

PLAT RECORDING SHEET

PLAT NAME: Southern Colony, Section 4C

PLAT NO: _____

ACREAGE: 32.711

LEAGUE: William Hall League

ABSTRACT NUMBER: 31

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 142

NUMBER OF RESERVES: 6

OWNERS: Forestar (USA) Real Estates 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 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 32.711 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SOUTHERN COLONY SECTION 4C, 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 FIVE 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 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 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 4C 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 ACRES.

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 31 DAY OF January, 2019.

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

By: *Justine C. Klinke*
JUSTINE C. KLINKE, VICE PRESIDENT

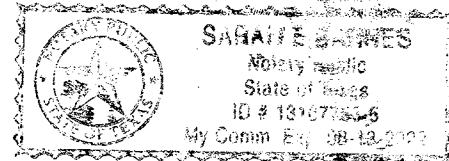
STATE OF TEXAS
COUNTY OF FORT BEND

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,

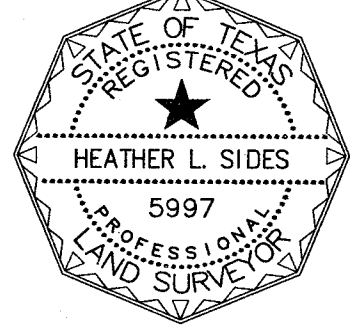
THIS 31 DAY OF January, 2019.

Sarah E. Barnes
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



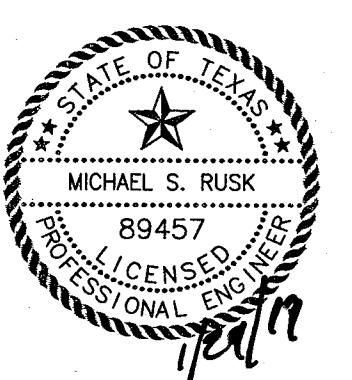
I, HEATHER L. SIDES, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND; 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 "LIA 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
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
MICHAEL S. RUSK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 89457



Paul Horn
PAUL HORN, MAYOR

CITY OF ALVIN APPROVAL
Dixie Roberts
DIXIE ROBERTS, CITY SECRETARY

Michelle H. Segovia
MICHELLE SEGOVIA, CITY ENGINEER

DESCRIPTION OF
SOUTHERN COLONY SEC 4C
32.711 ACRES

A 32.711 ACRE TRACT, LOCATED IN THE WILLIAM HALL LEAGUE, ABSTRACT NUMBER 31, OUT OF THE 91.100 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 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

COMMENCING AT A 5/8" IRON ROD WITH CAP STAMPED "LIA END" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SOUTHERN COLONY SECTION 3B, A SUBDIVISION RECORDED UNDER PLAT NUMBER 2018004, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, COMMON TO THE SOUTHWEST CORNER 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, A SOUTHWEST CORNER OF SAID 91.100 ACRE 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, NORTH 86° 59' 33" EAST, ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE "N", OF SAID SOUTHERN COLONY SECTION 1, 341.76 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03° 07' 27" WEST, DEPARTING SAID NORTH LINE OF SAID RESTRICTED RESERVE "N", OF SAID SOUTHERN COLONY SECTION 1, 180.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86° 59' 33" WEST, 39.75 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03° 14' 58" WEST, 976.28 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86° 45' 02" EAST, 174.50 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR THE BEGINNING OF A TANGENT CURVE;

THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 48° 14' 58" EAST, 35.36 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR THE END OF CURVE;

THENCE NORTH 86° 45' 03" EAST, 50.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR THE BEGINNING OF A NON-TANGENT CURVE;

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

THENCE NORTH 03° 14' 58" WEST, 50.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR THE BEGINNING OF A NON-TANGENT CURVE;

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

THENCE NORTH 03° 14' 58" WEST, 85.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR THE BEGINNING OF A TANGENT CURVE;

THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 45' 02" EAST, 35.36 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR THE END OF CURVE;

THENCE NORTH 03° 14' 58" WEST, 60.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH LINE OF THE 50.00 ACRE TRACT DESCRIBED AS TRACT 1 IN THE DEED FROM BLS RESOURCES, INC. TO BLSR OPERATING, LTD., RECORDED UNDER FILE NUMBER 2006152319 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, COMMON TO THE NORTH LINE OF THE AFORESAID 91.100 ACRE TRACT;

