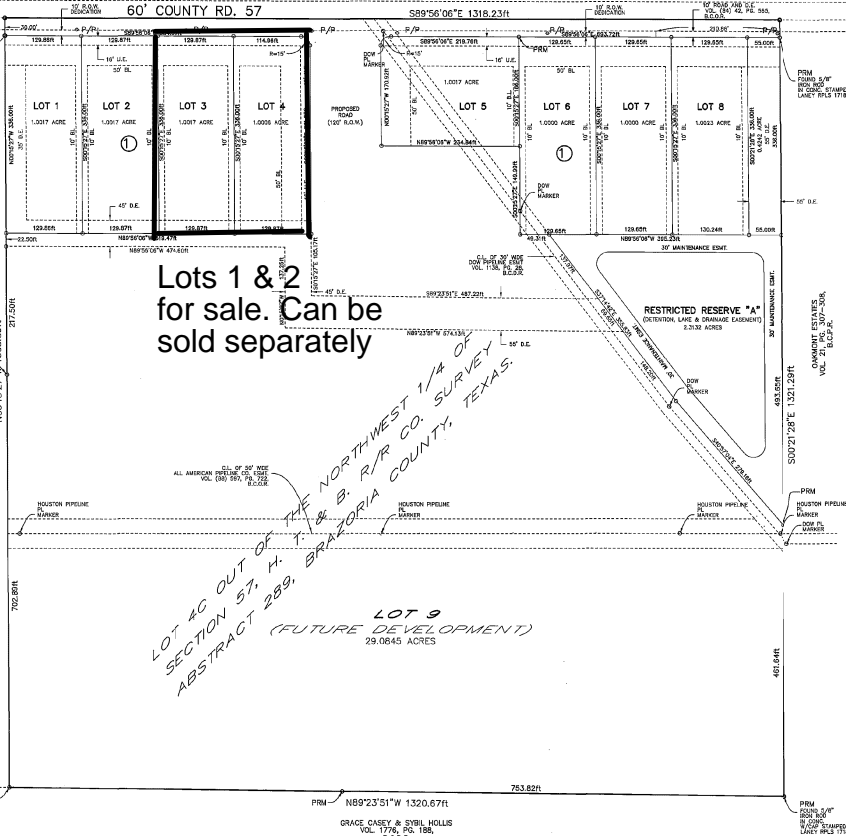


SECTION 58



Lots 1 & 2 for sale. Can be sold separately

LOT 4C OUT OF THE NORTHWEST 1/4 OF SECTION 57, H. & B. RAILROAD COMPANY SURVEY, ABSTRACT 289, BRAZORIA COUNTY, TEXAS.

LOT 9 (FUTURE DEVELOPMENT) 29.0845 ACRES

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZORIA

I, DUDLEY RAYNER, PRESIDENT OF D.J.R. Development Co., LLC, Owner of the property subdivided in the above and foregoing map of COLONY ESTATES, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines and easements as shown hereon, and dedicate to public use the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind myself, my heirs, successors and assigns to warrant and defend the title to the land so dedicated.

WITNESS my hand in Brazoria County, Texas, this 4th day of August, 2005.

BY: Dudley Rayner
DUDLEY RAYNER, PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared DUDLEY RAYNER, 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 consideration therein set forth and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of August, 2005.

Amanda Bruneau
Notary Public for Texas
Feb. 17, 2009

PROPERTY DESCRIPTION

OF A 39.8316 ACRE TRACT OF LAND (CALLED 40 ACRES), BEING LOT 4C OUT OF THE NORTHWEST 1/4 OF SECTION 57, OF THE H. & B. RAILROAD COMPANY SURVEY, OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION, ABSTRACT 289, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT IN THE CENTERLINE OF COUNTY ROAD 57 (BASED ON 60' WIDTH) MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF DAQUON ESTATES, RECORDED IN VOLUME 21, PAGE 307-308, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

THENCE S. 02°21'28" E. AT 30.00' PASS A 5/8" IRON ROD IN CONCRETE W/CAP STAMPED (LANEY RPLS 1718) FOUND IN THE SOUTH LINE OF COUNTY ROAD 57, CONTINUING ALONG THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID DAQUON ESTATES A TOTAL DISTANCE OF 1321.25' TO A 5/8" IRON ROD IN CONCRETE W/CAP STAMPED (LANEY RPLS 1718) FOUND MARKING THE SOUTHWEST CORNER OF DAQUON ESTATES AND SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHEAST CORNER OF THE GRACE CASEY AND SYBIL HOLLIS TRACT, RECORDED IN VOLUME 1776, PAGE 188, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

THENCE N. 89°23'51" W. WITH THE COMMON LINE OF HEREIN TRACT AND SAID CASEY AND HOLLIS TRACT A DISTANCE OF 1320.67' TO A 1/2" IRON ROD W/CAP FOUND MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THE GERALD OLSON TRACT, RECORDED IN VOLUME 21, PAGE 307-308, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

THENCE N. 02°15'27" W. WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID OLSON TRACT AT 1278.87' PASS A 1/2" IRON ROD W/CAP FOUND IN THE SOUTH LINE OF COUNTY ROAD 57, CONTINUING FOR A TOTAL DISTANCE OF 1308.87' TO A POINT IN THE CENTERLINE OF COUNTY ROAD 57 MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, ALSO BEING IN THE COMMON LINE OF SECTION 57 AND SECTION 58.

THENCE S. 89°58'01" E. WITH THE CENTERLINE OF COUNTY ROAD 57 AND THE COMMON LINE OF SECTION 57 AND 58 A DISTANCE OF 1318.23' TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, CONTAINING 39.8316 ACRES (CALLED 40 ACRES) OF LAND.

