

STATE OF TEXAS
COUNTY OF FORT BEND

WE, Gerald W. Noteboom and Sheila McIntosh, being Sr. Vice President and Assistant Secretary, respectively, of Perry-Commonwealth Ltd., by Perry Development Management, Inc., the Sole General Partner, owners of the 24.144 acre tract described in the above and foregoing plat of Sutton Forest Section One, 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, we do hereby dedicate for public utility purposes an unobstructed aerial easement five feet six inches (5'-6") in width for perimeter lots, seven feet (7'-0") in width for back-to-back lots from a plane sixteen (16) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, we 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 tanks into any public or private street, road, or alley, or any drainage ditch, either directly or indirectly.

FURTHER, we 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, we 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, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easements, 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, we do hereby certify that we are the Owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Sutton Forest Section One 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.

IN TESTIMONY WHEREOF, Perry-Commonwealth Ltd., By Perry Development Management, Inc., the Sole General partner has caused this plat to be signed by Gerald W. Noteboom Senior Vice-President and Sheila McIntosh, Assistant Secretary, and its common seal hereunto affixed this 23 day of September, 1991.

By: Gerald W. Noteboom By: Sheila McIntosh
Gerald W. Noteboom Sheila McIntosh
Senior Vice-President Assistant Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE me, the undersigned authority, on this day personally appeared Gerald W. Noteboom and Sheila McIntosh, Senior Vice President and Assistant Secretary, respectively, of Perry-Commonwealth Ltd., By Perry Development Management, Inc., the Sole General Partner, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN under my hand and seal of office, this 12th day of AUGUST, 1991.

J. R. Kugel
Notary Public in and for
Harris County, Texas
My commission expires _____



WE, General Electric Capital Corporation, owners and holders of liens against the property described in the plat known as Sutton Forest Section One, said liens being evidenced by instrument of Deed of Trust Records filed under Fort Bend County Clerk's File No. 2928414 of the Official Records of Fort Bend County, Texas, do hereby in all things subordinate to said plat said liens and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

By: Peter A. Cowin
Peter A. Cowin, Investment Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE me, the undersigned authority, on this day personally appeared Peter A. Cowin known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN under my hand and seal of office, this 10th day of August, 1991.

Tom J. Tate
Notary Public in and for
Harris County, Texas
My Commission expires 3-28-92

CERTIFICATE FOR SURVEYOR

I, Royal T. Brown, an 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 correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron or other suitable permanent ferrous metal pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet.

Royal T. Brown, R.P.L.S.
Texas Registration No. 3881



ENGINEER'S AFFIDAVIT

I, Alan D. Hirschman, P.E., a Professional Engineer registered in the State of Texas, do hereby certify that the above plat meets all requirements of Fort Bend County.

Alan D. Hirschman
Alan D. Hirschman, P.E.
Texas Registration No. 51945



THIS is to certify that the Mayor and City Council of the City of Sugar Land, Texas have approved this plat and subdivision of Commonwealth Center, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Mayor and the City Secretary of the City of Sugar Land, Texas, this 20th day of September, 1991.

Lee Duggan
Lee Duggan, Mayor
Glenda Gundemann
Glenda Gundemann, City Secretary

THIS is to certify that the Planning Commission of the City of Sugar Land, Texas has approved this plat and subdivision of Commonwealth Center, as shown hereon.

IN TESTIMONY WHEREOF, the official signature of the Chairman and Secretary of the City Planning Commission of the City of Sugar Land, Texas, this 10th day of September, 1991.

R.M. Young
R.M. Young, Chairman
Ben Rosenberg
Ben Rosenberg, Secretary

I, Ronald Drachenberg, 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 Commissioner's Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intersecting drainage artery of parent stream or on any other area or subdivision within the watershed.

Ronald Drachenberg
Ronald Drachenberg
County Engineer

APPROVED by the Commissioner's Court of Fort Bend County, Texas this 23 day of September, 1991.

