

PLAT RECORDING SHEET

PLAT NAME: Southern Colony Expansion Phase I Section 3

PLAT NO: _____

ACREAGE: 36.030

LEAGUE: William Hall Survey

ABSTRACT NUMBER: 31

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 148

NUMBER OF RESERVES: 4

OWNERS: D.R. Horton-Texas, Ltd.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND & BRAZORIA

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 36.030 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SOUTHERN COLONY EXPANSION PHASE I SECTION 3, 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 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 EXPANSION PHASE I SECTION 3 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, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JONATHAN WOODRUFF, ITS ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS 5th DAY OF January, 2020.

D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: Jonathan Woodruff
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, 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 5th DAY OF January, 2020.

Debra Holland
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, JON P. BORDOVSKY, 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 "GBI PARTNERS" 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)

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405



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



CITY OF ALVIN APPROVAL
Paul Horn PAUL HORN, MAYOR
Dixie Roberts DIXIE ROBERTS, CITY SECRETARY

Michelle Segovia
MICHELLE SEGOVIA, CITY ENGINEER

BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,030	60.00'
2	6,568	57.98'
3	6,643	58.87'
4	6,645	58.87'
5	6,645	58.87'
6	6,643	58.87'
7	6,391	56.20'
8	6,069	50.50'
9	6,068	50.50'
10	6,067	50.50'
11	6,066	50.50'
12	6,065	50.50'
13	6,725	51.91'
14	12,030	51.58'
15	10,419	51.51'
16	6,296	51.04'
17	6,565	50.50'
18	6,565	50.50'
19	6,565	50.50'
20	6,565	50.50'
21	6,565	50.50'
22	6,565	50.50'
23	6,565	50.50'
24	6,565	50.50'
25	6,565	50.50'
26	6,799	50.98'
27	12,655	51.70'
28	11,297	51.70'
29	6,304	50.46'
30	6,313	50.50'
31	6,312	50.50'
32	6,312	50.50'
33	6,312	50.50'
34	6,320	50.40'

BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
35	6,757	50.74'
36	6,850	50.74'
37	6,533	50.74'
38	6,184	50.40'
39	6,060	50.50'
40	6,060	50.50'
41	6,194	50.40'
42	6,626	50.43'
43	6,767	50.43'
44	6,767	50.43'
45	6,767	50.43'
46	6,767	50.43'
47	6,767	50.43'
48	6,767	50.43'
49	6,900	50.43'
50	7,699	60.40'
51	5,950	50.00'
52	7,185	53.58'
53	13,642	53.34'
54	9,965	53.64'
55	6,201	50.01'
56	6,250	50.00'
57	6,250	50.00'
58	6,250	50.00'
59	6,250	50.00'
60	6,250	50.00'
61	6,250	50.00'
62	6,250	50.00'
63	6,250	50.00'
64	6,250	50.00'
65	6,250	50.00'
66	6,250	50.00'
67	6,250	50.00'

BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	9,907	62.01'
2	8,335	58.86'
3	10,596	54.50'
4	15,423	54.50'
5	11,533	54.50'
6	10,654	54.50'
7	7,137	58.86'
8	6,680	62.01'
9	9,059	51.00'
10	8,173	51.00'
11	7,287	51.00'
12	6,663	51.00'
13	6,301	51.00'
14	7,186	61.00'
15	7,953	61.41'
16	7,011	52.63'
17	7,245	52.63'
18	7,298	52.63'
19	7,661	52.63'
20	7,199	52.88'
21	6,240	52.00'
22	6,240	52.00'
23	6,240	52.00'
24	6,450	53.75'

BLOCK 3		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	9,907	62.00'
2	6,120	52.00'
3	6,120	52.00'
4	6,240	52.00'
5	6,240	52.00'
6	6,896	54.09'
7	6,637	57.56'
8	6,637	57.56'
9	6,047	63.39'
10	7,334	60.01'
11	6,318	50.01'
12	6,309	50.01'
13	6,073	50.00'
14	6,000	50.00'
15	6,000	50.00'
16	6,000	50.00'
17	6,000	50.00'
18	7,066	60.00'

BLOCK 4		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,812	60.00'
2	6,622	50.00'
3	6,622	50.00'
4	6,622	50.00'
5	6,622	50.00'
6	6,890	54.23'
7	7,044	58.52'
8	6,831	58.52'
9	6,096	50.34'
10	6,000	50.00'
11	6,000	50.00'
12	6,976	63.73'
13	7,857	73.43'
14	7,736	74.18'
15	7,766	74.46'
16	7,422	69.48'
17	6,142	51.44'
18	6,860	61.70'
19	6,860	61.70'
20	6,860	61.70'

BLOCK 4		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
21	6,860	61.70'
22	7,190	63.03'
23	8,650	73.83'
24	6,965	55.00'
25	7,274	50.45'
26	7,572	51.02'
27	6,890	55.67'
28	8,947	53.01'
29	7,580	52.85'
30	6,429	50.99'
31	6,715	51.00'
32	6,985	51.00'
33	7,088	51.00'
34	6,749	50.50'
35	6,622	50.00'
36	6,622	50.00'
37	6,622	50.00'
38	6,622	50.00'
39	7,812	60.00'

BEING A TRACT CONTAINING 36.030 ACRE OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, IN FORT BEND COUNTY, TEXAS AND ABSTRACT 713 IN BRAZORIA COUNTY, TEXAS; SAID 36.030 ACRE TRACT BEING A PORTION OF A CALL 93.567 ACRE TRACT STYLED AS PARCEL ONE, TRACT 1 AND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2019129484 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY (O.R.F.B.C.); SAID 36.030 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID 93.567 ACRE TRACT AND THE NORTHEASTERLY CORNER OF RESERVE "C", SOUTHERN COLONY 4A, A SUBDIVISION RECORDED IN PLAT NUMBER 20180188 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.);