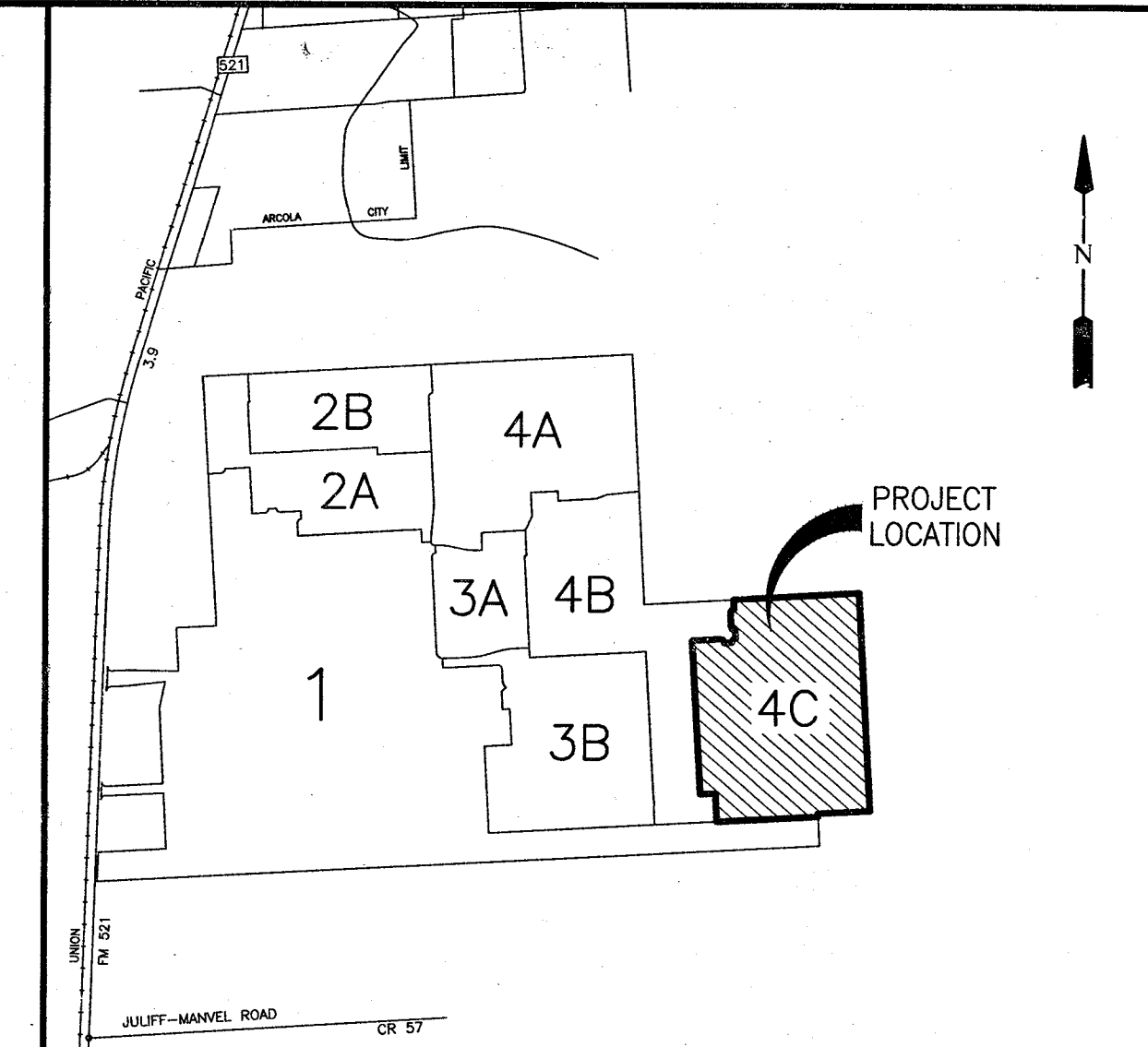
THENCE NORTH 86° 45' 02" EAST, ALONG SAID COMMON LINE, 799.68 FEET TO A 2" IRON PIPE PREVIOUSLY FOUND FOR THE SOUTHWEST CORNER OF SAID 50 ACRE TRACT, THE NORTHWEST CORNER OF THE 44.99 ACRE TRACT DESCRIBED IN THE DEED FROM PAUL SCHERER, TRUSTEE, TO PAUL SCHERER, ET AL, RECORDED UNDER VOLUME 593, PAGE 263 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS;