Bud O'Shilles Bud O'Shilles, Commissioner Precinct 1
Grady Prestage Grady Prestage, Commissioner Precinct 2
Roy Cordes Jr. Roy Cordes Jr., County Judge
Alton Presley Alton Presley, Commissioner Precinct 3
Bob Lutts Bob Lutts, Commissioner Precinct 4

STATE OF TEXAS
COUNTY OF FORT BEND

I, Dianne Wilson, Clerk of the County Court of Fort Bend County, Texas do hereby certify that the within instrument, with its certificate of authentication was filed for registration in my office on September 23, 1991 at 10:31 o'clock A.M. and duly recorded on sep 23, 1991 at 10:31 o'clock A.M. on slide No. 1143 B in the plat records for said county.

WITNESS my hand and seal of office, at Richmond, the day and date last above written.



Dianne Wilson
Dianne Wilson
Clerk, County Court
Fort Bend County, Texas
By: Madely Navarro
Deputy

NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; W.L.E. INDICATES WATERLINE EASEMENT; SAN SEW. ESMT INDICATES SANITARY SEWER EASEMENT; STA SEW. ESMT. INDICATES STORM SEWER EASEMENT.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- ELEVATIONS USED FOR THE DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. 1929 SEA LEVEL DATUM, 1973 ADJUSTMENT.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJACENT ADVEGAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN 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).
- ALL LOTS HAVE A MINIMUM FIVE FOOT SIDE BUILDING LINE.
- WOOD SHINGLES OR SHAKES SHALL NOT BE USED AS ROOF COVERINGS WITHIN THIS SUBDIVISION.
- ALL LOT LINES ARE EITHER RADIAL OR PERPENDICULAR TO STREET CENTERLINE UNLESS OTHERWISE SHOWN.
- ALL LOTS SIDING OR BACKING ON FUTURE MAJOR THROUGHFARE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 69.50 FEET ABOVE MEAN SEA LEVEL. IN ADDITION TO THIS MINIMUM, NO FLOOR SLAB SHALL BE LESS THAN 1.5 FEET ABOVE WATER TABLE (GROUND).
- THE FLOOD INSURANCE RATE MAP (FIRM) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO. 480288 02556 FOR FORT BEND COUNTY, TEXAS, REVISED OCTOBER 16, 1990, INDICATES THAT NO PORTION OF THIS PLAT LIES WITHIN THE 100-YEAR FLOOD PLAIN.
- CORNER LOTS WITH SIDE GARAGES AND HAVING A 15 FOOT BUILDING LINE, GARAGE SHALL BE SET BACK 20 FEET.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHT-OF-WAYS DEDICATED TO THE PUBLIC.
- TO THE BEST OF OUR KNOWLEDGE, ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE LIMITS OF THE SUBDIVISION ARE SHOWN.

SUTTON FOREST, SECTION ONE

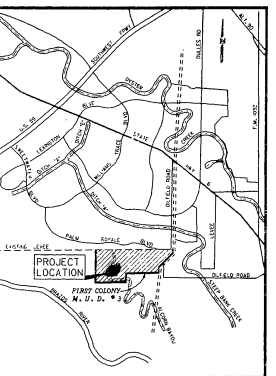
IN
FIRST COLONY M.L.D. NO. 3
FIRST COLONY L.L.D. NO. 2
FORT BEND COUNTY I.S.D.

A SUBDIVISION OF 24.144 ACRES

LOCATED IN
ELIJAH ALCORN LEAGUE, A-1
FORT BEND COUNTY, TEXAS
INCLUDING
3 BLOCKS, 58 LOTS
4 LANDSCAPE RESERVES

OWNERS
PERRY-COMMONWEALTH, LTD.
BY PERRY DEVELOPMENT MANAGEMENT INC.
THE SOLE GENERAL PARTNER
GERALD W. NOTEBOOM SR., VICE PRESIDENT
SHEILA MCINTOSH ASST. SECRETARY
3950 GULF FRIEZE
HOUSTON, TEXAS 77234
PHONE NO. (713) 947-1750

DANNENBAUM ENGINEERING CORPORATION
CONSULTING ENGINEERS HOUSTON, TEXAS
300 WEST ALABAMA
HOUSTON, TEXAS 77098
PHONE NO. 526-9570/622-600
DATE: AUGUST 1, 1991 SCALE: 1"=60'



VICINITY MAP
N.T.S.

