

PLAT RECORDING SHEET

PLAT NAME: Southern Colony, Section 3A

PLAT NO: _____

ACREAGE: 9.783

LEAGUE: William Hall League

ABSTRACT NUMBER: 31

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 46

NUMBER OF RESERVES: 2

OWNERS: DRH Land Opportunities I, Inc.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, DRH LAND OPPORTUNITIES I, INC., A DELAWARE CORPORATION, ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF DRH LAND OPPORTUNITIES I, INC., A DELAWARE CORPORATION, OWNERS HEREBY REFERRED TO AS OWNERS OF THE 9.783 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SOUTHERN COLONY SECTION 3A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DESIGNATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, 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 AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO 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' 0") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS, FROM A PLANE 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 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 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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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, 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) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, 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 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 BAYS 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 CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SOUTHERN COLONY SECTION 3A WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRESAGE.

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, DRH LAND OPPORTUNITIES I, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, PRESIDENT, THEREunto AUTHORIZED.

THIS _____ DAY OF _____, 2017.

DRH LAND OPPORTUNITIES I, INC.
A DELAWARE CORPORATION

BY: _____
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, PRESIDENT OF DRH LAND OPPORTUNITIES I, INC., A DELAWARE CORPORATION, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, HEATHER L. SIDES, 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 WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE OF THE PERMETER BOUNDARY ONLY WILL BE MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE 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 "LIA ENG" UNLESS OTHERWISE NOTED AT THE TIME OF RECORDATION AND THE PLAT CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF NAD 1983, SOUTH CENTRAL ZONE. (SEE NOTE 13)



HEATHER L. SIDES, R.P.L.S., P.L.S. OF 6485
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5997

I, MICHAEL S. RUSK, 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.



MICHAEL S. RUSK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 89457

CITY OF ALVIN APPROVAL

PAUL HORN, MAYOR _____ COUNCIL MEMBER, GLENN STARKEY _____

COUNCIL MEMBER, ADAM ARENDSELL _____ COUNCIL MEMBER, BRAD RICHARDS _____

COUNCIL MEMBER, KEITH THOMPSON _____ COUNCIL MEMBER, GABE ADAME _____

COUNCIL MEMBER SCOTT REED _____ DOUG ROBERTS, CITY CLERK _____

COUNCIL MEMBER, CHRIS SANGER _____

MICHELLE SEDOWIA, CITY ENGINEER _____ DATE _____

A 9.783 ACRE TRACT, LOCATED IN THE WILLIAM HALL LEAGUE SURVEY, A-31, OUT OF THE 11,3513 ACRE TRACT DESCRIBED IN THE DEED FROM WC SOUTHERN COLONY DEVELOPMENT, LLC TO STAGT SOUTHERN COLONY LLC, RECORDED UNDER FILE NUMBER 2014131429, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND OUT OF LOTS 13 AND 18 OF THE T.W. & J.W.B. HOUSE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 7, PAGE 301, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID 11,3513 ACRE TRACT;

THENCE SOUTH 03° 09' 11" EAST - 100.00', ALONG THE EAST LINE OF SAID 11,3513 ACRE TRACT, TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID 11,3513 ACRE TRACT;

THENCE SOUTH 86° 50' 49" WEST - 12.71', CONTINUING ALONG SAID EAST LINE, TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID 11,3513 ACRE TRACT;

THENCE SOUTH 03° 09' 12" EAST - 506.56', CONTINUING ALONG SAID EAST LINE, TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86° 50' 33" WEST - 107.01', PARTIALLY ALONG THE SOUTH LINE OF SAID 11,3513 ACRE TRACT, COMMON TO A NORTH LINE OF THE 23,3969 ACRE TRACT DESCRIBED IN THE DEED FROM WC SOUTHERN COLONY DEVELOPMENT, LLC TO STAGT SOUTHERN COLONY LLC, RECORDED UNDER FILE NUMBER 2014131429, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER SAID 11,3513 ACRE TRACT, COMMON TO AN ANGLE CORNER OF SAID 23,3969 ACRE TRACT, AND THE BEGINNING OF A CURVE;