THENCE SOUTH 03° 03' 21" EAST, ALONG THE WEST LINE OF SAID 44.99 ACRE TRACT, COMMON TO THE EAST LINE OF AFORESAID 91.100 ACRE TRACT, 1,385.60 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86° 59' 33" WEST, 330.00 FEET, TO A 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03° 03' 21" EAST, 20.20 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LIA END" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF AFORESAID RESTRICTED RESERVE "N", OF AFORESAID SOUTHERN COLONY SECTION 1, TO AN ANGLE CORNER OF AFORESAID 91.100 ACRE TRACT;

THENCE SOUTH 86° 59' 33" WEST, ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE "N" OF SAID SOUTHERN COLONY SECTION 1, COMMON WITH A SOUTH LINE OF SAID 91.100 ACRE TRACT, 700.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.711 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 691C

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

K.P. GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. 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 4C
A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF 32.711 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS BEING A REPLAT OF LOT 19, T.W. & J.W.B. HOUSE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 301 DEED RECORDS, OF FORT BEND COUNTY, TEXAS.

142 LOTS 6 RESERVES (3.963 ACRES) 4 BLOCKS
JANUARY 16, 2019 JOB NO. 1019-8004C.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. (817) 835-0650

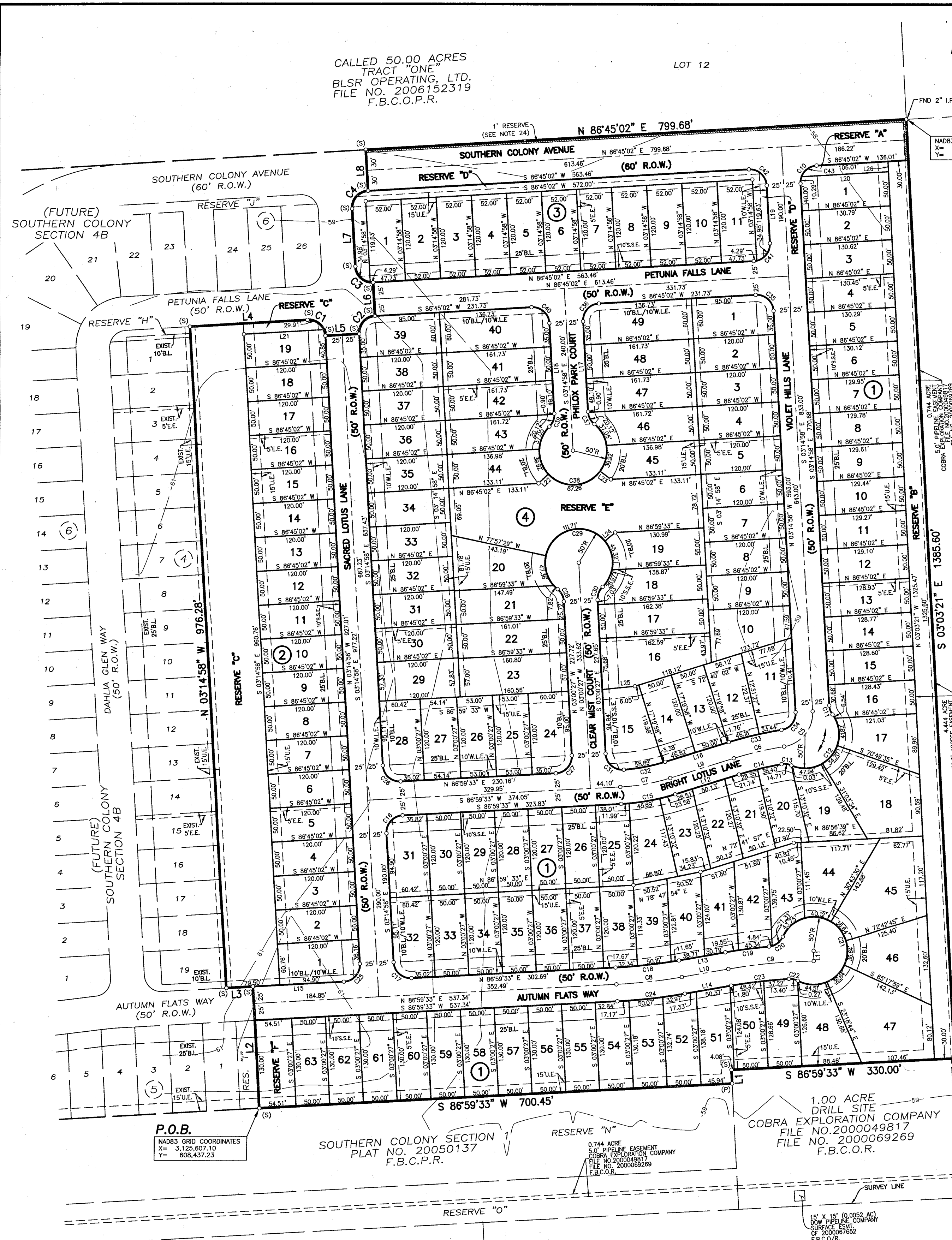
ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5028
FRN-F-1386



