

PLAT RECORDING SHEET

PLAT NAME: Southern Colony, Section 4B

PLAT NO: _____

ACREAGE: 28.305

LEAGUE: William Hall League

ABSTRACT NUMBER: 31

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 118

NUMBER OF RESERVES: 11

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

(DEPUTY CLERK)

DESCRIPTION OF
SOUTHERN COLONY SEC 4B
28.305 ACRES

A 28.305 ACRE TRACT, LOCATED IN THE WILLIAM HALL LEAGUE, A-31, OUT OF THE 91.1000 ACRE TRACT, DESCRIBED AS TRACT ONE IN THE DEED FROM ELAN DEVELOPMENT COMPANY, L.P., TO FORESTAR (USA) REAL ESTATE GROUP, INC., RECORDED UNDER FILE NUMBER 2017121652, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND OUT OF THE 34.775 ACRE TRACT DESCRIBED IN THE DEED FROM DRH LAND OPPORTUNITIES I, INC. TO D.R. HORTON - TEXAS, LTD., RECORDED UNDER FILE NUMBER 2017124930 OF THE OFFICIAL PUBLIC 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 SOUTHEAST CORNER OF LOT 1, BLOCK 2 OF SOUTHERN COLONY SECTION 3B, A SUBDIVISION RECORDED UNDER PLAT NUMBER 20180004, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, COMMON TO THE SOUTHEAST CORNER OF SAID 34.775 ACRE TRACT, A SOUTHWEST CORNER OF SAID 91.100 ACRE TRACT, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH LINE OF RESTRICTED RESERVE 'N' OF SOUTHERN COLONY SECTION 1, A SUBDIVISION RECORDED UNDER PLAT NUMBER 20050137 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS ;

THENCE ALONG THE EAST AND NORTH LINES OF SAID SOUTHERN COLONY SECTION 3B THE FOLLOWING SIX (6) COURSES:

- 1. NORTH 03° 00' 25" WEST - 121.50', ALONG AN EAST LINE OF SAID 34.775 ACRE TRACT, COMMON TO A WEST LINE OF SAID 91.100 ACRE TRACT, TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID SOUTHERN COLONY SECTION 3B;
- 2. NORTH 83° 16' 44" EAST - 4.79', CONTINUING ALONG SAID COMMON LINE, TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID SOUTHERN COLONY SECTION 3B;
- 3. NORTH 06° 43' 15" WEST - 50.00', CONTINUING ALONG SAID COMMON LINE, TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR THE NORTHEAST CORNER OF RESERVE 'B' OF SAID SOUTHERN COLONY SECTION 3B;
- 4. NORTH 03° 14' 58" WEST - 929.03', CONTINUING ALONG SAID COMMON LINE, TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID SOUTHERN COLONY SECTION 3B, COMMON TO THE NORTH EAST CORNER OF RESERVE 'B', THE BEGINNING OF A NON-TANGENT CURVE;
- 5. 55.35', ALONG THE NORTH LINE OF SAID RESERVE 'B', ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,970.00', A CENTRAL ANGLE OF 01° 36' 35", AND A CHORD WHICH BEARS SOUTH 87° 47' 51" WEST - 55.34' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR THE END OF CURVE;
- 6. SOUTH 86° 59' 33" WEST - 685.72', CONTINUING ALONG SAID NORTH LINE, AND THE NORTH LINE OF RESERVE 'A' OF SAID SOUTHERN COLONY SECTION 3B, TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID SOUTHERN COLONY SECTION 3B;

THENCE NORTH 03° 09' 12" WEST - 646.59', ALONG AN EAST LINE OF SAID SOUTHERN COLONY SECTION 3B (AT 60.00' PASSING A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR A NORTHEAST CORNER OF SOUTHERN COLONY SECTION 3B, COMMON TO THE SOUTHEAST CORNER OF SOUTHERN COLONY SECTION 3A, A SUBDIVISION RECORDED UNDER PLAT NUMBER 20170206 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS), THEN CONTINUING ALONG THE EAST LINE OF SAID SOUTHERN COLONY SECTION 3A AND PARTIALLY ALONG THE EAST LINE OF THE AFORESAID 34.775 ACRE TRACT, COMMON TO THE WEST LINE OF THE AFORESAID 91.100 ACRE TRACT, TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID SOUTHERN COLONY SECTION 3A;

THENCE NORTH 86° 50' 49" EAST - 12.71', CONTINUING ALONG SAID COMMON LINE, COMMON TO A SOUTH LINE OF SAID SOUTHERN COLONY SECTION 3A, TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR AN ANGLE CORNER OF SAID SOUTHERN COLONY SECTION 3A;