THENCE 85.57', ALONG SAID COMMON LINE, ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 380.00', A CENTRAL ANGLE OF 12° 54' 10", AND A CHORD WHICH BEARS SOUTH 80° 32' 28" WEST - 85.30' TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER SAID 11,3513 ACRE TRACT, COMMON TO AN ANGLE CORNER OF SAID 23,3969 ACRE TRACT, AND THE END OF CURVE;

THENCE SOUTH 74° 05' 23" WEST - 99.95', CONTINUING ALONG SAID COMMON LINE, TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER SAID 11,3513 ACRE TRACT COMMON TO AN ANGLE CORNER OF SAID 23,3969 ACRE TRACT, AND THE BEGINNING OF A CURVE;

THENCE 72.00', CONTINUING ALONG SAID COMMON LINE, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00', A CENTRAL ANGLE OF 12° 54' 10", AND A CHORD WHICH BEARS SOUTH 80° 32' 28" WEST - 71.81' TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER SAID 11,3513 ACRE TRACT, COMMON TO AN ANGLE CORNER OF SAID 23,3969 ACRE TRACT, AND THE END OF CURVE;

THENCE SOUTH 86° 50' 33" WEST - 184.24', CONTINUING ALONG SAID COMMON LINE, TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR THE EAST END OF THE NORTHEAST RIGHT-OF-WAY OUTBACK CURVE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN COLONY AVENUE (80' R.O.W. AS SHOWN ON THE PLAT OF SOUTHERN COLONY SECTION 1, A SUBDIVISION RECORDED UNDER INSTRUMENT NUMBER 20050137, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS) AND THE EAST RIGHT-OF-WAY LINE OF MOONLITE TRAIL (80' R.O.W. AS SHOWN ON SAID SOUTHERN COLONY SECTION 1 PLAT) COMMON TO AN ANGLE CORNER SAID 11,3513 ACRE TRACT, AND AN ANGLE CORNER OF SAID 23,3969 ACRE TRACT, AND THE BEGINNING OF A CURVE;

THENCE 21.67', ALONG SAID RIGHT-OF-WAY OUTBACK CURVE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 46° 40' 33" AND A CHORD WHICH BEARS NORTH 86° 10' 10" WEST - 21.00', TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR THE POINT OF REVERSE CURVATURE;

THENCE 8.95', CONTINUING ALONG SAID RIGHT-OF-WAY OUTBACK CURVE, ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 60.00', A CENTRAL ANGLE OF 09° 30' 43", AND A CHORD WHICH BEARS NORTH 46° 04' 49" WEST - 9.95' TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR THE POINT OF REVERSE CURVATURE;

THENCE 21.67', CONTINUING ALONG SAID RIGHT-OF-WAY OUTBACK CURVE, ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 46° 40' 47", AND A CHORD WHICH BEARS NORTH 27° 59' 20" WEST - 21.00' TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR END OF CURVE, COMMON TO THE NORTH END OF RIGHT-OF-WAY OUTBACK CURVE;

THENCE NORTH 03° 09' 11" WEST - 810.21' ALONG THE WEST LINE OF AFORESAID 11,3513 ACRE TRACT, COMMON TO THE EAST LINE OF AFORESAID SOUTHERN COLONY SECTION 1, TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR THE SOUTH END OF THE SOUTHEAST RIGHT-OF-WAY OUTBACK CURVE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID MOONLITE TRAIL AND THE SOUTH RIGHT-OF-WAY LINE OF SUNSET COLONY DRIVE (50' R.O.W. AS SHOWN ON SAID SOUTHERN COLONY SECTION 1 PLAT);

THENCE 38.27', ALONG SAID RIGHT-OF-WAY OUTBACK CURVE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 50' 49" EAST - 38.26', TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR THE EAST END OF SAID SOUTHEAST RIGHT-OF-WAY OUTBACK CURVE;