SURVEYOR:
LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5028
T.B.P.L.S. Firm No. 10194362



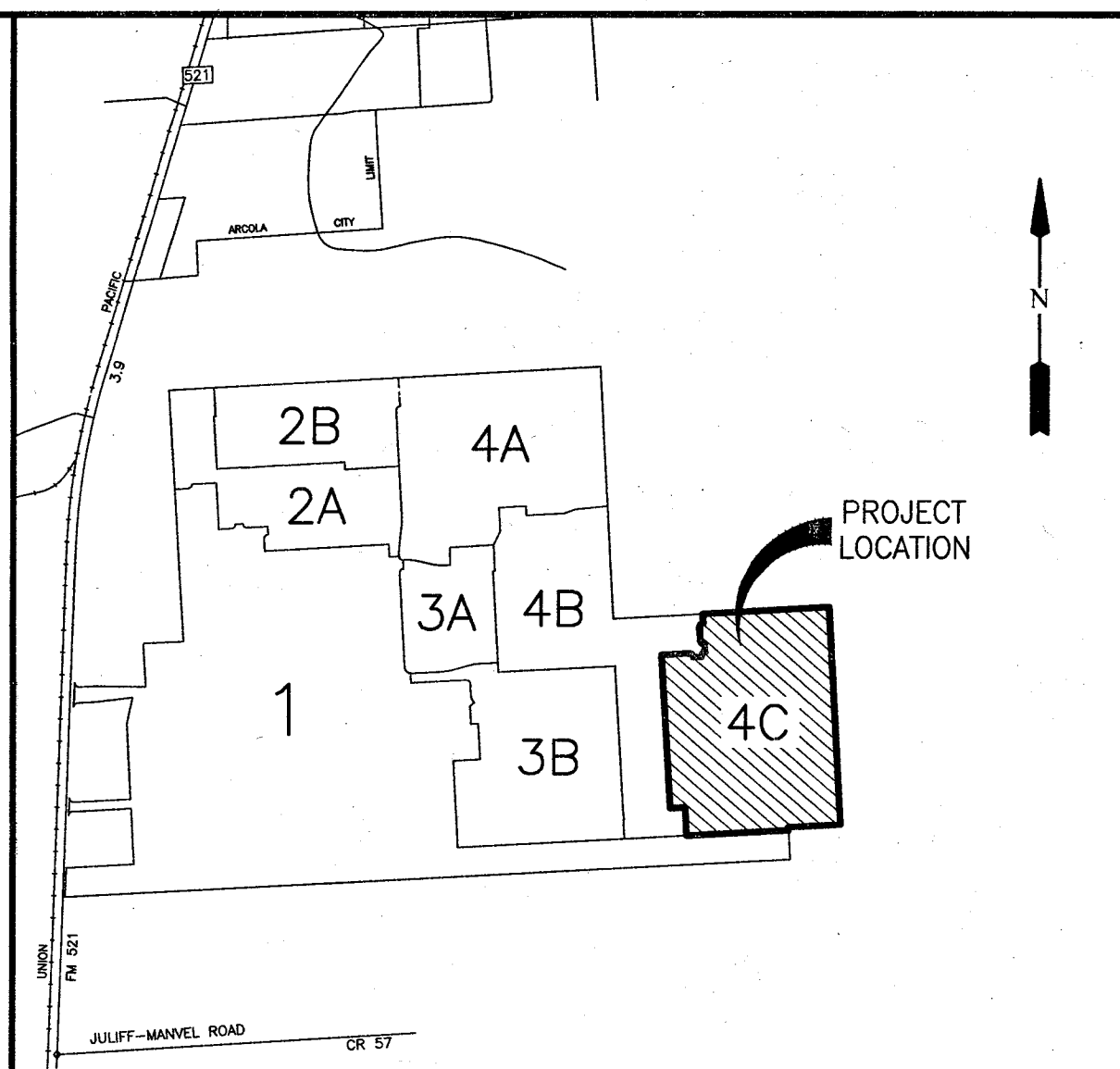
CALLED 50.00 ACRES
TRACT ONE
BLSR OPERATING, LTD.
FILE NO. 2006152319
F.B.C.O.P.R.