THENCE, THROUGH AND ACROSS SAID 93.567 ACRE TRACT AND A CALL 353.926 ACRE TRACT RECORDED IN THE NAME OF 258 COLONY INVESTMENTS, LLC IN FILE NUMBER 2019127946 OF THE O.R.F.B.C., SOUTH 89 DEGREES 10 MINUTES 52 SECONDS EAST, A DISTANCE OF 1840.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

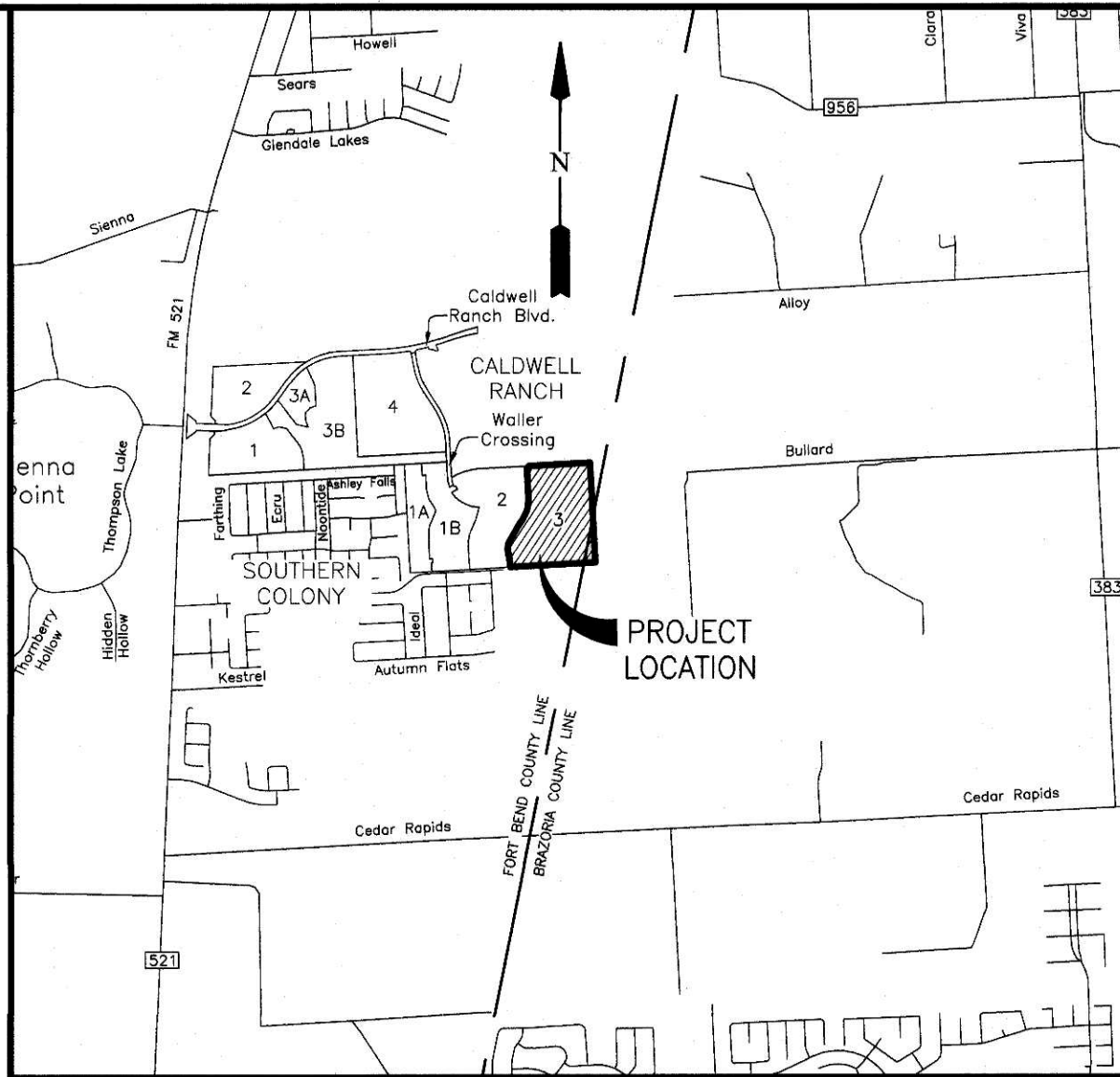
THENCE, CONTINUING THROUGH AND ACROSS SAID 93.567 ACRE TRACT, NORTH 86 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 898.94 FEET TO THE EASTERLY LINE OF SAID 93.567 ACRE TRACT AND BEING THE COMMON LINE BETWEEN LOTS 10 AND 11, T.W. AND J.W.B. HOUSE SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 301 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.);

THENCE, WITH SAID COMMON LINE, SOUTH 03 DEGREES 04 MINUTES 56 SECONDS EAST, A DISTANCE OF 1461.77 FEET TO A 3/4-INCH IRON PIPE FOUND AT THE SOUTHEASTERLY CORNER OF SAID 93.567 ACRE TRACT, THE SOUTHEASTERLY CORNER OF SAID LOT 11 AND THE NORTHEASTERLY CORNER OF A CALL 44.99 ACRE TRACT RECORDED IN THE NAME OF PAUL SCHERER, ET AL IN VOLUME 593, PAGE 263 OF THE O.R.F.B.C.;

THENCE, WITH THE NORTHERLY LINE OF SAID 44.99 ACRE TRACT, SOUTH 86 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 1262.94 FEET;

THENCE, THROUGH AND ACROSS AFORESAID 93.567 ACRE TRACT, THE FOLLOWING SIXTEEN (16) COURSES:

