

PLAT RECORDING SHEET

PLAT NAME: Southern Colony, Section 5

PLAT NO: _____

ACREAGE: 2.598

LEAGUE: William Hall League

ABSTRACT NUMBER: 31

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 8

NUMBER OF RESERVES: 4

OWNERS: Forestar (USA) Real Estate Group, Inc. and Southern Colony Homeowners Association, Inc.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, ACTING BY AND THROUGH MARCUS SOPER, INVESTMENT MANAGER, BEING AN OFFICER OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, OWNER, AND SOUTHERN COLONY HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, ACTING BY AND THROUGH LESLIE BOARDS, PRESIDENT, BEING AN OFFICER OF SOUTHERN COLONY HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, OWNER HERINAFTER REFERRED TO AS OWNERS OF THE 2.598 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SOUTHERN COLONY SECTION 5, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE 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 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 5 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 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 MARCUS SOPER, ITS INVESTMENT MANAGER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2019.

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

By: _____
MARCUS SOPER, INVESTMENT MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCUS SOPER, INVESTMENT MANAGER 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

IN TESTIMONY WHEREOF, SOUTHERN COLONY HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LESLIE BOARDS, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2019.

SOUTHERN COLONY HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION

By: _____
LESLIE BOARDS, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LESLIE BOARDS, PRESIDENT OF SOUTHERN COLONY HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT 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 _____, 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, CF&S
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 SEGOWIA, CITY ENGINEER

A 2.598 ACRE TRACT, LOCATED IN THE WILLIAM HALL LEAGUE, A-31, OUT OF THE 2.452 ACRE TRACT DESCRIBED IN THE DEED TO FORESTAR (USA) REAL ESTATE GROUP, INC, RECORDED UNDER FILE NUMBER 2017121652, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, OUT OF THE 0.1469 ACRE TRACT DESCRIBED IN THE DEED TO SOUTHERN COLONY HOMEOWNERS ASSOCIATION, RECORDED UNDER FILE NUMBER 200807048, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND OUT OF LOT 16 OF THE T.W. AND J.H.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 27):

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF RESERVE "B" OF SOUTHERN COLONY SECTION 1, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050137, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, COMMON TO THE SOUTHEAST CORNER OF SAID 2.452 ACRE TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN COLONY AVENUE (ROW VARIES) AS SHOWN ON SAID SOUTHERN COLONY SECTION 1;

THENCE SOUTH 86° 59' 33" WEST, 8.44 FEET ALONG THE SOUTH LINE OF SAID 2.452 ACRE TRACT, COMMON TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTHERN COLONY AVENUE TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE BEGINNING OF A TANGENT CURVE;

THENCE 33.28 FEET CONTINUING ALONG SAID COMMON LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 03° 48' 51", AND A CHORD WHICH BEARS SOUTH 88° 53' 58" WEST, 33.28 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE END OF CURVE;

THENCE NORTH 89° 11' 36" WEST, 267.37 FEET ALONG SAID COMMON LINE TO A TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE BEGINNING OF A TANGENT CURVE;

THENCE 33.28 FEET CONTINUING ALONG SAID COMMON LINE AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 03° 48' 51", AND A CHORD WHICH BEARS SOUTH 88° 53' 58" WEST, 33.28 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE END OF CURVE;

THENCE SOUTH 86° 59' 33" WEST, 75.82 FEET ALONG SAID COMMON LINE, AND ALONG THE SOUTH LINE OF THE AFORESAID 0.1469 ACRE TRACT TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE BEGINNING OF A TANGENT CURVE (AT 6.69 FEET PASS THE SOUTHWEST CORNER OF THE AFORESAID 2.452 ACRE TRACT, COMMON TO THE SOUTHEAST CORNER OF THE AFORESAID 0.1469 ACRE TRACT);

