

LJA Engineering, Inc.



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June 3, 2015

Commissioner James Patterson
Fort Bend Commissioner Precinct 4
12919 Dairy Ashford Road, Ste 200
Sugar Land, TX 77478

Re: Establish a Public Hearing for the Amending plat of Aliana Sec 11

Dear Commissioner Patterson:

LJA Engineering, Inc., on behalf of RH of Texas, is asking that you establish a public hearing for amending Lots 12 and 13 in Block 1 of Aliana Sec 11 as recorded in Plat number 20130219 of the Fort Bend County Map Records. The reason for amending the plat is to revise the lot lines between Lots 12 and 13.

We are not requesting a change in the boundary easements or building lines, only a slight revision to Lots 12 and 13. Please contact me should you have any questions.

Respectfully,

Warren Escovy
Senior Platting Coordinator

WE/ew

Enclosures

STATE OF TEXAS
COUNTY OF FORT BEND

WE, RH OF TEXAS LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEBL, VICE PRESIDENT, BEING AN OFFICER OF RYLAND HOMES OF TEXAS, INC., GENERAL PARTNER OF RH OF TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY DIRECTLY AFFECTED BY THE AMENDING PLAT OF ALIANA SECTION 11 AMENDING PLAT NO. 1, AS INDICATED HEREON, TO HERETO CONSIST TO THE AMENDING PLAT FOR THE PURPOSES HEREIN EXPRESSED.

IN TESTIMONY WHEREOF, RH OF TEXAS LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEBL, VICE PRESIDENT, BEING AN OFFICER OF RYLAND HOMES OF TEXAS, INC., GENERAL PARTNER OF RH OF TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEBL, VICE PRESIDENT, HERETO AUTHORIZED, AND ITS COMMON SEAL HERETO AFFIXED THIS 8 DAY OF May, 2015.

RH OF TEXAS LIMITED PARTNERSHIP
A MARYLAND LIMITED PARTNERSHIP

BY: RYLAND HOMES OF TEXAS, INC.
ITS GENERAL PARTNER

Ernest S. Loeb
ERNEST S. LOEBL, VICE PRESIDENT
Asst. Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY ERNEST S. LOEBL, VICE PRESIDENT OF RH OF TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CANNOT PERSON AND HEREIN SET OUT.

ONEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8 DAY OF May, 2015.

Anna Marie
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



J. JASON M. KELLY, 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 M. Kelly
JASON M. KELLY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 91521



L. KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR 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 FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LW ENC" UNLESS OTHERWISE NOTED AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION AND THE TEXAS STATE PLANE COORDINATES (NAD83) 1983 ADJUSTMENT (SEE NOTE 12).

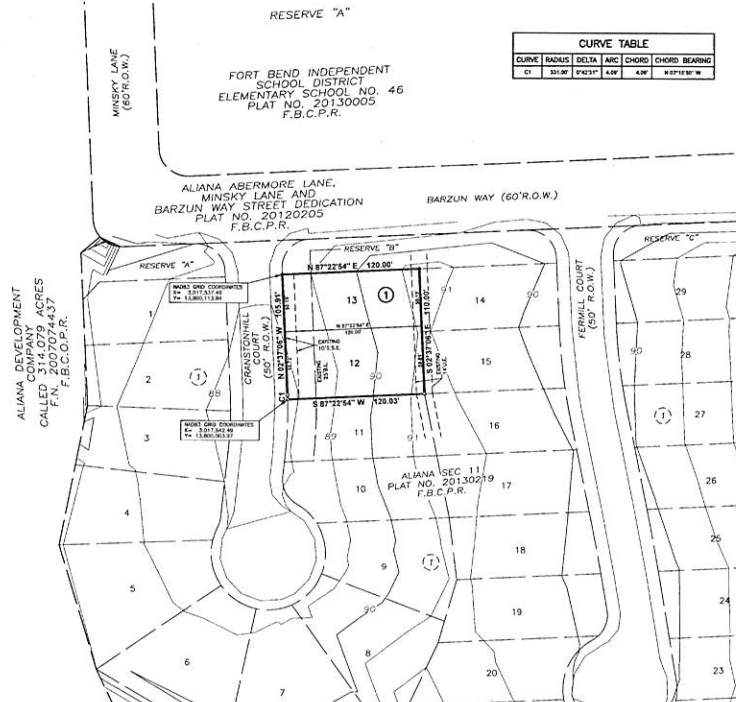
Keith W. Monroe
L. KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



APPROVED BY THE HOUSTON PLANNING COMMISSION ON THIS _____ DAY OF _____, 2015.

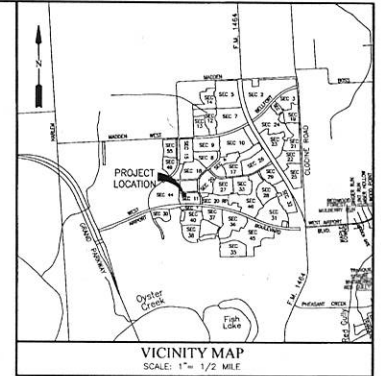
BY: MARK A. MILKRENY, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: PATRICK WALSH, P.E., SECRETARY



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	331.00'	62°52'14"	44.37'	4.00'	N 87°22'54" E
C2	331.00'	62°52'14"	44.37'	4.00'	S 87°22'54" W



KEY MAP NO. 567A
SCALE: 1" = 1/2 MILE

I, RICHARD W. STOLLER, 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 HERETO CHECK 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.