1. NORTH 03 DEGREES 14 MINUTES 58 SECONDS WEST, A DISTANCE OF 190.00 FEET;
2. SOUTH 86 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 16.53 FEET;
3. NORTH 03 DEGREES 14 MINUTES 58 SECONDS WEST, A DISTANCE OF 104.27 FEET;
4. NORTH 09 DEGREES 40 MINUTES 05 SECONDS EAST, A DISTANCE OF 46.97 FEET;
5. NORTH 26 DEGREES 15 MINUTES 27 SECONDS EAST, A DISTANCE OF 48.09 FEET;
6. NORTH 30 DEGREES 07 MINUTES 31 SECONDS EAST, A DISTANCE OF 310.00 FEET;
7. SOUTH 59 DEGREES 52 MINUTES 29 SECONDS EAST, A DISTANCE OF 4.77 FEET;
8. NORTH 30 DEGREES 07 MINUTES 31 SECONDS EAST, A DISTANCE OF 110.00 FEET;
9. NORTH 27 DEGREES 00 MINUTES 27 SECONDS EAST, A DISTANCE OF 48.99 FEET;
10. NORTH 21 DEGREES 38 MINUTES 32 SECONDS EAST, A DISTANCE OF 48.79 FEET;
11. NORTH 15 DEGREES 26 MINUTES 59 SECONDS EAST, A DISTANCE OF 48.79 FEET;
12. NORTH 09 DEGREES 35 MINUTES 40 SECONDS EAST, A DISTANCE OF 48.79 FEET;
13. NORTH 03 DEGREES 24 MINUTES 07 SECONDS EAST, A DISTANCE OF 48.79 FEET;
14. NORTH 02 DEGREES 20 MINUTES 46 SECONDS WEST, A DISTANCE OF 49.49 FEET;
15. NORTH 03 DEGREES 03 MINUTES 21 SECONDS WEST, A DISTANCE OF 420.27 FEET;
16. NORTH 41 DEGREES 56 MINUTES 16 SECONDS EAST, A DISTANCE OF 50.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.030 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651Y

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 _____, 2021.

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 _____, 2021 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 EXPANSION PHASE I SECTION 3

A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF 36.030 ACRES OF LAND LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, IN FORT BEND COUNTY, TEXAS AND ABSTRACT 713 IN BRAZORIA COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOT 11 OF THE T.W. & J.W.B. HOUSE SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 301 OF THE FORT BEND COUNTY DEED RECORDS.

148 LOTS 4 RESERVES (6.142 ACRES) 4 BLOCKS

DECEMBER 08, 2020

JOB NO. 1931-8073C

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407

PH: 281-566-2100



SURVEYOR:
GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-459-4559 • GBSurvey@GBISurvey.com
TBP&S FIRM #10130300 • www.GBISurvey.com

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

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

MICHAEL S. RUSK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 89457

T.W. & J.W.B. HOUSE
SUBDIVISION
VOL. 7, PG. 301
F.B.C.D.R.

LOT 8

LOT 11

CALL 353.926 ACRES
258 COLONY INVESTMENTS, LLC
F.N. 2019127946 &
2019127976, F.B.C.O.R.

D.R. HORTON-TEXAS, LTD.
CALLED 93.567 ACRES
F.N. 2019129484
F.B.C.O.R.
F.N. 2019056106
B.C.O.P.R.

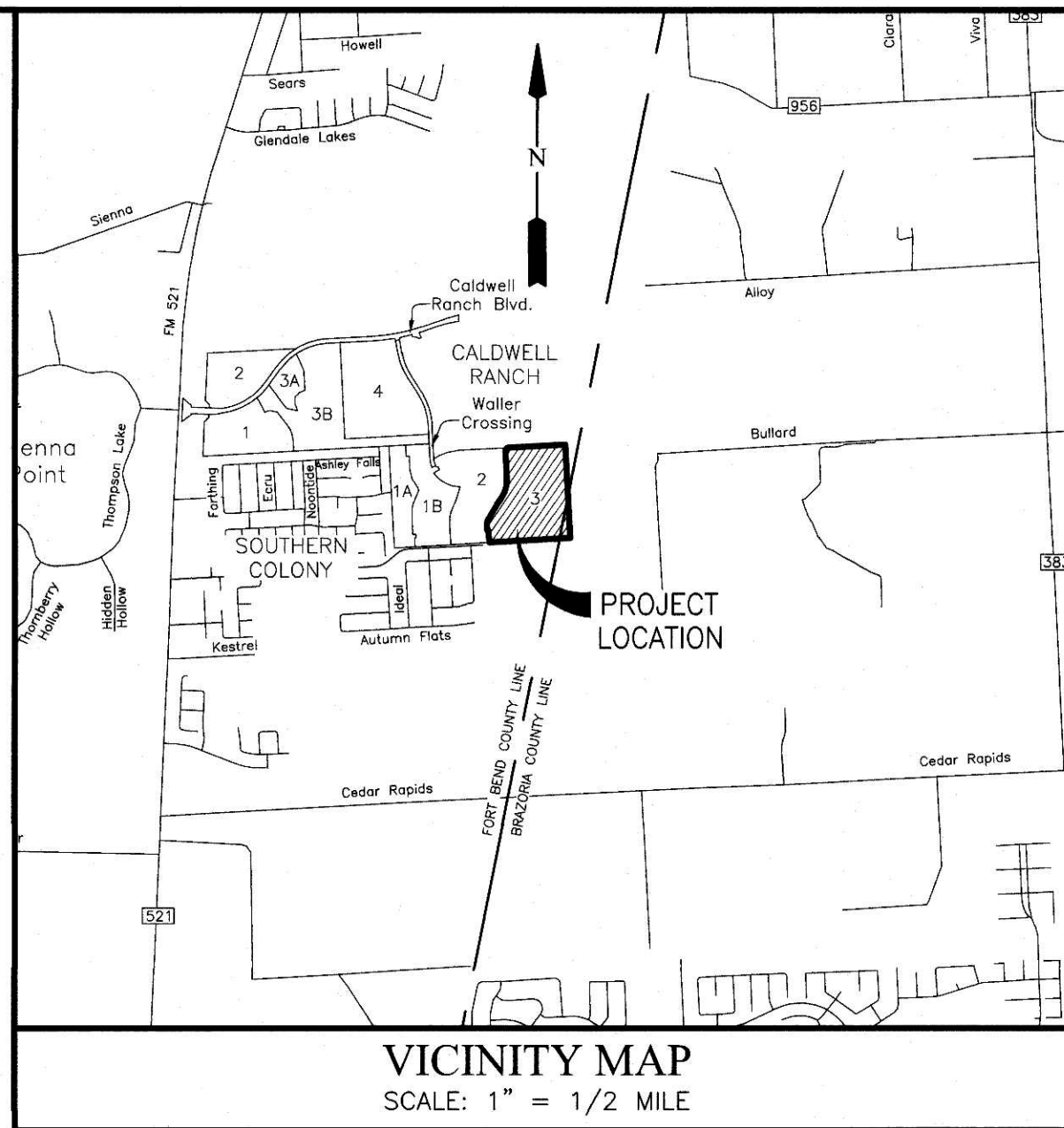
P.O.B.
NAD83 GRID COORDINATES
X= 3,098,350.12
Y= 13,734,872.80