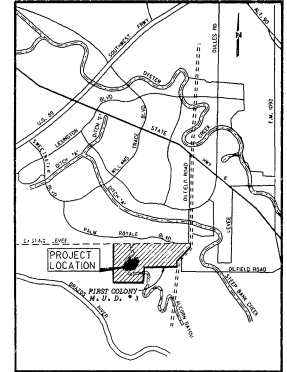
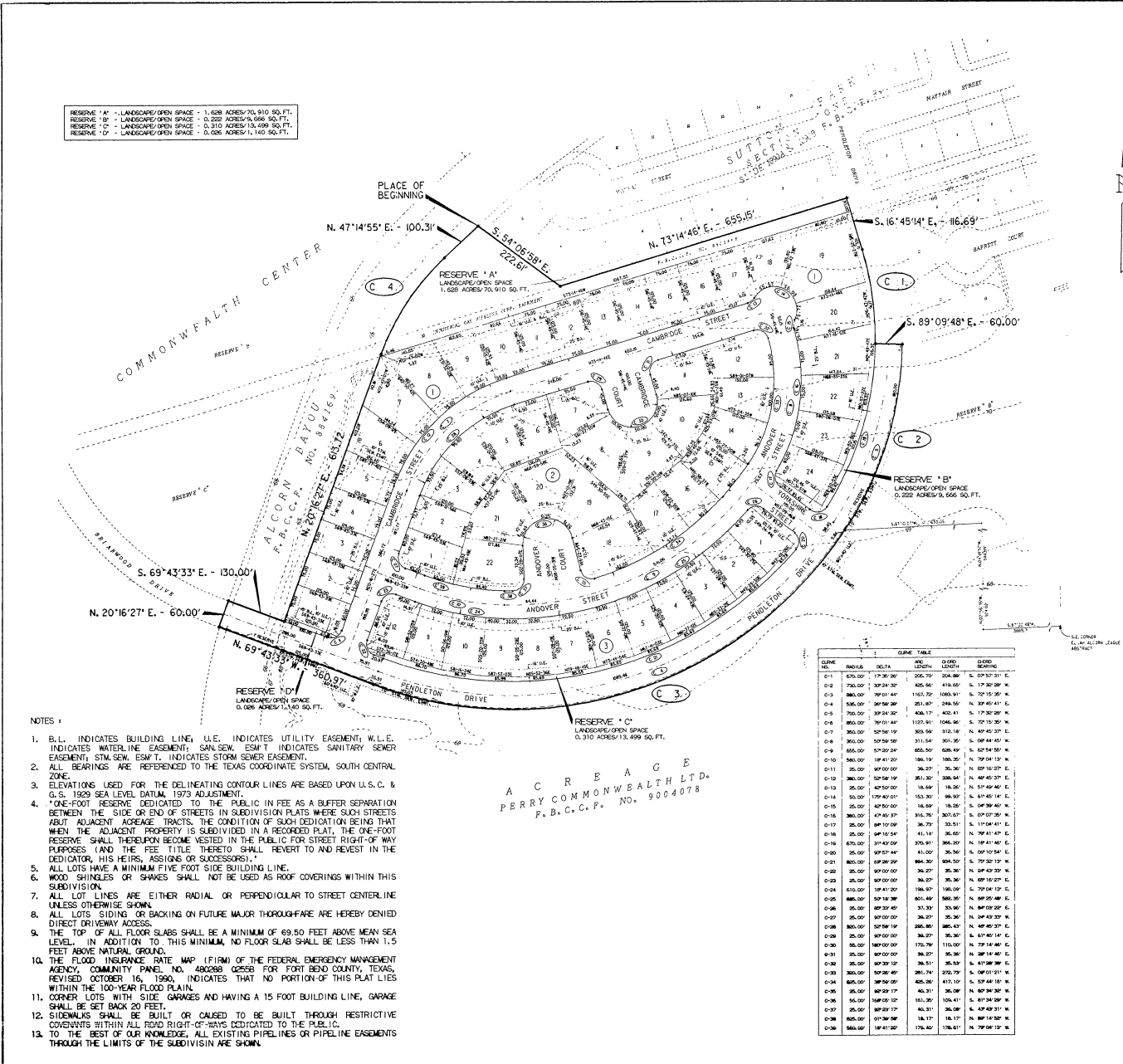
FINAL APPROVAL WILL EXPIRE ONE (1) YEAR AFTER PLANNING COMMISSION ACTION GRANTING APPROVAL OF THE PLAT UNLESS THE PLAT HAS BEEN FILED FOR RECORD OR EXTENSION.

