

**PLAT RECORDING SHEET**

**PLAT NAME:** Southern Colony, Section 4A

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

**ACREAGE:** 29.973

**LEAGUE:** William Hall League

**ABSTRACT NUMBER:** 31

**NUMBER OF BLOCKS:** 6

**NUMBER OF LOTS:** 148

**NUMBER OF RESERVES:** 8

**OWNERS:** Forestar (USA) Real Estate Group Inc., a Delaware Corporation

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ACTING BY AND THROUGH THOMAS H. BURLERSON, EXECUTIVE VICE PRESIDENT, BEING AN OFFICER OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 29.973 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SOUTHERN COLONY SECTION 4A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, 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' 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 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, 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 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 DRAINAGEWAYS 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 CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SOUTHERN COLONY SECTION 4A 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 ACREAGE.

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, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THOMAS H. BURESON, EXECUTIVE VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

FORESTAR (USA) REAL ESTATE GROUP INC.  
A DELAWARE CORPORATION

BY: \_\_\_\_\_  
THOMAS H. BURLERSON, EXECUTIVE VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS H. BURESON, EXECUTIVE VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
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 PERIMETER 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 "LJA 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., PLS, CF6d3  
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

\_\_\_\_\_  
DIXIE ROBERTS, CITY SECRETARY

\_\_\_\_\_  
MICHELLE SEGOVIA, CITY ENGINEER

SOUTHERN COLONY SECTION 4A  
29.973 ACRES

A 29.973 ACRE TRACT, LOCATED IN THE WILLIAM HALL LEAGUE, A-31, OUT OF THE 276.526 ACRE TRACT DESCRIBED IN THE DEED FROM MELLON PROPERTIES COMPANY TO ELAN DEVELOPMENT COMPANY, INC. RECORDED UNDER FILE NUMBER 1999057398, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND OUT OF LOT 13 OF THE T.W. AND 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 "LJA ENG" PREVIOUSLY SET FOR THE NORTHEAST CORNER RESERVE "A" OF SOUTHERN COLONY SECTION 2B, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20170104, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, COMMON TO THE SOUTH LINE OF THE 162.2524 ACRE TRACT DESCRIBED IN DEED FROM THOMAS F. LOFTUS III, TRUSTEE TO HANNOVER ESTATES, LTD., RECORDED UNDER FILE NUMBER 2004018462, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86° 48' 40" EAST - 608.15' ALONG THE SOUTH LINE OF SAID 162.2524 ACRE TRACT TO AN ANGLE POINT IN THE SOUTH LINE OF SAID 162.2524 ACRE TRACT;

THENCE NORTH 86° 57' 25" EAST - 675.70' CONTINUING ALONG THE SOUTH LINE OF SAID 162.2524 ACRE TRACT TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 13 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03° 03' 31" EAST - 876.64' ALONG THE EAST LINE OF SAID LOT 13 TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84° 04' 51" WEST - 204.64' TO A POINT FOR CORNER;

THENCE SOUTH 69° 39' 06" WEST - 72.67' TO A POINT FOR CORNER;

THENCE SOUTH 86° 50' 49" WEST - 244.05' TO A POINT FOR CORNER;

THENCE NORTH 03° 09' 11" WEST - 59.53' TO A POINT FOR CORNER;

THENCE SOUTH 86° 50' 49" WEST - 170.00' TO A POINT FOR CORNER;

THENCE SOUTH 03° 09' 11" EAST - 150.00' TO A POINT FOR CORNER;

THENCE SOUTH 25° 13' 17" WEST - 98.34' TO A POINT FOR THE NORTHEAST CORNER OF LOT 5, BLOCK 1 OF SOUTHERN COLONY SECTION 3A, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20170206 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID SOUTHERN COLONY SECTION 3A THE FOLLOWING SIX (6) COURSES:

1. SOUTH 86° 37' 26" WEST - 278.78' TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET;
2. SOUTH 01° 05' 37" EAST - 108.98' TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET;
3. SOUTH 86° 50' 49" WEST - 28.61' TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET, THE BEGINNING OF A CURVE;
4. 79.42' ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00', A CENTRAL ANGLE OF 14° 00' 07", AND A CHORD WHICH BEARS NORTH 86° 09' 07" WEST -79.23' TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET;
5. NORTH 79° 09' 04" WEST - 100.02' TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET, THE BEGINNING OF A CURVE;
6. 91.63' ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 375.00', A CENTRAL ANGLE OF 14° 00' 02", AND A CHORD WHICH BEARS NORTH 86° 09' 04" WEST - 91.40' TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR AN EAST CORNER OF SOUTHERN COLONY SECTION 1 A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050137 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, THE BEGINNING OF A REVERSE CURVE;

THENCE 39.27' ALONG AN EAST LINE OF SAID SOUTHERN COLONY SECTION 1 AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 48° 09' 11" WEST - 35.36' A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID SOUTHERN COLONY SECTION 1 COMMON TO THE SOUTHEAST CORNER OF SOUTHERN COLONY SECTION 2A, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20160263 OF THE PLAT RECORDS OF FORT BEND COUNTY TEXAS;

THENCE, 48.90' CONTINUING ALONG THE EAST LINE OF SAID SOUTHERN COLONY SECTION 2A AND ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00', A CENTRAL ANGLE OF 08° 45' 17", AND A CHORD WHICH BEARS NORTH 01° 13' 28" EAST, 48.85' TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET;

THENCE NORTH 05° 36' 06" EAST - 148.31' CONTINUING ALONG THE EAST LINE OF SAID SOUTHERN COLONY SECTION 2A TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET, THE BEGINNING OF A CURVE;

THENCE, 58.06' CONTINUING ALONG THE EAST LINE OF SAID SOUTHERN COLONY SECTION 2A AND ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 380.00', A CENTRAL ANGLE OF 08° 45' 17", AND A CHORD WHICH BEARS NORTH 01° 13' 28" EAST, 58.01' TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET;

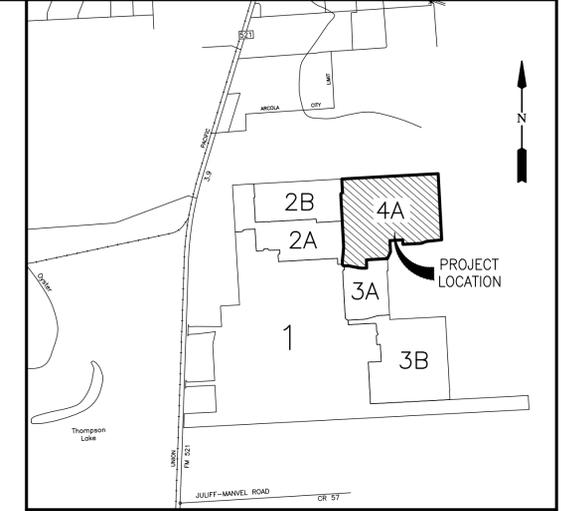
THENCE NORTH 03° 09' 11" WEST - 666.87' CONTINUING ALONG THE EAST LINE OF SAID SOUTHERN COLONY SECTION 2A AT 317.07' FEET PASS THE NORTHEAST CORNER OF SAID SOUTHERN COLONY SECTION 2A COMMON TO THE SOUTHEAST CORNER OF THE AFORESAID SOUTHERN COLONY SECTION 2B, CONTINUING ALONG THE EAST LINE OF SAID SOUTHERN COLONY SECTION 2B TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET, THE BEGINNING OF A CURVE;

THENCE, 39.27' CONTINUING ALONG THE EAST LINE OF SAID SOUTHERN COLONY SECTION 2B AND ALONG THE ARC OF A TANGENT 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 - 35.36' TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET;

THENCE NORTH 03° 09' 11" WEST - 50.00' CONTINUING ALONG THE EAST LINE OF SAID SOUTHERN COLONY SECTION 2B TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET;

THENCE SOUTH 86° 50' 49" WEST - 0.82' CONTINUING ALONG THE EAST LINE OF SAID SOUTHERN COLONY SECTION 2B TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET;

THENCE NORTH 03° 09' 11" WEST - 130.92' CONTINUING ALONG THE EAST LINE OF SAID SOUTHERN COLONY SECTION 2B TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 29.973 ACRES OF LAND.