THENCE NORTH 03° 09' 11" WEST - 80.00', ALONG THE WEST LINE OF AFORESAID 11,3513 ACRE TRACT, COMMON TO THE EAST LINE OF AFORESAID SOUTHERN COLONY SECTION 1, TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID SOUTHERN COLONY SECTION 1, COMMON TO THE NORTHWEST CORNER OF AFORESAID 11,3513 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A NON-TANGENT CURVE;

THENCE 91.63', ALONG THE NORTH LINE OF SAID 11,3513 ACRE TRACT, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00', A CENTRAL ANGLE OF 14° 00' 02", AND A CHORD WHICH BEARS SOUTH 86° 09' 04" EAST - 91.40' TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID 11,3513 ACRE TRACT, COMMON TO THE END OF CURVE;

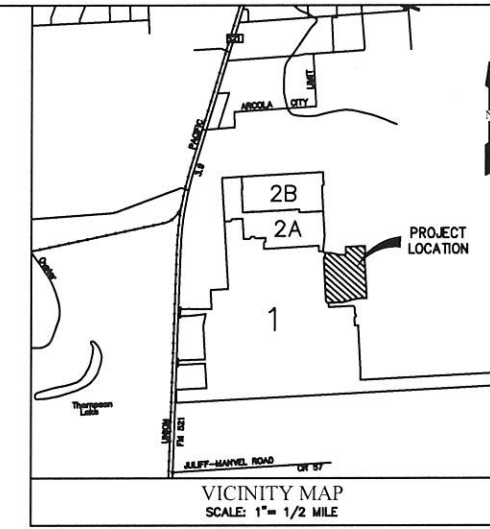
THENCE SOUTH 79° 09' 04" EAST - 100.02', CONTINUING ALONG SAID NORTH LINE, TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID 11,3513 ACRE TRACT, COMMON TO THE BEGINNING OF A CURVE;

THENCE 78.42', CONTINUING ALONG SAID NORTH LINE, ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00', A CENTRAL ANGLE OF 14° 00' 07", AND A CHORD WHICH BEARS SOUTH 86° 09' 07" EAST - 78.23' TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID 11,3513 ACRE TRACT, COMMON TO THE END OF CURVE;

THENCE NORTH 86° 50' 49" EAST - 28.61', CONTINUING ALONG SAID NORTH LINE, TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID 11,3513 ACRE TRACT;

THENCE NORTH 01° 05' 37" WEST - 108.96', ALONG A WEST LINE OF SAID 11,3513 ACRE TRACT, TO A 5/8" IRON ROD WITH CAP STAMPED 'LIA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID 11,3513 ACRE TRACT;

THENCE NORTH 86° 37' 28" EAST - 278.78', ALONG A NORTH LINE OF SAID 11,3513 ACRE TRACT, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 9.783 ACRES OF LAND



I, RICHARD W. STOLLER, 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.

RICHARD W. STOLLER, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS.
THIS _____ DAY OF _____, 2017.

VINCENT M. MORALES, JR. _____ GRADY PRESTAGE
PREDICT 1, COUNTY COMMISSIONER PREDICT 2, COUNTY COMMISSIONER

ROBERT E. HERBERT
COUNTY JUDGE

W. A. (ANDY) MEYERS _____ JAMES PATTERSON
PREDICT 3, COUNTY COMMISSIONER PREDICT 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 _____, 2017 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