BENCHMARK
T&M 5/8" I.R. WITH ALUMINUM CAP #52 ON TOP OF LEVEE 2064' NORTHWEST OF THE NORTHWEST CORNER OF SWEETWATER SECTION TWELVE, ELEV. 76.13, 073 ADJ.
T&M 5/8" I.R. WITH ALUMINUM CAP #20 ON TOP OF LEVEE #127 EAST OF THE NORTHEAST CORNER OF SWEETWATER SECTION TWELVE, ELEV. 76.6, 073 ADJ.
T&M CONCRETE MONUMENT-STATE OF TEXAS-37 AUSTIN-1-#30 #40 NORTH OF LEVEE AND 40 WEST OF OLD OULDFIELD ROAD, ELEV. 70.00, 073 ADJ.

9150835
FILED FOR RECORD
10/31/91
SEP 23 1991

Alan D. Hirschman
County Clerk, Fort Bend Co., Tex
1143 B

RESERVE "A" - LANDSCAPE/OPEN SPACE - 1.628 ACRES/70,910 SQ.FT.
 RESERVE "B" - LANDSCAPE/OPEN SPACE - 0.222 ACRES/9,666 SQ.FT.
 RESERVE "C" - LANDSCAPE/OPEN SPACE - 0.210 ACRES/13,499 SQ.FT.
 RESERVE "D" - LANDSCAPE/OPEN SPACE - 0.026 ACRES/1,140 SQ.FT.



VICINITY MAP
N.T.S.

FINAL APPROVAL WILL EXPIRE ONE (1) YEAR AFTER PLANNING COMMISSION ACTION GRANTING APPROVAL OF THE PLAT UNLESS THE PLAT HAS BEEN FILED FOR RECORD OR EXTENSION.

BENCHMARK
 TBM-5/8" IR. WITH ALUMINUM CAP #52 ON TOP OF LEVEL 20.64 NORTHWEST OF THE NORTHWEST CORNER OF SWEETWATER SECTION TWELVE, ELEV. 764.0, 873.0 ADJ.
 TBM-5/8" IR. WITH ALUMINUM CAP #10 ON TOP OF LEVEL +872' EAST OF THE NORTHEAST CORNER OF SWEETWATER SECTION TWELVE, ELEV. 764.0, 873.0 ADJ.
 TBM-CONCRETE MONUMENT-STATE OF TEXAS-37 AUSTIN-1930 +200' NORTH OF LEVEE AND 40' WEST OF OLD OUTFED ROAD, ELEV. 70.00, 873.0 ADJ.

SUTTON FOREST, SECTION ONE

IN
 FIRST COLONY M.U.D. NO. 3
 FIRST COLONY L.I.D. NO. 2
 FORT BEND COUNTY, L.S.D.