VICINITY MAP  
SCALE: 1"= 1/2 MILE  
KEY MAP NO. 651 X & Y

I, RICHARD W. STOLLEIS, 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 OR SUBDIVISION WITHIN THE WATERSHED.

\_\_\_\_\_  
RICHARD W. STOLLEIS, P.E.  
FORT BEND COUNTY ENGINEER

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

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

\_\_\_\_\_  
GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

\_\_\_\_\_  
ROBERT E. HEBERT  
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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2018 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 4A  
A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF 29.973 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS BEING A REPLAT OF LOT 13, T.W. & J.W.B. HOUSE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 301 DEED RECORDS, OF FORT BEND COUNTY, TEXAS.

148 LOTS 9 RESERVES (2.036 ACRES) 6 BLOCKS  
APRIL 17, 2018 JOB NO. 1019-8004A

OWNERS:  
**FORESTAR (USA) REAL ESTATE GROUP INC.**  
A DELAWARE CORPORATION  
THOMAS H. BURLERSON, EXECUTIVE VICE PRESIDENT  
6300 BEE CAVE ROAD, BUILDING II, SUITE 500, AUSTIN, TEXAS 78746  
PH. (817) 835-0650

ENGINEER:  
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

SURVEYOR:  
**LJA Surveying, Inc.**  
2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

DIR. \_\_\_\_\_  
MPLAR CHECK: \_\_\_\_\_  
COORD. \_\_\_\_\_

Date/Time : F:\13-Jul-2018 11:07:11 AM  
Print Name : A:\proj\jla\p\plm\1019\03\_PLATS\Southern\_Colony\_4A\_FP.dwg

- NOTES:
1. THERE ARE NO PIPELINE EASEMENTS WITHIN THIS PLAT.
  2. 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. 48157C0455 L, MAP REVISED APRIL 2, 2014, THIS PLAT LIES IN UNSHADED ZONE "X", OUTSIDE THE 100-YEAR FLOOD PLAIN.
  3. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 61.50 FEET (NGVD 29, 73 ADJ.) ABOVE MEAN SEA LEVEL. IN ADDITION TO THIS MINIMUM, NO FLOOR SLAB SHALL BE LESS THAN 1.5 FEET ABOVE NATURAL GROUND.
  4. 2.035 ACRES OF COMMON LANDSCAPE AREA ARE SUPPLIED IN THIS SECTION. 29.973 OVERALL ACRES X 7% = 2.098 ACRES OF COMMON LANDSCAPE AREA ARE REQUIRED FOR THE PLANNED UNIT DEVELOPMENT, RESULTING IN 0.063 ACRES BEING NEEDED FROM PREVIOUS SECTIONS. PREVIOUS SECTIONS 2A, 2B, 3A & 3B HAVE PROVIDED A SURPLUS AMOUNT OF 1.460 ACRES OF COMMON LANDSCAPE AREA, THEREFORE 1.460 ACRES SURPLUS = 0.063 ACRES NEEDED FOR SECTION 4A LEAVES A REMAINING SURPLUS OF 1.397 ACRES OF COMMON LANDSCAPE AREA.
  5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY UTILITY DISTRICT NO. 131, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF ALVIN AND FORT BEND COUNTY.
  6. ALL BUILDING LINE TRANSITIONS ARE AT 45° ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
  7. 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.
  8. 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 COMBINED SCALE FACTOR OF 0.99986797.
  9. 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.
  10. 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.
  11. 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.
  12. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, DATED MARCH 21, 2018, EFFECTIVE DATE OF MARCH 14, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  13. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LIA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
  14. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
  15. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO.2.
  16. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
  17. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
  18. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM--B; CHISELED BOX ON TOP OF A TYPE "CC" CURB INLET LOCATED AT THE WESTERLY SIDE OF THE INTERSECTION OF FARTHING LANE AND DAPKED OAK STREET.  
ELEVATION = 60.50', NGVD29, 1973 ADJ.
  19. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS.
  20. THE PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  21. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
  22. 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 RIGHTS-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
  23. THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN RESERVES "C", "D", "E", "F", "G" & "H". FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 131 WILL OWN AND MAINTAIN RESERVES "A" & "B".
  24. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT ACRES. 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.
  25. LOTS 1-19, BLOCK 5 ARE HEREBY DENIED ACCESS TO AND FROM NOONTIDE TRAIL.
  26. 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.