THENCE NORTH 03° 09' 11" WEST - 160.00', CONTINUING ALONG SAID COMMON LINE, COMMON TO THE EAST LINE OF SAID SOUTHERN COLONY SECTION 3A, TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID SOUTHERN COLONY SECTION 3A, COMMON TO THE NORTHEAST CORNER OF SAID 39.775 ACRE TRACT AND AN ANGLE CORNER OF SAID 91.100 ACRE TRACT;

THENCE NORTH 25° 13' 17" EAST - 98.34' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03° 09' 11" WEST - 150.00' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86° 50' 49" EAST - 170.00' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03° 09' 11" EAST - 59.53' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86° 50' 49" EAST - 244.05' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 69° 39' 06" EAST - 72.67' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 84° 04' 51" EAST - 204.64' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WEST LINE OF THE 50.00 ACRE TRACT DESCRIBED AS TRACT 1 IN THE DEED FROM BUS RESOURCES, INC. TO BUSR OPERATING, LTD., RECORDED UNDER FILE NUMBER 2006152319 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, COMMON TO THE EAST LINE OF THE AFORESAID 91.100 ACRE TRACT;

THENCE SOUTH 03° 03' 31" EAST - 718.32', ALONG SAID COMMON LINE, TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF SAID 50.00 ACRE TRACT, AND AN ANGLE CORNER OF SAID 91.100 ACRE TRACT;

THENCE NORTH 86° 45' 02" EAST - 569.43', ALONG THE SOUTH LINE OF SAID 50.00 ACRE TRACT, COMMON TO A NORTH LINE OF SAID 91.100 ACRE TRACT, TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03° 14' 58" EAST - 60.00' TO 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE BEGINNING OF A NON-TANGENT CURVE;

THENCE 39.27', ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 45' 02" WEST - 35.36' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE END OF CURVE;

THENCE SOUTH 03° 14' 58" EAST - 85.00' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE BEGINNING OF A TANGENT CURVE;

THENCE 39.27', ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 48° 14' 58" EAST - 35.36' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03° 14' 58" EAST - 50.00' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE BEGINNING OF A NON-TANGENT CURVE;

THENCE 39.27', ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 45' 02" WEST - 35.36' TO 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE END OF CURVE;

THENCE SOUTH 86° 45' 03" WEST - 50.00' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE BEGINNING OF A NON-TANGENT CURVE;

THENCE 39.27', ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 48° 14' 58" WEST - 35.36' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE END OF CURVE;