FINAL PLAT
OF
SOUTHERN COLONY
SECTION 3A
A PLANNED UNIT DEVELOPMENT

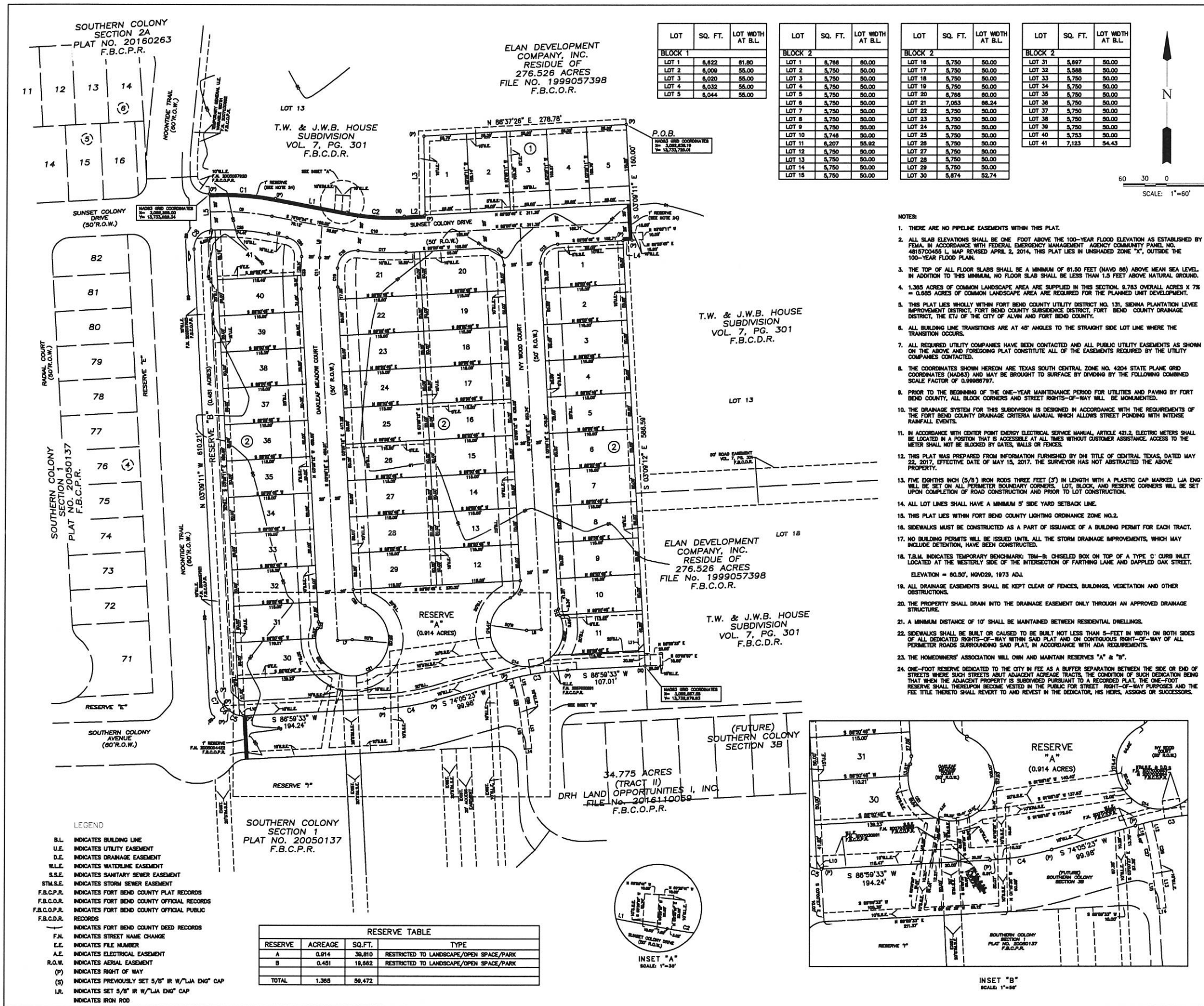
A SUBDIVISION OF 9.783 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS BEING A REPLAT OF LOTS 13 AND 18, T.W. & J.W.B. HOUSE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 301 DEED RECORDS, OF FORT BEND COUNTY, TEXAS