NAD83 GRID COORDINATES
X= 3,098,248.83
Y= 13,734,872.06

T.W. & J.W.B. HOUSE
SUBDIVISION
VOL. 7, PG. 301
F.B.C.D.R.

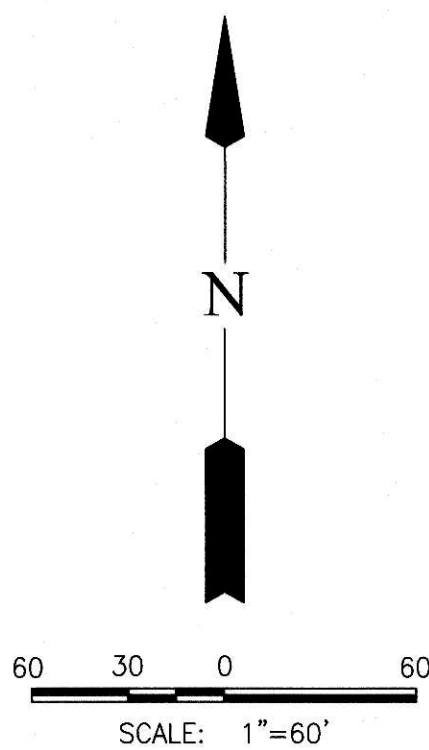
NOTES:

- 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.
- THIS PLAT LIES WHOLLY WITHIN BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2, THE ETJ OF THE CITY OF ALVIN AND FORT BEND COUNTY.
- 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.
- 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.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, DATED NOVEMBER 23, 2020, EFFECTIVE DATE OF NOVEMBER 12, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT.
- 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 0.99986724707.
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-B: 5/8 INCH IRON ROD SET. ELEVATION = 59.26', NAVD 88, GEOID 18
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" 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.
- THIS PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED AS PER FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NO. 48157C0455L, EFFECTIVE APRIL 2, 2014.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 61.31 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 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.
- 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.
- 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.
- ALL BUILDING LINE TRANSITIONS ARE AT 45° ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- ALL SPLIT REAR LOT U/E'S ARE CENTERED ON THE PROPERTY LINES UNLESS OTHERWISE NOTED.
- 3.997 ACRES OF COMMON LANDSCAPE AREA ARE SUPPLIED IN THIS SECTION. 36.030 OVERALL ACRES X 7% = 2.522 ACRES OF COMMON LANDSCAPE AREA ARE REQUIRED FOR THE PLANNED UNIT DEVELOPMENT. THE EXISTING SOUTHERN COLONY DEVELOPMENT HAS 6.263 ACRES OF SURPLUS COMMON LANDSCAPE AVAILABLE PLUS THE SURPLUS OF 1.475 ACRES PROVIDED BY THIS SECTION LEAVES A REMAINING SURPLUS OF 7.738 ACRES OF COMMON LANDSCAPE AREA TO BE USED IN FUTURE SECTIONS IF NEEDED.
- THE AMENITIES WITHIN RESERVES "B" & "D" WILL MEET OR EXCEED THE REQUIREMENTS OF SEC.21-29(C) OF THE CITY OF ALVIN SUBDIVISION ORDINANCE.
- THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN RESERVES "B" & "D". BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3 WILL OWN AND MAINTAIN RESERVES "A" & "C".