LINE	BEARING	DISTANCE
L1	S 69°39'06" W	72.67'
L2	N 0°09'11" W	59.53'
L3	S 86°50'49" W	170.00'
L4	S 0°09'11" E	150.00'
L5	S 2°13'17" W	98.34'
L6	S 86°37'26" W	278.78'
L7	S 0°10'53" E	108.98'
L8	S 86°50'49" W	28.61'
L9	N 79°09'04" W	100.02'
L10	N 05°36'06" E	148.31'
L11	N 0°09'11" W	50.00'
L12	S 86°50'49" W	0.82'
L13	N 0°09'11" W	130.92'
L14	N 14°03'34" E	9.00'
L15	N 26°01'55" W	8.00'
L16	S 86°50'49" W	35.89'
L17	S 75°50'14" W	64.88'
L18	N 81°27'46" W	52.48'
L19	S 0°09'11" E	110.65'
L20	S 0°09'11" E	85.00'
L21	S 0°34'07" W	18.43'
L22	N 86°56'29" E	35.89'
L23	S 86°50'49" W	35.89'
L24	S 75°50'14" W	64.88'
L25	S 86°50'49" W	106.26'
L26	S 0°09'11" E	35.00'
L27	N 0°09'11" W	35.00'
L28	S 86°50'49" W	110.26'
L29	S 0°09'11" E	55.42'
L30	N 0°09'11" W	54.74'
L31	S 86°50'49" W	80.00'
L32	N 0°09'11" W	105.35'
L33	S 86°50'49" W	103.21'
L34	N 86°50'49" E	103.21'
L35	S 75°50'14" W	1.62'
L36	N 81°27'46" W	52.48'
L37	N 86°48'40" E	131.01'
L38	N 86°50'49" E	112.59'
L39	S 86°50'49" W	118.92'
L40	N 48°09'11" W	14.14'
L41	N 65°33'52" W	20.00'
L42	S 59°15'31" W	20.00'
L43	S 86°50'49" W	60.00'
L44	S 56°15'25" E	20.00'
L45	N 49°57'04" E	20.00'
L46	S 0°09'12" E	103.45'
L47	N 73°53'37" E	82.24'
L48	S 09°34'29" W	57.63'
L49	N 09°34'29" W	59.16'
L50	S 73°53'37" W	63.94'
L51	N 0°09'12" W	73.02'
L52	S 0°09'11" E	116.71'
L53	S 86°50'49" W	13.47'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	325.00'	140°00'07"	79.42'	79.23'	N 86°09'07" W
C2	375.00'	140°00'02"	91.63'	91.40'	N 86°09'04" W
C3	25.00'	90°00'00"	39.27'	35.36'	N 48°09'11" W
C4	320.00'	84°51'17"	48.90'	48.85'	N 01°13'28" E
C5	380.00'	84°51'17"	58.06'	58.01'	N 01°13'28" E
C6	25.00'	90°00'00"	39.27'	35.36'	N 41°50'49" E
C7	500.00'	82°55'55"	73.58'	73.52'	S 0°22'08" E
C8	500.00'	171°12'44"	150.21'	149.64'	S 84°32'48" E
C9	300.00'	225°24'44"	119.79'	119.00'	S 75°24'27" W
C10	500.00'	110°06'16"	96.90'	96.75'	S 81°23'22" W
C11	1000.00'	110°03'36"	192.16'	191.86'	S 81°20'32" W
C12	430.00'	114°41'24"	87.73'	87.58'	N 87°18'29" W
C13	430.00'	114°41'24"	87.73'	87.58'	N 87°18'29" W
C14	300.00'	114°41'24"	61.21'	61.10'	S 02°41'31" W
C15	400.00'	64°09'18"	47.62'	47.60'	S 00°15'28" W
C16	475.00'	175°42'11"	158.00'	158.00'	S 04°00'21" E
C17	25.00'	90°10'58"	41.53'	36.92'	S 52°39'01" E
C18	525.00'	71°10'00"	65.82'	65.78'	N 83°21'00" E
C19	475.00'	110°06'16"	92.06'	91.91'	S 81°23'22" W
C20	1025.00'	110°06'16"	196.96'	196.66'	S 81°20'32" W
C21	25.00'	90°00'00"	39.27'	35.36'	S 41°50'49" W
C22	25.00'	90°00'00"	39.27'	35.36'	N 48°09'11" W
C23	455.00'	112°32'02"	90.40'	90.25'	N 87°27'40" W