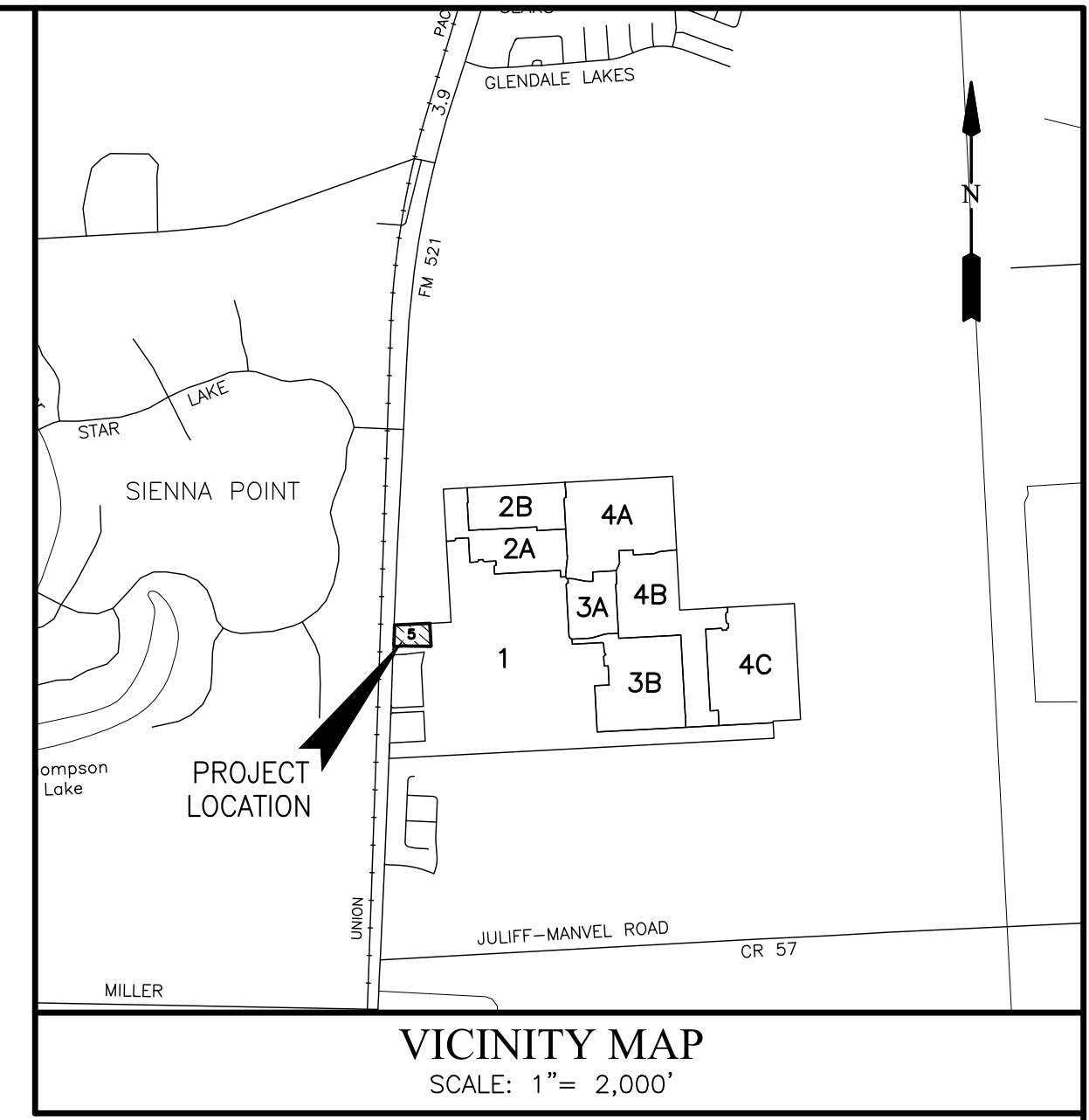
THENCE 41.68 FEET ALONG SAID COMMON LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95° 31' 18", AND A CHORD WHICH BEARS NORTH 45° 14' 49" WEST, 37.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE END OF CURVE IN THE EAST RIGHT-OF-WAY LINE OF F.M. 521 (115' ROW);

