PLAT RECORDING SHEET

PLAT NAME: **Southern Colony Plaza**

PLAT NO:

ACREAGE: **4.9940**

LEAGUE: **William Hall League**

ABSTRACT NUMBER: **31**

NUMBER OF BLOCKS: **1**

NUMBER OF LOTS: **0**

NUMBER OF RESERVES: **4**

OWNERS: **Southern Colony Enterprises LLC**

(DEPUTY CLERK)

STATE OF TEXAS:
COUNTY OF FORT BEND:

We, Southern Colony Enterprises LLC, a Texas limited liability company, acting by and through Gurmeet Saini, Managing Member, hereinafter referred to as Owners of the 4.9940 acre tract described in the above and foregoing map of SOUTHERN COLONY PLAZA, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do 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, successors 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 designed with aerial easements (U.E. & 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 designed with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tank 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' 0") feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Alvin, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any times for the purpose 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 plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting 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 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 THE, Southern Colony Enterprises LLC, a Texas limited liability company, acting by and through

Gurmeet Saini, Managing Member, thereunto authorized, this _____ day of ________________________, 2020.

Southern Colony Enterprises LLC
a Texas limited liability company

____
Gurmeet Saini, Managing Member

STATE OF TEXAS:

COUNTY OF _____________________:

BEFORE ME, the undersigned authority, on this day personally appeared Gurmeet Saini, Managing Member of Southern Colony Enterprises LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and on behalf of such company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___________________, 2020.

Notary Public in and for the State of _____________________________

My Commission Expires _______________. _____________________________
Notary Public

This is to certify that the City Council of the City of Alvin, Texas, has approved this final plat and subdivision of SOUTHERN COLONY PLAZA, in conformance with the laws of the State of Texas and the ordinances of the City of Alvin as shown hereon and authorized the recording of this plat this _____ day of __________________, 2020.

By:__________________________________
Paul Horn, Mayor

By:_________________________________
Dixie Roberts, City Secretary

By:__________________________________
Michelle H. Segovia, P.E., City Engineer

A FIELD NOTE DESCRIPTION of a 4.9940 acre (217,538 square feet) tract of land in the William Hall League, Abstract No. 31, Fort Bend County, Texas; said 4.9940 acre tract being the same tract of land conveyed to Southern Colony Enterprises LLC, as recorded in Fort Bend County Clerk's File No. 2019060238; said tract being more particularly described by metes–and–bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a cut "x" found in the south right–of–way line of Southern Colony Avenue (width varies), according to the map or plat recorded in the Plat No. 20050137 of the Fort Bend County Plat Records for the northwest corner of Restricted Reserve "F", Southern Colony Section 1, according to the map or plat recorded in the Plat No. 20050137 of the Fort Bend County Plat Records and for the northeast corner of this tract;

THENCE, South 11° 44' 03" West – 173.62 feet with a west line of said Southern Colony Section 1 to a 5/8–inch iron rod with cap stamped "TEAM" set for an angle point of this tract;

THENCE, South 02° 59' 29" East – 478.52 feet with the west line of said Southern Colony Section 1 to a 5/8–inch iron rod with cap stamped "LJA" found in the north line of Horse Chestnut Street (60 feet wide), according to the map or plat recorded in Plat No. 20050137 of the Fort Bend County Plat Records for the southwest corner of Lot 54 of said Southern Colony Section 1 and for the southeast corner of this tract;

THENCE, South 87° 00' 31" West – 338.52 feet with the north line of said Horse Chestnut Street to a 5/8–inch iron rod with cap stamped "TEAM" set for the point–of–curvature of a curve to the right;

THENCE, in a westerly direction with the north line of said Horse Chestnut Street and with said curve to the right having a radius of 770.00 feet, a central angle of 01° 30' 22", a length of 20.24 feet, and a chord bearing South 87° 45' 42" West – 20.24 feet to a 5/8–inch iron rod found at the southeast end of a radial cutback at the intersection of the north right–of–way line of said Horse Chestnut Street with the east right–of–way line of F.M. 521 (Almeda Road) (width varies), as recorded in Fort Bend County Clerk's File No. 2006090950 for a point–of–compound–curvature;