46 LOTS 2 RESERVES (1,365 ACRES) 2 BLOCKS
AUGUST 15, 2017 JOB NO. 1931-8003A

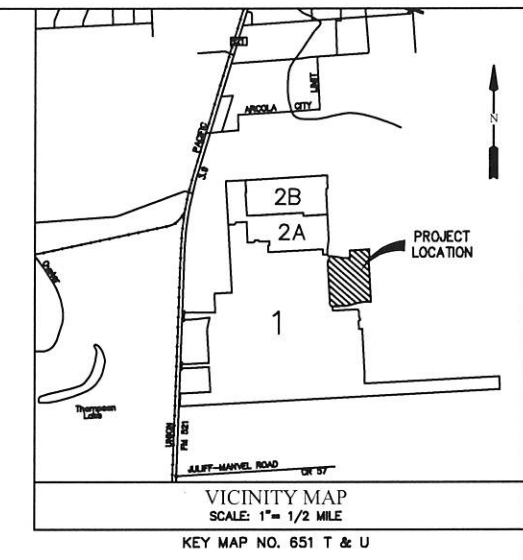
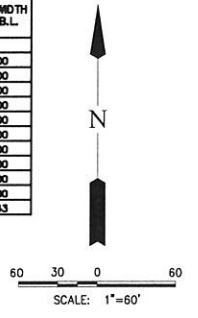
OWNERS:
DRH LAND OPPORTUNITIES I, INC.
A DELAWARE CORPORATION
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGARLAND, TEXAS 77478
PH. (817) 835-0650
ENGINEER/SURVEYOR:

LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713 953 5200
Suite 100 Fax 713 953 5026
Katy, Texas 77449 FRI-1-1386
T.B.P.L.S. Firm No. 10110501

HEATHER L. SIDES, R.P.L.S., P.L.S. OF 6485
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5997
MICHAEL S. RUSK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 89457



LOT	SQ. FT.	LOT WIDTH AT B.L.
BLOCK 1		
LOT 1	6,922	81.80
LOT 2	6,008	53.00
LOT 3	6,008	53.00
LOT 4	6,032	55.00
LOT 5	6,044	55.00
BLOCK 2		
LOT 1	5,750	50.00
LOT 2	5,750	50.00
LOT 3	5,750	50.00
LOT 4	5,750	50.00
LOT 5	5,750	50.00
LOT 6	5,750	50.00
LOT 7	5,750	50.00
LOT 8	5,750	50.00
LOT 9	5,750	50.00
LOT 10	5,748	50.00
LOT 11	6,207	58.92
LOT 12	5,750	50.00
LOT 13	5,750	50.00
LOT 14	5,750	50.00
LOT 15	5,750	50.00
BLOCK 2		
LOT 16	5,750	50.00
LOT 17	5,750	50.00
LOT 18	5,750	50.00
LOT 19	5,750	50.00
LOT 20	5,750	50.00
LOT 21	7,053	66.24
LOT 22	5,750	50.00
LOT 23	5,750	50.00
LOT 24	5,750	50.00
LOT 25	5,750	50.00
LOT 26	5,750	50.00
LOT 27	5,750	50.00
LOT 28	5,750	50.00
LOT 29	5,750	50.00
LOT 30	5,874	52.74
BLOCK 2		
LOT 31	5,897	50.00
LOT 32	5,588	50.00
LOT 33	5,750	50.00
LOT 34	5,750	50.00
LOT 35	5,750	50.00
LOT 36	5,750	50.00
LOT 37	5,750	50.00
LOT 38	5,750	50.00
LOT 39	5,750	50.00
LOT 40	5,753	50.00
LOT 41	7,123	54.43