LIENHOLDERS CERTIFICATE

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, FIRST NATIONAL BANK OF ALVIN, Owner of a lien upon said property, do hereby certify and confirm said subdivision and dedication, and do hereby in all respects subordinate to said subdivision and dedication the lien against said lands hereon filed by us.

BY: Mark J. Ferguson
Title: EVP

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Mark S. Ferguson, 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 consideration therein set forth and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2 day of August, 2005.

Darlene K. Childers
Notary Public for Texas
My commission expires 3-09-2009



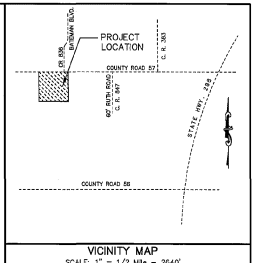
GENERAL NOTES

1. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
2. THIS RURAL SUBDIVISION EMPLOY'S A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THIS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
3. THE MINIMUM SLAB ELEVATION SHALL BE 2 FEET ABOVE THE 100-YEAR FLOOD PLAN ELEVATION, OR 2 FEET ABOVE FINISHED GRADE, OR 1 FOOT ABOVE THE CROWN OF ANY DOWN GRADIENT ROADWAY.
4. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
5. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR THE ADJACENT LOT OWNERS, PROVIDED, HOWEVER, ANY GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS, AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5, SHALL HAVE THE RIGHT BUT OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
6. LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN TWENTY PERCENT (20%). THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE REDUCED IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PRECEDENCE IS TO BE EXCEEDED, A REPLAT AND/OR REDIGGING OF THE SYSTEM MAY BE NECESSARY.
7. PHASE I CONSISTS OF THE 8 LOTS FRONTING ON C.R. 57.
8. DRAINAGE EASEMENTS AND DETENTION POND ARE HEREBY DEDICATED WITH PHASE I.
9. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.
10. ALL PRMs HAVE BEEN SET AND ALL PCPs WILL BE SET AT THE COMPLETION OF CONSTRUCTION.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT L. J. RAY LANEY, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF TEXAS, HAVE PLATED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS, WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS SHOWN HEREON.

L. J. RAY LANEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1718



VICINITY MAP
SCALE: 1" = 1/2 MILE = 2640'

Doc# 2005044763

B. M.
U.S.C. & G.S. B. M. - #308, BRASS DISK IN CONCRETE, 4.3 MILES WEST ALONG THE ATWOODS, TEXPESA & SANTA FE RAILROAD FROM F. M. 1128 (MASTERS STREET) CROSSING AT MARVEL, 30' WEST OF CENTERLINE OF COUNTY ROAD 190, 6' WEST OF TELEPHONE POLE ELEVATION - 55.61', HAND OF SECTION.

T. B. M. - SET 60# NAIL IN POWER POLE AT THE NORTHEAST CORNER OF HEREON SHOWN TRACT, ELEVATION 53.21'.

FLOOD STATEMENT

THIS TRACT LIES IN ZONE X OUTSIDE THE 300 YEAR FLOOD PLAN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, SUFFIX H, PANEL 0105, DATED JUNE 5, 1989.

STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE BASE FLOOD ELEVATION. NO BUILDING PERMIT WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAN ADMINISTRATOR FOR SPECIFIC INFORMATION.

LEGEND

PRM - PERMANENT REFERENCE MONUMENT
U. E. - UTILITY EASEMENT
D. E. - DRAINAGE EASEMENT
B. L. - BUILDING SET BACK LINE
P. L. - PIPELINE
POP - PERMANENT CONTROL POINT

OWNER:
D.J.R. DEVELOPMENT CO., LLC
DUDLEY RAYNER, PRESIDENT
16120 HWY 6
ROSHARON, TX 77583
281-431-9997 OR 281-615-3798 (MOBILE)

SURVEYOR:
LANEY SURVEYORS
J. RAY LANEY, RPLS
2018 MUSTANG LN
ROSHARON, TEXAS 77583
281-469-8446

ENGINEER:
SLATON AND SON ENGINEERING
RODNEY L. SLATON, P.E.
14710 COBBE VALLEY DR.
HOUSTON, TEXAS 77028
281-286-5765 OR 281-821-3929 (MOBILE)

DATE: JULY 11, 2005

Doc# 2005044763
#16811-15
#200505 10:30P
OFFICIAL RECORDS OF
BRAZORIA COUNTY
JUDGE WENNER
COUNTY CLERK
Fees: \$65.00

FINAL PLAT
COLONY ESTATES PHASE I

OF A 39.8316 ACRE TRACT OF LAND (CALLED 40 ACRES), BEING LOT 4C OUT OF THE NORTHWEST 1/4 OF SECTION 57, OF THE H. & B. RAILROAD COMPANY SURVEY, OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION, ABSTRACT 289, BRAZORIA COUNTY, TEXAS.

CONTAINING
1 BLOCK 1 RESERVE 9 LOTS

SCALE: 1" = 100'

APPROVED BY CITY OF IOWA COLONY

Robert Wall
MICHAEL HOLTON, COUNCILMEMBER

Ray Mudd
RAY MADD, COUNCILMEMBER

Richard Leebetter
RICHARD LEEBETTER, COUNCILMEMBER

Alan Johnston
ALAN JOHNSTON, P.E., CITY ENGINEER

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 (Iowa Colony)

Ray Mudd
DRAINAGE DISTRICT ENGINEER

Mark S. Ferguson
DATE: 7-14-05

Lee Walden
VICE-PRESIDENT

Mark S. Ferguson
SECRETARY/TREASURER

APPROVED BY IOWA COLONY PLANNING COMMISSION

Don Mudd
DONALD MUDD, MEMBER

Michael Holtton
MICHAEL HOLTON, MEMBER

Hazel Leebetter
HAZEL LEEBETTER, MEMBER