C24	25.00'	101°23'02"	44.24'	38.69'	S 47°32'20" W
C25	25.00'	48°11'23"	21.03'	20.41'	S 27°14'52" E
C26	50.00'	276°22'48"	241.19'	66.67'	S 86°50'49" W
C27	25.00'	48°11'23"	21.03'	20.41'	N 20°56'31" E
C28	325.00'	3°00'52"	17.10'	17.10'	N 01°36'45" W
C29	25.00'	88°16'36"	38.52'	34.82'	N 44°16'36" W
C30	405.00'	44°41'16"	33.49'	33.48'	S 89°12'58" W
C31	25.00'	90°00'00"	39.27'	35.36'	S 41°50'49" W
C32	425.00'	64°31'00"	49.84'	49.81'	S 00°12'24" W
C33	25.00'	89°25'22"	37.27'	33.92'	S 39°08'42" E
C34	25.00'	99°19'28"	43.34'	38.11'	N 51°11'12" E
C35	375.00'	44°40'39"	30.61'	30.61'	N 00°48'51" W
C36	25.00'	90°00'00"	39.27'	35.36'	N 48°09'11" W
C37	25.00'	90°00'00"	39.27'	35.36'	N 41°50'49" E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C38	25.00'	90°00'00"	39.27'	35.36'	N 41°50'49" E
C39	25.00'	90°00'00"	39.27'	35.36'	S 48°09'11" E
C40	25.00'	90°00'00"	39.27'	35.36'	S 41°50'49" W
C41	325.00'	120°11'10"	68.18'	68.05'	S 80°50'15" W
C42	25.00'	50°41'17"	22.12'	21.40'	N 79°49'42" W
C43	50.00'	276°14'00"	241.06'	66.76'	S 12°36'06" E
C44	25.00'	44°31'02"	19.42'	18.94'	N 51°32'23" E
C45	275.00'	130°25'56"	62.63'	62.49'	N 80°19'22" E
C46	25.00'	90°00'00"	39.27'	35.36'	S 48°09'11" E
C47	525.00'	326°11'11"	31.49'	31.48'	S 04°52'16" E
C48	25.00'	102°25'35"	35.97'	32.94'	S 34°37'26" E
C49	975.00'	110°03'36"	187.35'	187.07'	S 81°20'32" W
C50	405.00'	114°41'24"	82.63'	82.49'	N 87°18'29" W
C51	455.00'	114°41'24"	92.83'	92.67'	N 87°18'29" W
C52	25.00'	90°00'00"	39.27'	35.36'	N 48°09'11" W
C53	25.00'	90°00'00"	39.27'	35.36'	N 41°50'49" E
C54	475.00'	114°40'11"	96.72'	96.55'	S 87°19'10" E
C55	25.00'	40°58'50"	17.88'	17.50'	S 60°59'41" E
C56	50.00'	275°46'02"	240.65'	67.06'	N 01°36'48" E
C57	25.00'	53°31'30"	23.35'	22.51'	S 70°29'32" W
C58	525.00'	102°24'28"	95.37'	95.23'	N 87°56'57" W
C59	25.00'	90°00'00"	39.27'	35.36'	N 48°09'11" W
C60	265.00'	164°28'29"	77.74'	77.46'	S 05°19'04" W
C61	337.67'	94°6'24"	57.60'	57.53'	S 02°54'20" W
C62	40.00'	302°75'88"	21.27'	21.02'	N 71°36'49" W
C63	35.00'	160°55'56"	92.20'	67.76'	S 48°09'12" E
C64	40.00'	302°75'88"	21.27'	21.02'	S 12°04'48" W
C65	15.00'	302°75'88"	7.98'	7.88'	N 12°04'48" E
C66	50.00'	160°55'56"	158.06'	116.16'	N 48°09'12" W
C67	15.00'	302°75'88"	7.98'	7.88'	S 71°36'49" W
C68	310.10'	101°15'52"	55.19'	55.12'	N 02°54'20" E
C69	290.00'	164°28'29"	85.07'	84.77'	N 05°15'04" E
C70	254.20'	115°44'48"	52.86'	52.76'	S 04°44'13" W
C71	260.00'	164°28'30"	76.27'	76.00'	S 05°19'04" W
C72	285.00'	164°28'30"	83.61'	83.31'	N 05°15'04" E
C73	229.20'	113°39'12"	46.62'	46.54'	N 04°42'35" E