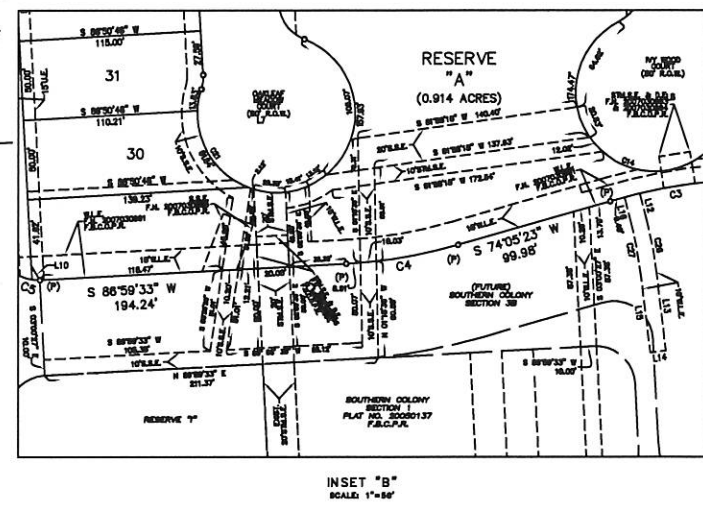
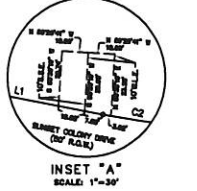


- NOTES:
- THERE ARE NO PIPELINE EASEMENTS WITHIN THIS PLAT.
 - ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 481570455 L MAP REVISED APRIL 2, 2014. THIS PLAT LIES IN UNSHADED ZONE "X", OUTSIDE THE 100-YEAR FLOOD PLAN.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 61.50 FEET (NAVD 88) ABOVE MEAN SEA LEVEL. IN ADDITION TO THIS MINIMUM, NO FLOOR SLAB SHALL BE LESS THAN 1.5 FEET ABOVE NATURAL GROUND.
 - 1.365 ACRES OF COMMON LANDSCAPE AREA ARE SUPPLIED IN THIS SECTION. 9.783 OVERALL ACRES X 7% = 0.685 ACRES OF COMMON LANDSCAPE AREA ARE REQUIRED FOR THE PLANNED UNIT DEVELOPMENT.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY UTILITY DISTRICT NO. 131, SIDIWA PLANTATION LEVEE APPROXIMATELY FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF ALVIN AND FORT BEND COUNTY.
 - ALL BUILDING LINE TRANSITIONS ARE AT 45° ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
 - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING CORNERED SCALE FACTOR OF 0.99998797.
 - PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHTS-OF-WAY WILL BE MONUMENTED.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
 - IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DH TITLE OF CENTRAL TEXAS, DATED MAY 22, 2017, EFFECTIVE DATE OF MAY 15, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED LIA END WILL BE SET ON PERMETER BOUNDARY CORNERS. SEE BLOCK 2 AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
 - ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO.2.
 - SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
 - T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-B; CHISELED BOX ON TOP OF A TYPE C CURB INLET LOCATED AT THE WESTERLY SIDE OF THE INTERSECTION OF FARTHING LANE AND DAPPLED OAK STREET. ELEVATION = 60.50', NOV029, 1973 ADA.
 - ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS.
 - THE PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - 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 CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
 - THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN RESERVES "A" & "B".
 - ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACRES TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