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651Y



MATCH LINE - SEE SHEET 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 79°52'57" E	113.53'
L2	S 86°45'02" W	16.53'
L3	N 03°04'56" W	104.27'
L4	N 09°40'05" E	46.97'
L5	N 26°15'27" E	48.09'
L6	S 59°52'29" E	4.77'
L7	N 30°07'31" E	110.00'
L8	N 27°00'27" E	48.99'
L9	N 21°38'32" E	48.79'
L10	N 15°26'59" E	48.79'
L11	N 09°35'40" E	48.79'
L12	N 03°24'07" E	48.79'
L13	N 02°20'46" W	49.49'
L14	N 41°56'16" E	50.80'
L15	S 86°45'02" W	58.85'
L16	S 30°07'31" W	90.28'
L17	N 48°22'35" W	5.10'
L18	N 03°14'58" W	135.00'
L19	S 59°52'29" E	94.41'
L20	N 30°07'31" E	40.28'
L21	N 86°45'02" E	120.48'
L22	N 03°14'58" W	29.10'
L23	S 81°01'28" E	48.67'
L24	N 79°52'57" W	106.47'
L25	S 86°45'02" W	58.85'
L26	N 59°52'29" W	26.34'
L27	N 30°07'31" E	40.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	S 79°52'57" E	113.53'
L29	N 03°04'56" W	130.00'
L30	N 03°04'56" W	129.99'
L31	N 86°45'02" E	71.07'
L32	N 76°36'42" E	84.63'
L33	N 48°14'54" W	14.14'
L34	S 86°45'02" W	110.00'
L35	S 86°45'02" W	823.68'
L36	N 42°47'23" W	63.38'
L37	S 86°45'02" W	61.00'
L38	N 02°47'52" W	51.61'
L39	N 00°22'03" E	51.09'
L40	N 04°16'17" E	51.09'
L41	N 08°09'24" E	70.08'
L42	N 04°28'42" E	48.05'
L43	N 15°06'22" E	47.53'
L44	N 30°37'06" E	45.53'
L45	N 03°14'58" W	45.99'
L46	N 84°41'30" E	46.16'
L47	N 81°32'42" E	47.17'
L48	N 86°45'44" E	50.73'
L49	S 88°53'11" E	48.67'
L50	S 81°01'28" E	48.67'
L51	S 73°09'46" E	48.67'
L52	N 09°03'55" E	50.01'
L53	N 03°04'56" W	75.00'
L54	S 03°14'58" E	24.79'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	500.00'	33°22'28"	291.25'	S 76°33'43" E	287.15'
C2	300.00'	74°21'53"	389.37'	N 49°34'06" E	362.61'
C3	600.00'	15°28'05"	161.98'	N 04°39'06" E	161.49'
C4	50.00'	90°00'00"	78.54'	N 48°04'56" W	70.71'
C5	50.00'	90°00'00"	78.54'	S 41°55'04" W	70.71'
C6	605.00'	33°12'27"	350.65'	S 13°31'17" W	345.76'
C7	300.00'	19°34'21"	102.48'	S 89°40'08" E	101.98'
C8	50.00'	71°48'24"	62.66'	N 44°38'30" E	58.64'
C9	895.00'	11°49'14"	184.65'	N 02°49'41" E	184.32'
C10	50.00'	90°00'00"	78.54'	S 41°45'02" W	70.71'
C11	25.00'	90°00'00"	39.27'	N 75°07'31" E	35.36'
C12	580.00'	33°12'27"	336.16'	N 13°31'17" E	331.47'
C13	25.00'	25°42'45"	11.22'	N 15°56'19" W	11.13'
C14	50.00'	150°02'08"	130.93'	N 46°13'23" E	96.60'
C15	25.00'	34°19'23"	14.98'	S 75°55'15" E	14.75'
C16	25.00'	34°19'23"	14.98'	N 69°45'22" E	14.75'
C17	50.00'	150°02'08"	130.93'	S 52°23'15" E	96.60'
C18	25.00'	25°42'45"	11.22'	S 09°46'26" W	11.13'
C19	625.00'	15°28'05"	168.73'	S 04°39'06" W	168.22'
C20	325.00'	73°37'34"	417.63'	S 49°11'56" W	389.48'
C21	25.00'	89°15'46"	38.95'	S 41°22'52" W	35.13'
C22	25.00'	24°37'15"	10.74'	S 15°33'35" E	10.66'
C23	50.00'	138°58'57"	121.29'	S 41°37'16" W	93.66'
C24	25.00'	24°21'42"	10.63'	N 81°04'07" W	10.55'
C25	25.00'	90°00'00"	39.27'	N 41°45'02" E	35.36'
C26	25.00'	48°11'23"	21.03'	N 27°20'39" W	20.41'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C27	50.00'	276°22'46"	241.19'	N 86°45'02" E	66.67'
C28	25.00'	48°11'23"	21.03'	S 20°50'44" W	20.41'
C29	25.00'	90°00'00"	39.27'	S 48°14'58" E	35.36'
C30	25.00'	90°00'00"	39.27'	N 41°45'02" E	35.36'
C31	25.00'	86°10'50"	37.60'	N 46°20'23" W	34.16'
C32	525.00'	29°33'18"	270.81'	N 74°39'08" W	267.82'
C33	25.00'	90°00'00"	39.27'	N 41°55'04" E	35.36'
C34	25.00'	90°00'00"	39.27'	S 48°04'56" E	35.36'
C35	870.00'	11°49'14"	178.49'	S 02°49'41" W	179.17'
C36	25.00'	71°48'24"	31.33'	S 44°38'30" W	29.32'
C37	275.00'	19°34'21"	93.94'	N 89°40'08" W	93.49'
C38	25.00'	89°39'10"	39.12'	N 35°03'23" W	35.25'
C39	630.00'	12°51'08"	141.32'	N 03°20'38" E	141.02'
C40	25.00'	90°00'00"	39.27'	N 41°55'04" E	35.36'
C41	25.00'	90°00'00"	39.27'	S 48°04'56" E	35.36'
C42	575.00'	15°28'05"	155.23'	S 04°39'06" W	154.76'
C43	275.00'	74°21'53"	356.93'	S 49°34'06" W	332.40'
C44	475.00'	33°22'28"	276.69'	N 76°33'43" W	272.79'
C45	25.00'	90°00'00"	39.27'	N 14°52'29" W	35.36'
C46	630.00'	11°34'38"	127.30'	N 24°20'12" E	127.08'
C47	25.00'	81°34'10"	35.59'	N 59°19'57" E	32.66'
C48	325.00'	13°02'49"	74.01'	S 86°24'22" E	73.85'
C49	25.00'	41°20'44"	18.04'	S 72°15'25" E	17.65'
C50	50.00'	140°37'14"	122.71'	N 58°06'20" E	94.15'
C51	25.00'	21°44'57"	9.49'	N 01°19'49" W	9.43'
C52	920.00'	12°37'36"	202.75'	N 03°13'52" E	202.34'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.060	2,600	RESTRICTED TO DRAINAGE	BRAZORIA-FORT BEND MUD 3
B	3.713	161,745	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	2.085	90,836	RESTRICTED TO WATER PLANT	BRAZORIA-FORT BEND MUD 3
D	0.284	12,355	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	6.142	287,537		

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
- ST.M.S.E. INDICATES STORM SEWER EASEMENT
- F.M.E. INDICATES FORCE MAIN 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 ENG" CAP
- (S) INDICATES SET 5/8" IR W/"LJA ENG" CAP
- I.R. INDICATES IRON ROD
- RES. INDICATES RESERVE
- INDICATES PROPOSED STREET LIGHT

FINAL PLAT OF SOUTHERN COLONY EXPANSION PHASE I SECTION 3

A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF 36.030 ACRES OF LAND LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, IN FORT BEND COUNTY, TEXAS AND ABSTRACT 713 IN BRAZORIA COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOT 11 OF THE T.W. & J.W.B. HOUSE SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 301 OF THE FORT BEND COUNTY DEED RECORDS.