THENCE NORTH 02° 30' 51" EAST, 228.55 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 521, COMMON TO THE WEST LINE OF THE AFORESAID 0.1469 ACRE TRACT AND THE WEST LINE OF THE AFORESAID 2.452 ACRE TRACT, TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHWEST CORNER OF SAID 2.452 ACRE TRACT AND THE SOUTHWEST CORNER OF THE 5.00 ACRE TRACT DESCRIBED IN THE DEED TO ANN CALDWELL, RECORDED UNDER VOLUME 1594, PAGE 705, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS (AT 67.74 FEET PASS THE NORTHWEST CORNER OF SAID 0.1469 ACRE TRACT, COMMON TO THE MOST WESTERLY SOUTHWEST CORNER OF THE AFORESAID 2.452 ACRE TRACT);

THENCE NORTH 87° 10' 15" EAST, 423.18 FEET ALONG THE NORTH LINE OF SAID 2.452 ACRE TRACT, COMMON TO THE SOUTH LINE OF SAID 5.00 ACRE TRACT TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF BLOCK 3 OF THE AFORESAID SOUTHERN COLONY SECTION 1;

THENCE SOUTH 11° 41' 43" WEST, 17.67 FEET ALONG THE EAST LINE OF SAID 2.452 ACRE TRACT, COMMON TO THE WEST LINE OF SAID BLOCK 3 TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

THENCE SOUTH 03° 23' 54" EAST, 256.50 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 2.598 ACRES OF LAND.



VICINITY MAP
SCALE: 1"= 2,000'
KEY MAP NO. 651 X & Y

I, J. STACY SLAWINSKI, 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.

J. STACY SLAWINSKI, 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 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 5
A PLANNED UNIT DEVELOPMENT
A SUBDIVISION OF 2.598 ACRES OF LAND SITUATED IN
THE WILLIAM HALL LEAGUE, ABSTRACT 31,
FORT BEND COUNTY, TEXAS.

8 LOTS 4 RESERVES (0.553 ACRES) 1 BLOCK
JUNE 7, 2019 JOB NO. 1019-8005.310

OWNERS:
FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION
MARCUS SOPER, INVESTMENT MANAGER
3355 WEST ALABAMA STREET, SUITE 210, HOUSTON, TEXAS 77098
PH: (817) 835-0650