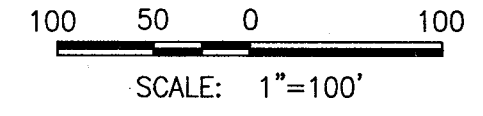
LINE	BEARING	DISTANCE
L1	S 03°03'21" E	20.20'
L2	N 03°00'27" W	180.00'
L3	S 86°59'33" W	39.75'
L4	N 86°45'02" E	174.90'
L5	N 86°45'03" E	50.00'
L6	N 03°14'58" W	50.00'
L7	N 03°14'58" W	85.00'
L8	N 03°14'58" W	60.00'
L9	S 72°40'02" W	98.38'
L10	N 80°02'00" E	69.50'
L11	N 00°53'34" W	15.00'
L12	S 72°40'02" W	98.38'
L13	N 80°02'00" E	69.50'
L14	S 80°02'00" W	69.50'
L15	S 86°59'33" E	134.65'
L16	N 72°40'02" E	98.38'
L17	N 03°14'58" W	134.10'
L18	N 03°14'58" W	134.10'
L19	N 03°14'58" W	85.00'
L20	N 86°45'02" W	128.87'
L21	N 86°45'02" W	118.27'
L22	S 46°44'44" W	20.00'
L23	S 53°14'39" E	20.00'
L24	N 50°03'12" E	20.00'
L25	N 84°03'10" E	48.39'
L26	S 03°03'21" E	15.00'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	35.36'	S 48°14'58" E
C2	25.00'	90°00'00"	39.27'	35.36'	N 41°45'02" E
C3	25.00'	90°00'00"	39.27'	35.36'	N 48°14'58" W
C4	25.00'	90°00'00"	39.27'	35.36'	N 41°45'02" E
C5	50.00'	84°12'30"	73.49'	67.05'	S 38°51'18" W
C6	525.00'	8°17'30"	75.98'	75.91'	S 76°48'47" W
C7	300.00'	14°19'31"	75.01'	74.81'	S 79°49'48" W
C8	800.00'	6°57'34"	97.17'	97.11'	N 83°30'46" E
C9	800.00'	9°04'22"	126.70'	126.57'	N 84°34'13" E
C10	25.00'	90°00'00"	39.27'	35.36'	S 41°45'02" W
C11	25.00'	32°59'43"	14.40'	14.20'	S 19°44'49" E
C12	50.00'	150°07'18"	131.01'	96.62'	S 38°48'58" W
C13	25.00'	33°47'26"	14.74'	14.53'	N 83°01'06" W
C14	500.00'	9°04'22"	64.74'	64.70'	S 76°22'37" W
C15	325.00'	14°19'31"	81.28'	81.05'	S 79°49'48" W
C16	25.00'	90°14'31"	39.38'	35.43'	S 41°52'18" W
C17	25.00'	89°45'29"	39.16'	35.28'	S 48°07'42" E
C18	775.00'	6°57'34"	94.13'	94.08'	N 83°30'46" E
C19	825.00'	4°30'24"	64.89'	64.87'	N 87°11'11" E
C20	25.00'	59°55'20"	26.15'	24.97'	N 54°34'44" E
C21	50.00'	27°30'24"	23.80'	68.79'	S 18°50'44" E
C22	25.00'	31°19'34"	13.67'	13.50'	N 77°58'19" W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C23	775.00'	6°19'54"	85.65'	85.60'	S 83°11'57" W
C24	825.00'	6°57'34"	100.21'	100.15'	S 83°30'46" W
C25	25.00'	90°14'31"	39.38'	35.43'	N 41°52'18" E
C26	25.00'	89°45'29"	39.16'	35.28'	S 48°07'42" E
C27	25.00'	90°00'00"	39.27'	35.36'	N 41°59'33" E
C28	25.00'	48°11'23"	21.03'	20.41'	N 27°06'08" W
C29	50.00'	276°22'46"	241.19'	66.67'	N 86°59'33" E
C30	25.00'	48°11'23"	21.03'	20.41'	S 21°05'15" W
C31	25.00'	91°21'08"	39.86'	35.77'	S 48°41'01" E
C32	275.00'	12°58'23"	62.27'	62.13'	N 79°09'14" E
C33	550.00'	8°17'30"	79.60'	79.53'	N 76°48'47" E
C34	25.00'	84°12'30"	36.74'	33.52'	N 38°51'18" E
C35	25.00'	90°00'00"	39.27'	35.36'	N 48°14'58" W
C36	25.00'	90°00'00"	39.27'	35.36'	S 41°45'02" W
C37	25.00'	48°11'23"	21.03'	20.41'	S 27°20'39" E
C38	50.00'	276°22'46"	241.19'	66.67'	N 86°45'02" W
C39	25.00'	48°11'23"	21.03'	20.41'	N 20°50'44" E
C40	25.00'	90°00'00"	39.27'	35.36'	N 48°14'58" W
C41	25.00'	90°00'00"	39.27'	35.36'	N 41°45'02" E
C42	25.00'	90°00'00"	39.27'	35.36'	N 48°14'58" W
C43	25.00'	66°25'19"	28.98'	27.39'	N 53°32'23" E