THENCE, in a northwesterly direction with said radial cutback being a curve to the right having a radius of 25.00 feet, a central angle of 94° 00' 28", a length of 41.02 feet, and a chord bearing North 44° 28' 39" West – 36.57 feet to a 5/8–inch iron rod with cap stamped "TEAM" set for the northwest end of said radial cutback;

THENCE, North 02° 31' 49" East – 220.65 feet with the east right–of–way line of said F.M. 521 to a 5/8–inch iron rod found for a northwest corner of this tract;

THENCE, South 87° 28' 11" East – 15.00 feet with a jog in the east right–of–way line of said F.M. 521 to a 5/8–inch iron rod with cap stamped "TEAM" set for an interior corner of this tract;

THENCE, North 02° 31' 49" East – 298.99 feet with the east right–of–way line of said F.M. 521 to a 5/8–inch iron rod found for the southwest corner of a 0.1228 acre tract of land conveyed to Southern Colony Homeowners Association Inc, as recorded in Fort Bend County Clerk's File No. 2008007048 and for a northwest corner of this tract;

THENCE, South 87° 28' 11" East – 17.67 feet with the south line of said 0.1228 acre tract to a 5/8–inch iron rod found for an angle point of said 0.1228 acre tract and for an angle point of this tract;

THENCE, North 47° 31' 49" East – 89.85 feet with the southeast line of said 0.1228 acre tract to a 5/8–inch iron rod with cap stamped "TEAM" set for an angle point of said 0.1228 acre tract and for an angle point of this tract;

THENCE, North 02° 59' 29" West – 31.62 feet with the east line of said 0.1228 acre tract to a 5/8–inch iron rod found in the south right–of–way line of said Southern Colony Avenue for the northeast corner of said 0.1228 acre tract and for a northwest corner of this tract;

THENCE, North 87° 00' 31" East – 19.41 feet with the south right–of–way line of said Southern Colony Avenue to a 5/8–inch iron rod found for the point–of–curvature of a curve to the left;

THENCE, in an easterly direction with the south right–of–way line of said Southern Colony Avenue and with said curve to the left having a radius of 500.00 feet, a central angle of 03° 48' 52", a length of 33.29 feet, and a chord bearing North 85° 06' 06" East – 33.28 feet to a 5/8–inch iron rod with cap stamped "GBI" found for a point–of–tangency;

THENCE, North 83° 11' 41" East – 223.08 feet with the south right–of–way line of said Southern Colony Avenue to the POINT OF BEGINNING and containing 4.9940 acres (217,538 square feet) of land.

I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five–eighths (5/8) inch and a length of (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