CURVE TABLE					LINE TABLE			
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	LINE	BEARING	DISTANCE
C1	376.00	147°02'	61.53'	61.60'	S 89°05'04" E	L1	S 79°05'04" E	100.00'
C2	380.00	147°02'	76.42'	76.33'	S 89°05'07" E	L2	N 01°02'37" W	28.81'
C3	380.00	125°41'02"	85.37'	85.38'	S 87°32'38" W	L3	N 01°02'37" W	108.88'
C4	380.00	125°41'02"	72.90'	71.81'	S 87°32'38" W	L4	N 01°02'37" W	12.71'
C5	35.00	49°42'33"	21.87'	21.00'	N 69°10'10" W	L5	N 03°40'07" W	44.10'
C6	35.00	49°42'33"	9.84'	9.85'	N 49°04'40" W	L7	N 01°02'37" W	30.00'
C7	35.00	49°42'33"	21.87'	21.00'	N 27°39'20" W	L8	N 01°02'37" W	30.00'
C8	35.00	87°02'00"	35.37'	35.38'	N 47°52'40" E	L9	N 27°44'18" W	10.54'
C9	380.00	147°02'	61.53'	61.51'	N 89°05'04" W	L10	N 79°05'04" W	38.00'
C10	380.00	147°02'	61.53'	61.52'	S 89°05'07" E	L11	N 47°52'40" E	12.72'
C11	380.00	6°46'18"	41.87'	41.88'	S 02°19'28" W	L12	S 14°17'52" E	18.02'
C12	25.00	80°50'11"	38.27'	38.28'	S 47°02'40" E	L13	S 02°19'28" E	48.54'
C13	25.00	80°50'11"	6.18'	6.17'	S 12°40'32" E	L14	S 02°19'28" E	10.02'
C14	30.00	287°27'41"	233.40'	72.28'	N 79°27'43" W	L15	N 01°02'37" W	48.54'
C15	30.00	287°27'41"	233.40'	27.28'	N 30°02'38" E	L16	N 01°02'37" W	48.54'
C16	25.00	89°28'18"	38.27'	38.28'	N 48°08'11" W	L18	N 14°17'52" E	18.02'
C17	376.00	147°02'	61.53'	61.50'	N 89°05'04" W			
C18	380.00	147°02'	41.70'	37.03'	S 46°12'38" W			
C19	380.00	47°20'33"	28.00'	28.00'	S 02°51'40" E			
C20	25.00	89°28'18"	28.88'	27.28'	S 38°21'31" E			
C21	30.00	287°27'41"	233.40'	72.28'	S 89°28'18" W			
C22	30.00	21°02'32"	6.18'	6.17'	N 07°22'00" E			
C23	376.00	6°46'18"	44.88'	44.82'	N 02°19'28" E			
C24	30.00	82°48'11"	38.14'	33.07'	N 37°44'38" W			
C25	380.00	147°02'	76.41'	76.22'	N 89°05'04" W			
C26	285.00	72°05'44"	32.84'	32.82'	S 12°37'51" E			
C27	246.00	72°05'44"	31.28'	31.24'	N 10°37'51" W			

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - S.T.M.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.A. INDICATES STREET NAME CHANGE
 - E.E. INDICATES EASEMENT
 - A.E. INDICATES ELECTRICAL EASEMENT
 - R.O.W. INDICATES AERIAL EASEMENT
 - (P) INDICATES RIGHT OF WAY
 - (S) INDICATES PREVIOUSLY SET 5/8" IR W/LIA END CAP
 - L.R. INDICATES SET 5/8" IR W/LIA END CAP
 - INDICATES IRON ROD

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.914	39,810	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK
B	0.451	19,642	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK
TOTAL	1.365	59,452	



FINAL PLAT OF SOUTHERN COLONY SECTION 3A A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF 9.783 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS BEING A REPLAT OF LOTS 13 AND 18, T.W. & J.W.B. HOUSE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 301 DEED RECORDS, OF FORT BEND COUNTY, TEXAS

46 LOTS 2 RESERVES (1.365 ACRES) 2 BLOCKS
AUGUST 15, 2017 JOB NO. 1931-8003A

OWNERS:
DRH LAND OPPORTUNITIES I, INC.
A DELAWARE CORPORATION
CHRIS LINDHORST, PRESIDENT

14100 SOUTHWEST FREEWAY, SUITE 500, SUGARLAND, TEXAS 77478
PH. (817) 835-0650

ENGINEER/SURVEYOR:
LJA Engineering, Inc.
1504 W. Grand Parkway North Suite 100 Katy, Texas 77449
Phone 713.953.5300 Fax 713.953.5026 FRN-F-1366 T.B.P.L.S. Firm No. 10110501

HEATHER L. BOES, R.P.L.S., P.L.S., C.F.A.S.
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5907

MICHAEL S. RUSK, P.E.
REGISTERED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 80497

SHEET 2 OF 2