148 LOTS 4 RESERVES (6.142 ACRES) 4 BLOCKS
DECEMBER 08, 2020 JOB NO. 1931-8073C

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

ENGINEER:

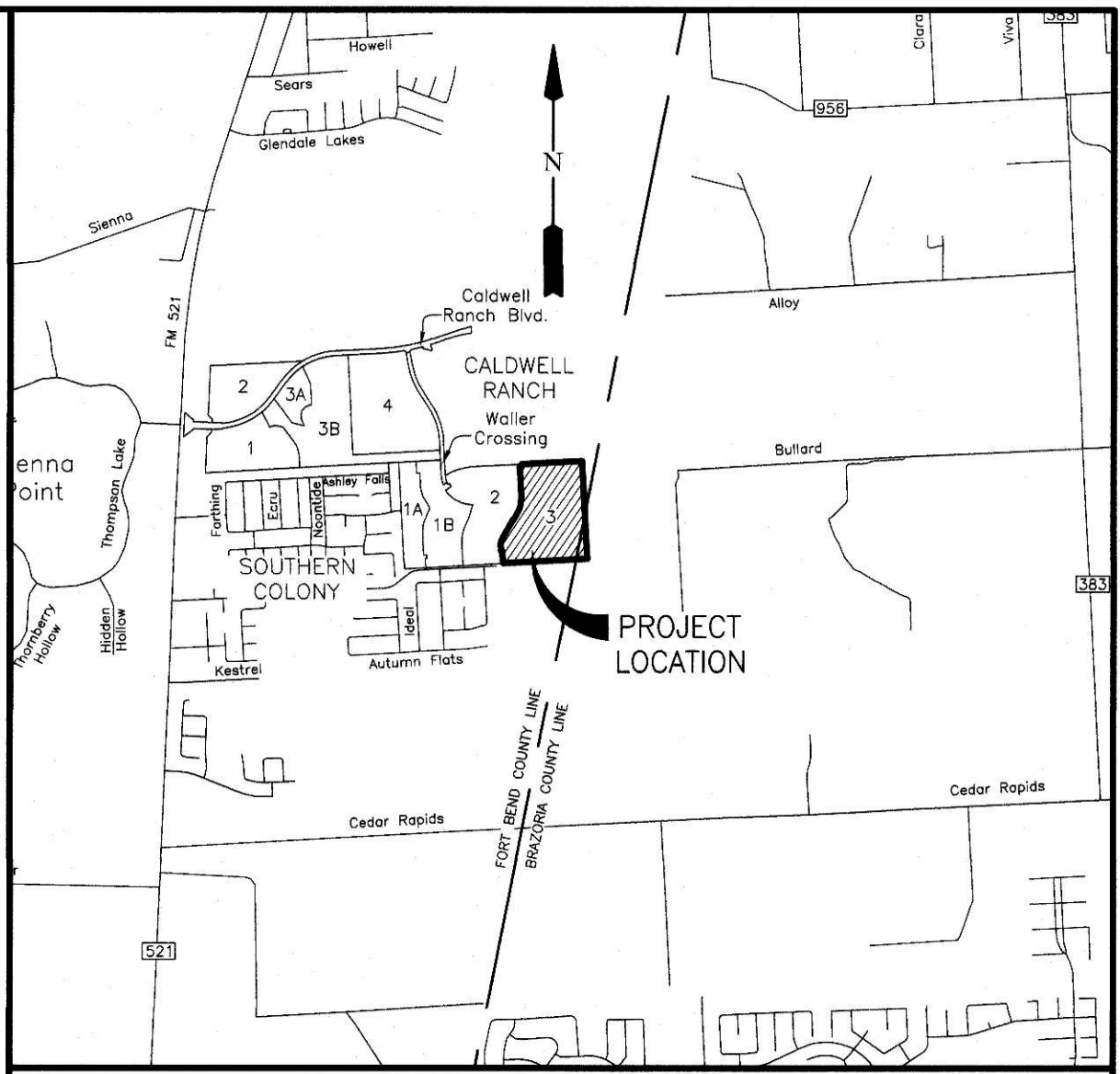
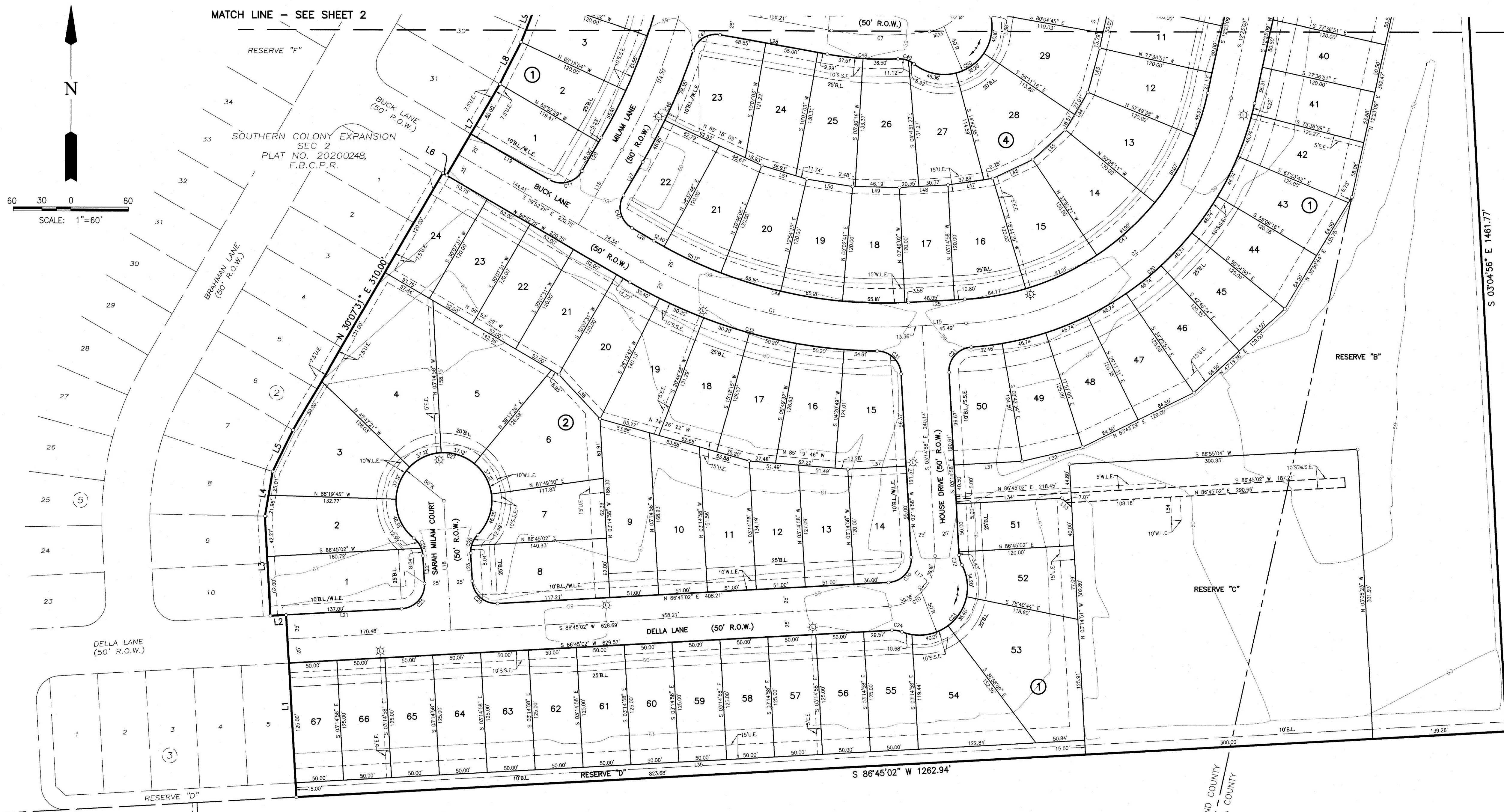
SURVEYOR:
GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD - PASADENA, TX 77606
PHONE: 281-499-4539 - CDR@survey.com
TDEPLS FROM #10130300 - www.GBIsurvey.com