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 691C



- 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. 48157C0455 L, MAP REVISED APRIL 2, 2014, THIS PLAT LIES IN UNSHADED ZONE "X", OUTSIDE THE 100-YEAR FLOOD PLAIN.
 - 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.
 - 3.963 ACRES OF COMMON LANDSCAPE AREA ARE SUPPLIED IN THIS SECTION. 32,711 OVERALL ACRES X 7% = 2,299 ACRES OF COMMON LANDSCAPE AREA ARE REQUIRED FOR THE PLANNED UNIT DEVELOPMENT.
 - 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 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 COMBINED SCALE FACTOR OF 0.99986797.
 - 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 DHI TITLE OF CENTRAL TEXAS, DATED JANUARY 15, 2019, EFFECTIVE DATE OF JANUARY 08, 2019. 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 "LJA SURVEY" 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.
 - 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', NGVD29, 1973 ADJ.
 - 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 PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
 - THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN RESERVES "A" THROUGH "E". FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 131 WILL OWN AND MAINTAIN RESERVES "B" AND "F".
 - ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE 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.
 - 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.

LOT	SQ. FT.	LOT WIDTH AT B.L.
LOT 1	6,537	50.00
LOT 2	6,535	50.00
LOT 3	6,527	50.00
LOT 4	6,519	50.00
LOT 5	6,510	50.00
LOT 6	6,502	50.00
LOT 7	6,493	50.00
LOT 8	6,485	50.00
LOT 9	6,476	50.00
LOT 10	6,468	50.00
LOT 11	6,459	50.00
LOT 12	6,451	50.00
LOT 13	6,442	50.00
LOT 14	6,434	50.00
LOT 15	6,426	50.00
LOT 16	6,367	50.00
LOT 17	7,728	50.00
LOT 18	13,138	50.63
LOT 19	7,408	53.41
LOT 20	5,907	50.16
LOT 21	6,007	50.08
LOT 22	6,013	50.13
LOT 23	5,956	50.07
LOT 24	6,823	50.24
LOT 25	6,001	50.00
LOT 26	6,000	50.00
LOT 27	6,000	50.00
LOT 28	6,000	50.00
LOT 29	6,000	50.00
LOT 30	6,000	50.00
LOT 31	7,146	50.42