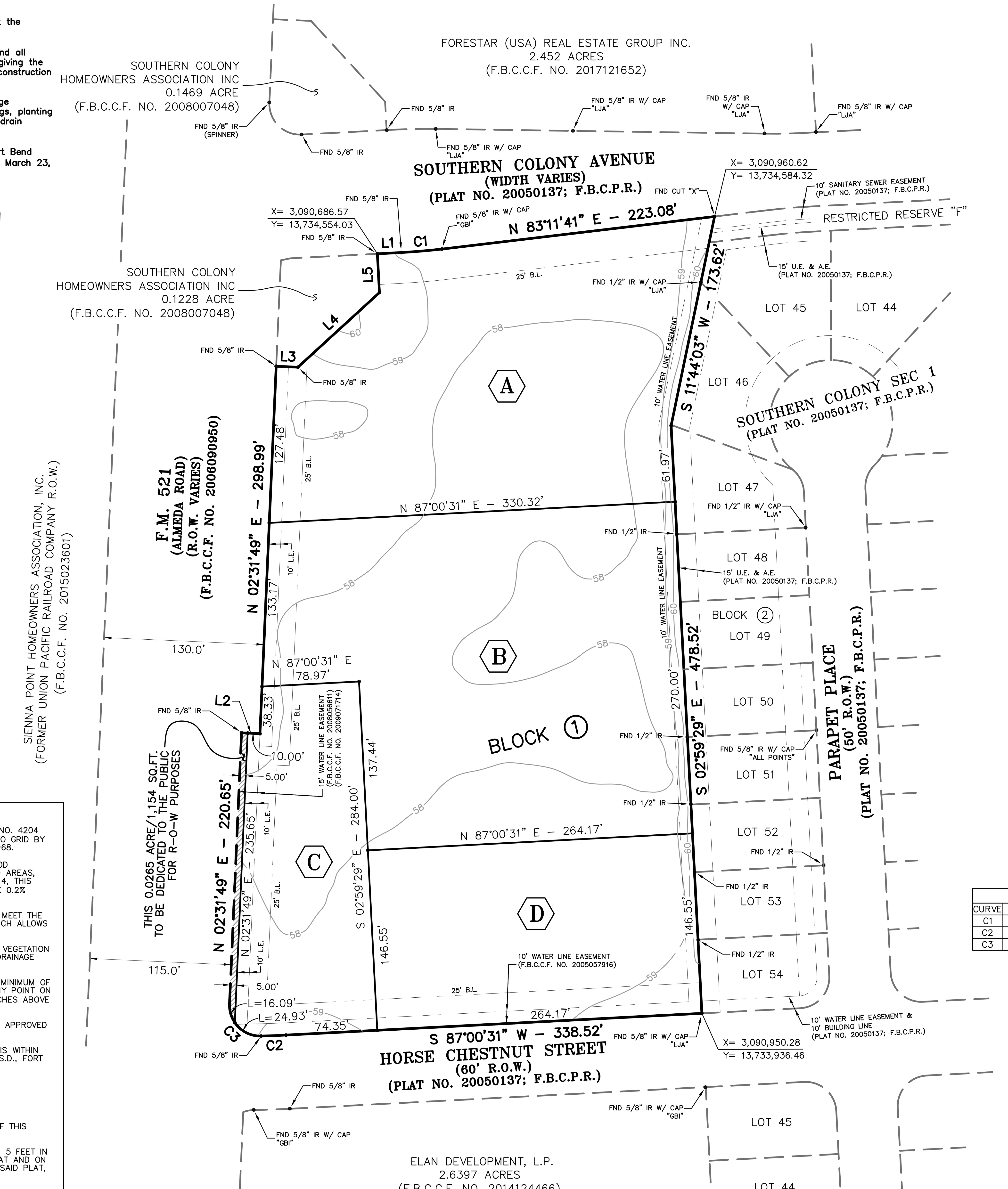
____
Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776

STATE OF TEXAS REGISTERED BRIAN NESVADBA 5776 PROFESSIONAL LAND SURVEYOR

I, Chad A. Nesvadba, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

____
Chad A. Nesvadba, P.E.
Texas Registration No. 91092

STATE OF TEXAS CHAD A. NESVADBA 91092 PROFESSIONAL ENGINEER



WILLIAM HALL LEAGUE, ABSTRACT NO. 31

UNRESTRICTED RESERVE TABLE		
A	1.5614 ACRES	(68,015 SQ. FT.)
B	1.8582 ACRES	(80,944 SQ. FT.)
C	0.6591 ACRE	(28,711 SQ. FT.)
D	0.8888 ACRE	(38,715 SQ. FT.)

NOTES:

1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD 83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986712968.

2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157–C–0455 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

5.) THE MINIMUM SLAB ELEVATION (TOP OF FINISHED FLOOR) SHALL BE A MINIMUM OF 60.55 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

6.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

7.) ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF ALVIN, FORT BEND I.S.D., FORT BEND MUD 131, SIENNA PLANTATION LID, AND FORT BEND COUNTY, TEXAS.

8.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ2.

9.) • – INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. – 281–491–2525, UNLESS OTHERWISE NOTED.

10.) THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.

11.) 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 THE CONTIGUOUS RIGHT–OF–WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A..

12.) ALL DETENTION FACILITIES/STRUCTURES SHALL BE OWNED, MAINTAINED AND OPERATED BY THE OWNER OR HIS REPRESENTATIVE FOR THE ENTIRE DURATION OF THE FACILITY/STRUCTURE, IF APPLICABLE.