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

LJA
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

MICHAEL S. RUSK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 89457



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

- 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
 - 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 ENG" CAP
 - (S) INDICATES SET 5/8" IR W/LJA ENG" CAP
 - I.R. INDICATES IRON ROD
 - RES. INDICATES RESERVE
 - ⊙ INDICATES PROPOSED STREET LIGHT

T.W. & J.W.B. HOUSE
SUBDIVISION
VOL. 7, PG. 301
F.B.C.D.R.

PAUL SCHERER, ET AL
CALLED 44.99 ACRES
VOL. 593, PG. 263
F.B.C.D.R.

T.W. & J.W.B. HOUSE
SUBDIVISION
VOL. 7, PG. 301
F.B.C.D.R.

T.B.M.
(SEE NOTE 18)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°14'58" W	190.00'
L2	S 86°45'02" W	16.53'
L3	N 03°14'58" W	104.27'
L4	N 09°40'05" E	46.97'
L5	N 28°15'27" E	48.09'
L6	S 59°52'29" E	4.77'
L7	N 30°07'31" E	110.00'
L8	S 86°45'02" W	48.99'
L9	N 21°38'32" E	48.79'
L10	N 15°26'59" E	48.79'
L11	N 09°35'40" E	48.79'
L12	N 03°24'07" E	48.79'
L13	N 02°20'46" W	49.49'
L14	N 41°56'16" E	50.80'
L15	S 86°45'02" W	58.85'
L16	S 30°07'31" W	90.28'
L17	N 48°22'35" W	5.10'
L18	N 03°14'58" W	135.00'
L19	S 59°52'29" E	94.41'
L20	N 30°07'31" E	40.28'
L21	N 86°45'02" E	120.48'
L22	N 03°14'58" W	29.10'
L23	S 03°14'58" E	29.10'
L24	N 79°52'57" W	106.47'
L25	S 86°45'02" W	58.85'
L26	N 59°52'29" W	26.34'
L27	N 30°07'31" E	40.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	S 79°52'57" E	113.33'
L29	N 03°04'56" W	130.00'
L30	N 03°04'56" W	129.99'
L31	N 86°45'02" E	71.07'
L32	N 76°36'42" E	64.63'
L33	N 48°14'54" W	14.14'
L34	S 86°45'02" W	110.00'
L35	N 70°00'27" E	48.99'
L36	N 42°47'23" E	63.36'
L37	S 86°45'02" W	61.00'
L38	N 02°47'52" W	51.61'
L39	N 00°22'03" E	51.09'
L40	N 04°16'17" E	51.09'
L41	N 08°09'24" E	70.08'
L42	N 04°28'42" E	48.05'
L43	N 15°06'22" E	47.53'
L44	N 30°37'06" E	45.53'
L45	N 47°35'44" E	45.99'
L46	N 64°41'30" E	46.16'
L47	N 81°32'42" E	47.17'
L48	N 86°45'44" E	50.73'
L49	S 86°53'11" E	48.67'
L50	S 81°01'28" E	48.67'
L51	N 73°09'46" E	48.67'
L52	N 09°03'55" E	50.01'
L53	N 03°04'56" W	75.00'
L54	S 03°14'58" E	24.79'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	500.00'	33°22'28"	291.25'	S 76°33'43" E	287.15'
C2	300.00'	74°21'53"	389.37'	N 49°34'06" E	362.61'
C3	600.00'	15°28'05"	161.98'	N 04°39'06" E	161.49'
C4	50.00'	90°00'00"	78.54'	N 48°04'56" W	70.71'
C5	50.00'	90°00'00"	78.54'	S 41°55'04" W	70.71'
C6	605.00'	33°12'27"	350.65'	S 13°31'17" W	345.76'
C7	300.00'	19°34'21"	102.48'	S 89°40'08" E	101.98'
C8	50.00'	71°48'24"	62.66'	N 44°38'30" E	58.64'
C9	895.00'	11°49'14"	184.65'	N 02°49'41" E	184.32'
C10	50.00'	90°00'00"	78.54'	S 41°55'04" W	70.71'
C11	25.00'	90°00'00"	39.27'	N 75°07'31" E	35.36'
C12	580.00'	33°12'27"	336.16'	N 13°31'17" E	331.47'
C13	25.00'	25°42'45"	11.22'	N 15°56'19" W	11.13'
C14	50.00'	150°02'08"	130.93'	N 48°13'23" E	96.60'
C15	325.00'	34°19'23"	14.98'	S 75°55'15" E	14.75'
C16	25.00'	34°19'23"	14.98'	N 69°45'22" E	14.75'
C17	50.00'	150°02'08"	130.93'	S 52°23'15" E	96.60'