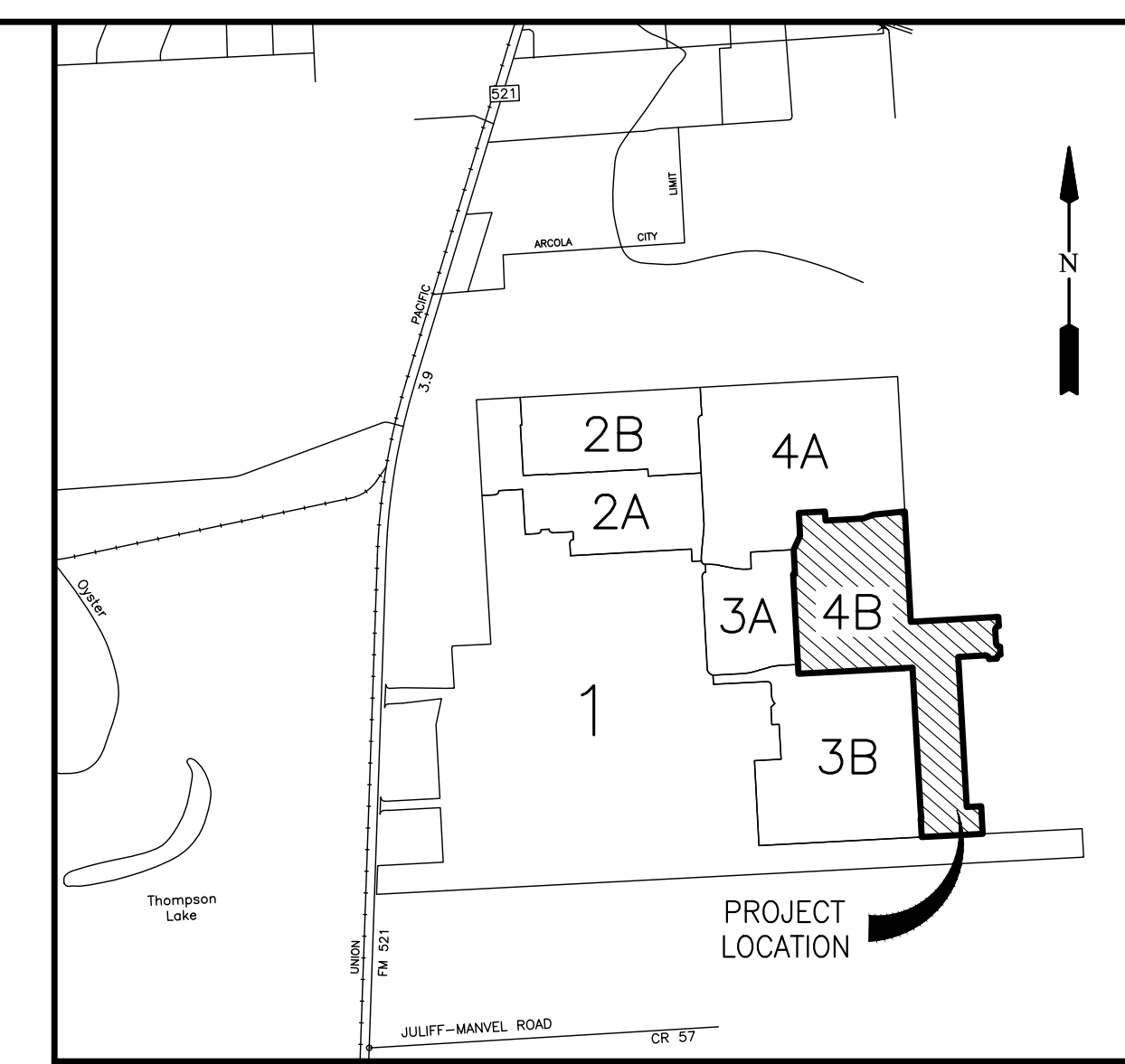
THENCE SOUTH 86° 45' 02" WEST - 174.50' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03° 14' 58" EAST - 976.28' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86° 59' 33" EAST - 39.75' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03° 00' 27" EAST - 180.00' TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH LINE OF THE AFORESAID RESTRICTED RESERVE 'N' OF THE AFORESAID SOUTHERN COLONY SECTION 1, COMMON TO THE SOUTH LINE OF THE AFORESAID 91.100 ACRE TRACT;

THENCE SOUTH 86° 59' 33" WEST - 341.76', ALONG SAID COMMON LINE, TO THE POINT OF BEGINNING AND CONTAINING 28.305 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 _____, 2019.

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
KEN DEMERCHANT 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 _____, 2019 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 4B
A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF 28.305 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS BEING A REPLAT OF LOT 13, 18, & 19, T.W. & J.W.B. HOUSE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 301, DEED RECORDS OF FORT BEND COUNTY, TEXAS.

118 LOTS 11 RESERVES (2.453 ACRES) 6 BLOCKS
OCTOBER 08, 2018 JOB NO. 1019-8004B.310

OWNERS:
FORESTAR (USA) REAL ESTATE GROUP INC.
A DELAWARE CORPORATION
JUSTINE C. KLINKE, VICE PRESIDENT
10700 PECAN PARK BOULEVARD, SUITE 150, AUSTIN, TEXAS 78750
PH. (512) 433-5200

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
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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ACTING BY AND THROUGH JUSTINE C. KLINKE, VICE PRESIDENT, BEING AN OFFICER OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 28.305 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SOUTHERN COLONY SECTION 4B, 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 PURPOSE 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 (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 PURPOSE 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 EASEMENT, FROM A PLANE SIXTEEN (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 EASEMENTS TOTALS THIRTY FEET (30'0") IN WITH.

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 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 CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SOUTHERN COLONY SECTION 4B 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 JUSTINE C. KLINKE, VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2019.

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

By: _____
JUSTINE C. KLINKE, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTINE C. KLINKE, 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 SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

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 SURVEY' 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.

HEATHER L. SIDES, R.P.L.S., PLS, CFedS
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

PAUL HORN, MAYOR
DIXIE ROBERTS, CITY SECRETARY

MICHELLE SEGOVIA, CITY ENGINEER

CITY OF ALVIN APPROVAL

DIR: _____
MULJAR CHECK: COORD _____
Date/Time : 1:46:12 Feb 2019
Path Name : C:\Users\Guanacastor\AppData\Local\Temp\AcPublish_L2160\Southern_Colony_4B_FTP.dwg