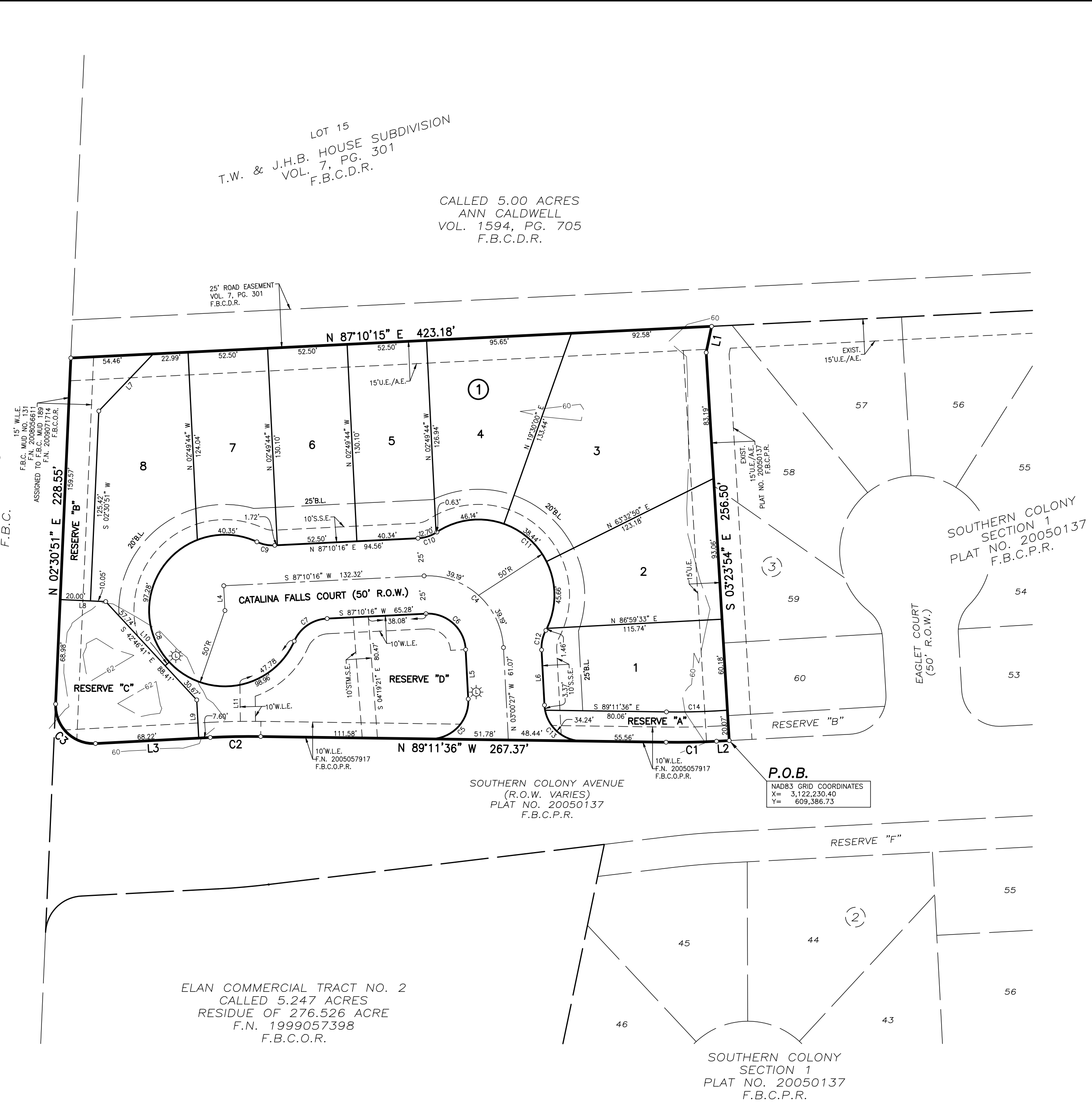
SOUTHERN COLONY HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION
LESLIE BOARDS, PRESIDENT
12603 LOUETTA ROAD, SUITE 101, CYPRESS, TEXAS 77429