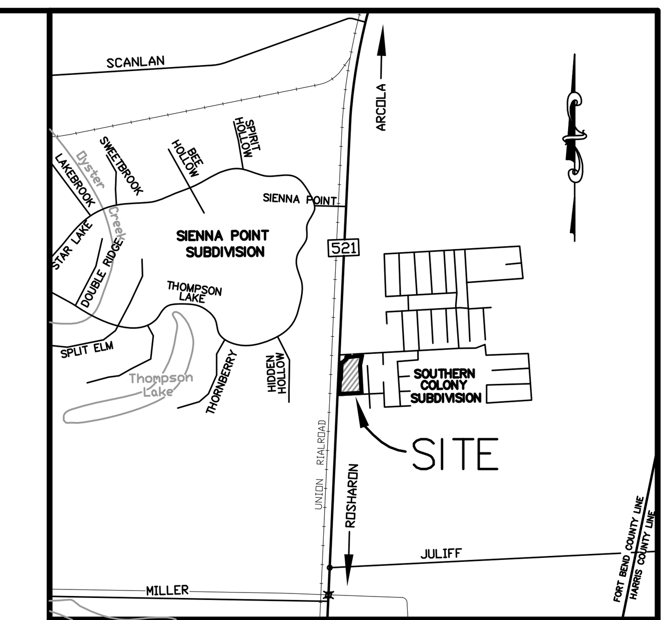
13.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON–UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

14.) 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.

15.) SUBJECT TO TERMS, CONDITIONS, AND STIPLUATIONS RECORDED IN FORT BEND COUNTY CLERK'S FILE NOS. 2002054422, 2006087396, 2008057155, AND 2019060237 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

LEGEND

A. E.	– AERIAL EASEMENT
B. L.	– BUILDING LINE
ESMT.	– EASEMENT
F. B. C. C. F.	– FORT BEND COUNTY CLERK'S FILE
F. B. C. D. R.	– FORT BEND COUNTY DEED RECORDS
F. B. C. P. R.	– FORT BEND COUNTY PLAT RECORDS
FND	– FOUND
IP	– IRON PIPE
IR	– IRON ROD
L. E.	– LANDSCAPE EASEMENT
R. O. W.	– RIGHT OF WAY
SQ. FT.	– SQUARE FEET
U. E.	– UTILITY EASEMENT
W/	– WITH



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEYMAP NO.
651 X / 691 B

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

I, J. STACY SLAWINSKI, P.E., 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 ____________________, 2020.

VINCENT M. MORALES, JR., COMMISSIONER
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER
PRECINCT 2

KP GEORGE, COUNTY JUDGE

W. A. "ANDY" MEYERS, COMMISSIONER
PRECINCT 3

KEN R. DEMERCHANT, COMMISSIONER
PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON ________________________, 2020, AT _______ O'CLOCK ____M, IN PLAT NUMBER(S) ____________________, OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: ____________________________
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: ____________________________
DEPUTY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°00'31" E	19.41'
L2	S 87°28'11" E	15.00'
L3	S 87°28'11" E	17.67'
L4	N 47°31'49" E	89.85'
L5	N 02°59'29" W	31.62'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°48'52"	500.00'	33.29'	N 85°06'06" E – 33.28'
C2	1°30'22"	770.00'	20.24'	S 87°45'42" W – 20.24'
C3	94°00'28"	25.00'	41.02'	N 44°28'39" W – 36.57'

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	FORT BEND MUD 131
LID	SIENNA PLANTATION LID
DID	N/A
SCHOOL	FORT BEND ISD
FIRE	FORT BEND ESD 7
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	ALVIN ETJ
UTILITIES CO.	CENTERPOINT

FINAL PLAT OF

SOUTHERN COLONY PLAZA

A SUBDIVISION OF A 4.9940 ACRE TRACT OF LAND BEING OUT OF LOT 16 OF THE T.W. & J.H.B. HOUSE SUBDIVISION (VOL. 7, PG. 301; F.B.C.D.R.) IN THE WILLIAM HALL LEAGUE, ABSTRACT NO. 31, FORT BEND COUNTY, TEXAS

1 BLOCK 4 RESERVES 0 LOTS

~ OWNER ~

SOUTHERN COLONY ENTERPRISES LLC
a Texas limited liability company
10802 Elm Bayou Court
Houston, Texas 77064
PHONE: 281.217.7944

~ ENGINEER / SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F–2906
www.team–civil.com
JOB NO. 1471–1
FEBRUARY 17, 2020

DRAWING INFO: Z:\job#\1471–1\dwg\1471–1_P1.dwg FEB 17, 2020 8:55 AM