C18	25.00'	25°42'45"	11.22'	S 09°46'26" W	11.13'
C19	625.00'	15°28'05"	168.73'	S 04°39'06" W	168.22'
C20	325.00'	73°37'34"	417.63'	S 49°11'56" W	389.48'
C21	25.00'	89°15'46"	38.95'	S 41°22'52" W	35.13'
C22	25.00'	24°37'15"	10.74'	S 15°33'35" E	10.66'
C23	50.00'	138°58'57"	121.29'	S 41°37'16" W	93.66'
C24	25.00'	24°21'42"	10.63'	N 81°04'07" W	10.55'
C25	25.00'	90°00'00"	39.27'	N 41°45'02" E	35.36'
C26	25.00'	48°11'23"	21.03'	N 27°20'39" W	20.41'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C27	50.00'	276°22'46"	241.19'	N 86°45'02" E	66.67'
C28	25.00'	48°11'23"	21.03'	S 20°50'44" W	20.41'
C29	25.00'	90°00'00"	39.27'	S 48°14'58" E	35.36'
C30	25.00'	90°00'00"	39.27'	N 41°45'02" E	35.36'
C31	25.00'	86°10'50"	37.60'	N 46°20'23" W	34.16'
C32	525.00'	29°33'18"	270.81'	N 74°39'08" W	267.82'
C33	25.00'	90°00'00"	39.27'	N 41°55'04" E	35.36'
C34	25.00'	90°00'00"	39.27'	S 48°04'56" E	35.36'
C35	870.00'	11°49'14"	179.49'	S 02°49'41" W	179.17'
C36	25.00'	71°48'24"	31.33'	S 44°38'30" W	29.32'
C37	275.00'	19°34'21"	93.94'	N 89°40'08" W	93.49'
C38	25.00'	89°39'10"	39.12'	N 35°03'23" W	35.25'
C39	630.00'	12°51'08"	141.32'	N 03°20'38" E	141.02'
C40	25.00'	90°00'00"	39.27'	N 41°55'04" E	35.36'
C41	25.00'	90°00'00"	39.27'	S 48°04'56" E	35.36'
C42	575.00'	15°28'05"	155.23'	S 04°39'06" W	154.77'
C43	275.00'	74°21'53"	356.93'	S 49°34'06" W	332.40'
C44	475.00'	33°22'28"	276.69'	N 76°33'43" W	272.79'
C45	25.00'	90°00'00"	39.27'	N 14°52'29" W	35.36'
C46	630.00'	11°34'38"	127.30'	N 24°20'12" E	127.08'
C47	25.00'	81°34'10"	35.59'	N 59°19'57" E	32.66'
C48	325.00'	13°02'49"	74.01'	S 86°24'22" E	73.85'
C49	25.00'	41°20'44"	18.04'	S 72°15'25" E	17.65'
C50	50.00'	140°37'14"	122.71'	N 58°06'20" E	94.15'
C51	25.00'	21°44'57"	9.49'	N 01°19'49" W	9.43'
C52	920.00'	12°37'36"	202.75'	N 03°13'52" E	202.34'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.060	2,600	RESTRICTED TO DRAINAGE	BRAZORIA-FORT BEND MUD 3
B	3.713	161,745	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	2.085	90,836	RESTRICTED TO WATER PLANT	BRAZORIA-FORT BEND MUD 3
D	0.284	12,355	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	6.142	267,537		

FINAL PLAT OF
SOUTHERN COLONY EXPANSION PHASE I
SECTION 3

A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF 36.030 ACRES OF LAND LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, IN FORT BEND COUNTY, TEXAS AND ABSTRACT 713 IN BRAZORIA COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOT 11 OF THE T.W. & J.W.B. HOUSE SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 301 OF THE FORT BEND COUNTY DEED RECORDS.

148 LOTS 4 RESERVES (6.142 ACRES) 4 BLOCKS
DECEMBER 08, 2020 JOB NO. 1931-8073C

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR:
GBI PARTNERS
LAND SURVEYING CONSULTANTS
4784 VISTA ROAD - PASADENA, TX 77505
PHONE: 281-499-4539 - GBSurvey@GBISurvey.com
TSP#26 FROM #10150300 - www.GBISurvey.com

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

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

MICHAEL S. RUSK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 89457