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

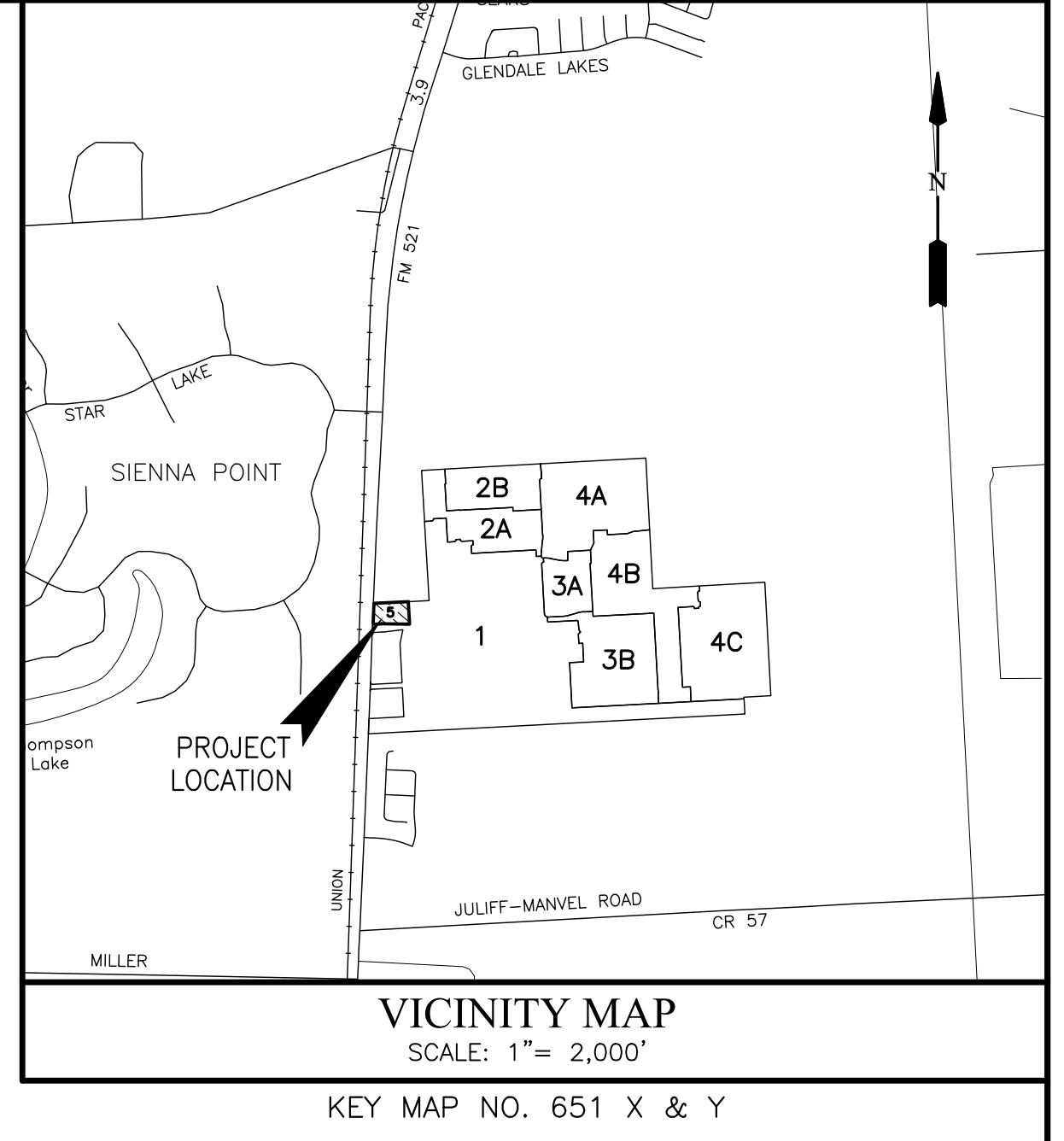
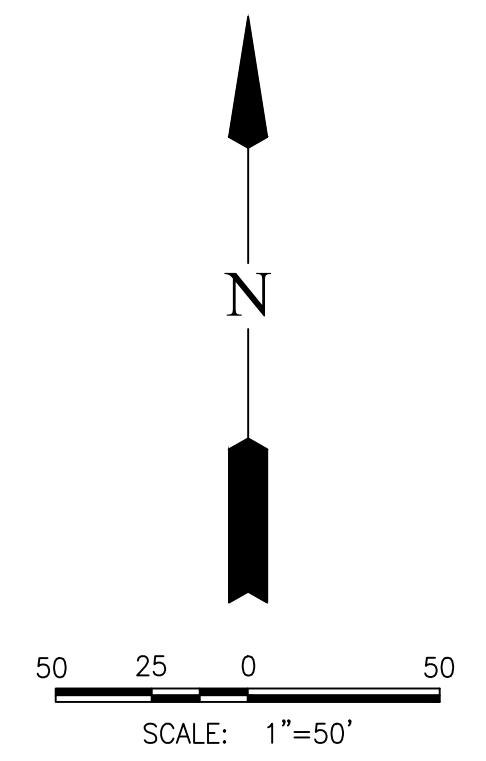
ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

UNION PACIFIC RAILROAD
(95' R.O.W.)