LOT	SQ. FT.	LOT WIDTH AT B.L.
LOT 32	7,087	50.42
LOT 33	6,000	50.00
LOT 34	6,000	50.00
LOT 35	6,000	50.00
LOT 36	6,000	50.00
LOT 37	6,000	50.00
LOT 38	5,993	50.00
LOT 39	6,067	50.15
LOT 40	6,172	50.37
LOT 41	6,367	50.34
LOT 42	6,764	50.11
LOT 43	6,224	60.56
LOT 44	9,023	53.57
LOT 45	14,079	53.72
LOT 46	10,356	53.72
LOT 47	15,000	53.72
LOT 48	8,006	51.77
LOT 49	6,466	50.00
LOT 50	6,332	50.00
LOT 51	6,979	50.00
LOT 52	6,764	50.00
LOT 53	6,560	50.00
LOT 54	6,501	50.00
LOT 55	6,500	50.00
LOT 56	6,500	50.00
LOT 57	6,500	50.00
LOT 58	6,500	50.00
LOT 59	6,500	50.00
LOT 60	6,500	50.00
LOT 61	6,500	50.00
LOT 62	6,500	50.00
LOT 63	6,500	50.00

LOT	SQ. FT.	LOT WIDTH AT B.L.
LOT 1	7,186	50.76
LOT 2	6,000	50.00
LOT 3	6,000	50.00
LOT 4	6,000	50.00
LOT 5	6,000	50.00
LOT 6	6,000	50.00
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	6,000	50.00
LOT 19	5,995	50.00

LOT	SQ. FT.	LOT WIDTH AT B.L.
LOT 1	7,066	50.00
LOT 2	6,000	50.00
LOT 3	6,000	50.00
LOT 4	6,000	50.00
LOT 5	6,000	50.00
LOT 6	6,000	50.00
LOT 7	6,000	50.00
LOT 8	6,000	50.00
LOT 9	6,000	50.00
LOT 10	7,517	53.86
LOT 11	8,307	50.00
LOT 12	6,395	50.00
LOT 13	6,000	50.00
LOT 14	6,000	50.00
LOT 15	8,243	67.76
LOT 16	10,297	74.39
LOT 17	8,124	50.00
LOT 18	7,641	50.00
LOT 19	7,666	55.00
LOT 20	8,768	50.05
LOT 21	7,945	50.00
LOT 22	8,045	50.00
LOT 23	9,159	57.00
LOT 24	7,066	50.00
LOT 25	6,360	53.00
LOT 26	6,360	53.00
LOT 27	6,496	54.14
LOT 28	7,087	50.42
LOT 29	6,909	57.33
LOT 30	6,000	50.00
LOT 31	6,000	50.00
LOT 32	6,000	50.00
LOT 33	6,000	50.00
LOT 34	6,000	50.00
LOT 35	6,000	50.00
LOT 36	6,000	50.00
LOT 37	6,000	50.00
LOT 38	6,000	50.00
LOT 39	7,066	50.00
LOT 40	9,570	50.00
LOT 41	8,087	50.00
LOT 42	8,087	50.00
LOT 43	7,423	50.00
LOT 44	7,008	50.00
LOT 45	7,008	50.00
LOT 46	7,423	50.00
LOT 47	8,087	50.00
LOT 48	8,087	50.00
LOT 49	9,570	50.00

- 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
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.M.E. INDICATES FORCE MAIN EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.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
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - E.E. INDICATES ELECTRICAL EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
 - R.O.W. INDICATES RIGHT OF WAY
 - (P) INDICATES PREVIOUSLY SET 5/8" IR W/"LJA ENG" CAP
 - (S) INDICATES SET 5/8" IR W/"LJA SURVEY" CAP
 - I.R. INDICATES IRON ROD
 - I.P. INDICATES IRON PIPE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.042	1,838	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK
B	0.913	39,766	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK/DRAINAGE
C	1.823	79,401	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK
D	0.313	13,642	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK
E	0.709	30,890	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK
F	0.163	7,086	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK/DRAINAGE
TOTAL	3.963	172,623	

CALLLED 133.20 ACRES
EMMA BRINGHAM NORTH, ET AL.
VOL. 521 PG. 162
F.B.C.D.R.

CALLLED 70 ACRES (NET)
THE SHARP CORPORATION
VOL. 503, PG. 617
F.B.C.D.R.

1.00 ACRE
DRILL SITE
COBRA EXPLORATION COMPANY
FILE NO. 2000049187
FILE NO. 2000069269
F.B.C.O.R.

FINAL PLAT
OF
SOUTHERN COLONY
SECTION 4C
A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF 32.711 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS BEING A REPLAT OF LOT 19, T.W. & J.W.B. HOUSE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 301 DEED RECORDS, OF FORT BEND COUNTY, TEXAS.