LOT	SQ. FT.	LOT WIDTH AT B.L.
LOT 1	5,798	50.00
LOT 2	5,799	50.00
LOT 3	5,801	50.00
LOT 4	5,803	50.00
LOT 5	5,804	50.00
LOT 6	5,806	50.00
LOT 7	5,807	50.00
LOT 8	5,809	50.00
LOT 9	5,811	50.00
LOT 10	5,812	50.00
LOT 11	5,814	50.00
LOT 12	5,815	50.00
LOT 13	5,817	50.00
LOT 14	5,818	50.00
LOT 15	5,820	50.00
LOT 16	5,822	50.00
LOT 17	5,823	50.00
LOT 18	5,825	50.00
LOT 19	5,826	50.00
LOT 20	5,828	50.00
LOT 21	5,828	50.00

LOT	SQ. FT.	LOT WIDTH AT B.L.
LOT 1	7,066	50.00
LOT 2	8,515	59.44
LOT 3	6,367	53.12
LOT 4	9,565	60.24
LOT 5	13,129	58.66
LOT 6	12,128	59.66
LOT 7	13,759	57.28
LOT 8	6,839	58.09
LOT 9	6,678	50.11
LOT 10	7,859	50.03
LOT 11	7,066	50.00
LOT 12	6,000	50.00
LOT 13	6,000	50.00
LOT 14	6,000	50.00
LOT 15	6,000	50.00
LOT 16	6,000	50.00
LOT 17	5,749	50.00
LOT 18	5,628	50.14

LOT	SQ. FT.	LOT WIDTH AT B.L.
LOT 1	6,500	50.00
LOT 2	6,500	50.00
LOT 3	6,500	50.00
LOT 4	6,500	50.00
LOT 5	6,500	50.00
LOT 6	6,500	50.00
LOT 7	6,500	50.00
LOT 8	6,500	50.00
LOT 9	6,500	50.00
LOT 10	6,500	50.00
LOT 11	6,500	50.00
LOT 12	6,500	50.00
LOT 13	6,500	50.00
LOT 14	6,500	50.00
LOT 15	6,500	50.00
LOT 16	6,500	50.00
LOT 17	6,500	50.00
LOT 18	6,500	50.00
LOT 19	6,500	50.00
LOT 20	6,500	50.00
LOT 21	6,500	50.00

LOT	SQ. FT.	LOT WIDTH AT B.L.
LOT 1	5,754	50.00
LOT 2	5,752	50.00
LOT 3	6,029	50.00
LOT 4	6,483	50.26
LOT 5	6,656	51.01
LOT 6	6,431	50.80
LOT 7	6,000	50.00
LOT 8	6,000	50.00
LOT 9	6,000	50.00
LOT 10	6,000	50.00
LOT 11	6,000	50.00
LOT 12	6,000	50.00
LOT 13	6,000	50.00
LOT 14	6,000	50.00
LOT 15	6,000	50.00
LOT 16	6,000	50.00
LOT 17	6,000	50.00
LOT 18	7,066	50.00
LOT 19	6,000	50.00
LOT 20		