F.M. 521
(115' R.O.W.)
VOL. 201, PG. 184, F.B.C.D.R.
CIVIL COURT MINUTES
F.B.C.



- 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.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
 - (F) INDICATES FOUND 5/8" IR W/LJA SURVEY" CAP
 - (S) INDICATES SET 5/8" IR W/LJA SURVEY" CAP
 - I.R. INDICATES IRON ROD
 - ⊙ INDICATES STREET LIGHT



LOT	SQ. FT.	LOT WIDTH AT B.L.
BLOCK 1		
LOT 1	6,908	55.52
LOT 2	7,670	54.17
LOT 3	14,534	56.63
LOT 4	8,594	54.65
LOT 5	6,818	52.50
LOT 6	6,830	52.50
LOT 7	6,538	52.53
LOT 8	9,597	105.40

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.053	2,298	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.088	3,827	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.148	6,457	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.264	11,505	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.553	24,087	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 11°41'43" W	17.67'
L2	S 86°59'33" W	8.44'
L3	S 86°59'33" W	75.82'
L4	S 02°49'44" E	16.37'
L5	N 03°00'27" W	32.68'
L6	S 03°00'27" E	36.53'
L7	S 43°37'12" W	52.06'
L8	S 87°29'09" E	30.05'
L9	N 03°00'27" W	25.22'
L10	S 47°13'19" W	3.69'
L11	N 00°38'19" W	24.11'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	500.00'	3°48'51"	33.28'	S 88°53'58" W
C2	500.00'	3°48'51"	33.28'	S 88°53'58" W
C3	25.00'	95°31'18"	41.68'	N 45°14'49" W
C4	50.00'	89°49'17"	78.38'	N 47°55'05" W
C5	25.00'	93°48'51"	40.93'	N 43°53'59" E
C6	25.00'	89°49'17"	39.19'	N 47°55'05" W
C7	25.00'	63°21'17"	27.64'	S 59°29'38" W
C8	50.00'	27°10'10"	236.60'	N 20°37'26" W
C9	25.00'	27°45'53"	12.11'	S 78°56'47" E
C10	25.00'	30°32'56"	13.33'	N 71°53'48" E
C11	50.00'	150°55'10"	131.70'	S 47°55'05" E
C12	25.00'	30°32'56"	13.33'	S 12°16'01" W
C13	25.00'	86°11'09"	37.61'	S 48°06'01" E
C14	480.00'	4°48'18"	40.25'	N 88°24'14" E

- NOTES:**
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
 - 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.
 - 0.553 ACRES OF COMMON LANDSCAPE AREA ARE SUPPLIED IN THIS SECTION. 2.598 OVERALL ACRES X 7% = 0.182 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 ETJ OF 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.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD27) 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.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2019-0071, EFFECTIVE DATE OF MARCH 4, 2019 AND ISSUED ON MARCH 11, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - 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 "D".
 - 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.

**FINAL PLAT OF
SOUTHERN COLONY
SECTION 5
A PLANNED UNIT DEVELOPMENT**

A SUBDIVISION OF 2.598 ACRES OF LAND SITUATED IN
THE WILLIAM HALL LEAGUE, ABSTRACT 31,
FORT BEND COUNTY, TEXAS.

8 LOTS 4 RESERVES (0.553 ACRES) 1 BLOCK
JUNE 4, 2019 JOB NO. 1019-8005.310

OWNERS:
FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION
MARCUS SOPER, INVESTMENT MANAGER
3355 WEST ALABAMA STREET, SUITE 210, HOUSTON, TEXAS 77098
PH: (817) 835-0650

SOUTHERN COLONY HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION
LESLIE BOARDS, PRESIDENT
12603 LOUETTA ROAD, SUITE 101, CYPRESS, TEXAS 77429

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