDY" MEYERS, COMMISSIONER, PRECINCT 3

DEXTER McCOY, COMMISSIONER, PRECINCT 4

SHEET 1 OF 1

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 ______ 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:	

TOMMYS EXPRESS ALIANA

A SUBDIVISION BEING A PARTIAL REPLAT OF 0.8825 ACRES (38,441 SQUARE FEET) OF LAND BEING OUT OF UNRESTRICTED RESERVE "D", BLOCK 1 OF SHOPS AT ALIANA SUBD. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20180003 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

JUNE, 2024

REASON FOR REPLAT IS TO SUBDIVIDE FROM ORIGINAL PLAT

1 RESERVE

BOWMAN PROJECT NO. 250481-01-001

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5127

MICHAEL A. ZUMSTEG