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2015.

RICHARD MORRISON, PRECINCT 1, COUNTY COMMISSIONER
GRADY PRESTAGE, PRECINCT 2, COUNTY COMMISSIONER
ROBERT E. HERBERT, COUNTY JUDGE
W. A. (ANDY) MEYERS, PRECINCT 3, COUNTY COMMISSIONER
JAMES PATTERSON, PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CORRECTIVE AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, ON _____ O'CLOCK _____ DAY OF _____, 2015.

Laura Richard, County Clerk
Fort Bend County, Texas

- NOTES:
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 45, 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 HEREIN ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 GRID COORDINATES (NAD83) 1983 ADJUSTMENT AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99987.
 - 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 BATHING 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 800 SQUARE FEET 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.
 - BENCHMARK: A-1212, BRASS BOLT, STAMPED A-1212 1973, SET IN THE TOP OF A CONCRETE RETAINING WALL ON THE WEST BOUND LINES OF HIGHWAY 70A, APPROXIMATELY 4.1 MILES WEST ALONG HIGHWAY 70A FROM THE JUNCTION OF HIGHWAY 6, IN SUGAR LAND, TEXAS, THE DIST. IS SET 2.0 FEET EAST OF THE WEST END OF THE NORTH CONCRETE RETAINING WALL AND 27.0 FEET NORTH OF THE CENTERLINE OF THE WEST BOUND LINES AND 1/2 FOOT LOWER THAN THE ROAD. ELEVATION = 76.65 MGD 29, 1973 ADJUSTMENT.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 90.00 FEET ABOVE MEAN SEA LEVEL; THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
 - THIS PLAT WAS PREPARED TO MEET FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TREE COMPANY; FILE NO. 151194726, EFFECTIVE DATE OF APRIL 18, 2015 AND ISSUED ON APRIL 30, 2015. THE SURVEYOR HAS NOT ADVISED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MANIPAL VILLAGE DISTRICT NO. 134C, FORT BEND COUNTY SUBURBAN DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE E14 OF THE CITY OF HOUSTON AND FORT BEND COUNTY.
 - BY GRAMMA, PRACTICE, THE SUBJECT TRACT LIES WITHIN ZONES "X" (INSURANCE) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 481570140, L. MAP DATE APRIL 2, 2014.
 - THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - FIVE-FOURTH (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LW ENC" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
 - 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 EROSION EASEMENTS TO BE KEPT CLEAR OF TREES, BUSHES, 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.
 - ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
 - 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 MANIPAL UTILITY DISTRICT NO. 134A.
 - SEWERLINES SHALL BE BUILT ON GRADE OR CAISED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITH ALL ROAD RIGHT-OF-WAY DEPOSITED TO THE PUBLIC, IN ACCORDANCE WITH THE ADA.
 - ELEVATIONS USED FOR COLORING CONTOUR LINES ARE BASED ON MGD 29, 1973 ADJUSTMENT.
 - THIS PLAT LIES WITHIN LIGHTING ZONE 3.
 - EASEMENTS AND/OR BUILDING LINES OF RECORD ARE SHOWN ON THE REFERENCED PLAT OF ALIANA SEC 11, A SUBDIVISION RECORDED IN PLAT NO. 20121002 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
 - EASEMENTS AND/OR BUILDING LINES OF RECORD ARE SHOWN ON THE REFERENCED PLAT OF ALIANA SEC 20, A SUBDIVISION RECORDED IN PLAT NO. 20121002 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
 - THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS AS SET OUT BY INSTRUMENT OF RECORD IN FILE NO. 2005091910 OF THE COUNTY CLERK OFFICE, RECORDS OF FORT BEND COUNTY, TEXAS.

**ALIANA SEC 11
AMENDING PLAT NO. 1**

A SUBDIVISION OF 0.303 ACRES OF LAND IN THE JANE WILKINS LEAGUE, ABSTRACT 98, FORT BEND COUNTY, TEXAS, BEING AN AMENDING PLAT OF LOTS 12 AND 13, BLOCK 1, ALIANA SECTION 11 AS RECORDED UNDER PLAT NUMBER 20130219, FORT BEND COUNTY MAP RECORDS.

REASON FOR AMENDING PLAT: TO REVISE LOT LINES FOR LOTS 12 AND 13, BLOCK 1, 2 LOTS 0 RESERVES 1 BLOCK APRIL 23, 2015 JOB NO. 1592-4100-313

OWNERS:
RH OF TEXAS LIMITED PARTNERSHIP
A MARYLAND LIMITED PARTNERSHIP
BY: RYLAND HOMES OF TEXAS, INC.
ITS GENERAL PARTNER
BY: ERNEST S. LOEBL, VICE PRESIDENT
5333 W. SAM HOUSTON PARKWAY NORTH, SUITE 100 HOUSTON, TEXAS 77041
PH. (713) 886-2800
ENGINEER:

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T.B.P.L.S. Firm No. 10316551