A SUBDIVISION OF 24.144 ACRES

LOCATED IN
 ELIJAH ALCORN LEAGUE, A-1
 FORT BEND COUNTY, TEXAS
 INCLUDING
 3 BLOCKS, 58 LOTS
 4 LANDSCAPE RESERVES

OWNERS
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 BY PERRY DEVELOPMENT MANAGEMENT INC.
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DANNENBAUM ENGINEERING CORPORATION
 CONSULTING ENGINEERS HOUSTON, TEXAS
 3100 WEST ALABAMA
 HOUSTON, TEXAS 77098
 PHONE NO. 526-9570/422-8008

DATE: AUGUST, 1991 SCALE: 1"=400'

LINE	BEARING	DELTA	NO. OF CORNERS	AREA (SQ. FT.)	COORDINATE
C-1	075°00'	179.2430	256.770	204.868	S. 07°57'31" E.
C-2	176.000'	307.2430	425.440	418.650	S. 17°30'30" W.
C-3	080.000'	70.9141	110.710	100.000	S. 70°15'30" W.
C-4	080.000'	307.2430	251.077	248.548	N. 30°45'30" E.
C-5	700.000'	39.2430	426.177	422.411	S. 17°30'30" W.
C-6	080.000'	70.9141	110.710	100.000	S. 70°15'30" W.
C-7	300.000'	52.7419	809.546	313.310	N. 40°40'30" E.
C-8	300.000'	52.7419	311.544	301.301	S. 08°44'45" W.
C-9	080.000'	52.7419	685.550	628.419	S. 02°54'30" W.
C-10	080.000'	68.8133	680.144	628.260	S. 79°04'30" W.
C-11	25.000'	90.0000	36.277	35.304	N. 69°16'27" E.
C-12	360.000'	52.7419	361.200	338.341	N. 40°40'30" E.
C-13	25.000'	42.5230	18.248	18.248	S. 08°30'30" W.
C-14	50.000'	170.4701	153.200	98.900	N. 61°45'14" E.
C-15	25.000'	42.5230	18.248	18.248	S. 08°30'30" W.
C-16	360.000'	47.8497	310.770	307.671	S. 07°57'31" E.
C-17	25.000'	68.8133	68.700	23.910	N. 11°04'41" E.
C-18	25.000'	68.8133	41.144	36.600	N. 79°41'47" E.
C-19	675.000'	37.4300	370.910	366.500	N. 19°41'47" E.
C-20	25.000'	68.8133	41.144	36.600	S. 69°16'27" W.
C-21	800.000'	68.8133	804.300	804.500	S. 79°30'12" W.
C-22	25.000'	90.0000	36.277	35.304	N. 24°42'30" W.
C-23	25.000'	90.0000	36.277	35.304	N. 69°16'27" E.
C-24	610.000'	187.4100	196.070	196.070	S. 70°04'12" W.
C-25	680.000'	52.7419	681.440	580.200	N. 40°30'30" E.
C-26	25.000'	68.8133	57.570	57.570	N. 40°30'30" W.
C-27	25.000'	68.8133	38.200	38.200	N. 40°30'30" W.
C-28	300.000'	52.7419	286.800	284.471	N. 40°40'30" E.
C-29	25.000'	90.0000	36.277	35.304	N. 47°49'14" E.
C-30	64.000'	68.8133	175.700	115.000	N. 78°16'30" E.
C-31	25.000'	90.0000	36.277	35.304	N. 28°14'40" E.
C-32	25.000'	60.2312	26.511	26.511	S. 41°38'30" E.
C-33	300.000'	52.7419	281.740	272.210	S. 40°12'30" W.
C-34	625.000'	38.2000	625.200	477.120	S. 52°44'15" W.
C-35	25.000'	60.2312	40.311	38.200	N. 60°34'30" W.
C-36	50.000'	60.2312	161.200	161.200	N. 60°34'30" W.
C-37	60.000'	60.2312	60.311	38.200	S. 42°48'21" W.
C-38	025.000'	01.3830	18.127	18.127	N. 80°14'30" W.
C-39	360.000'	18.4120	175.600	176.611	N. 79°04'12" W.

- NOTES:
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ACREAGE
 PERRY COMMONWEALTH LTD.
 P.B.C.C.P. NO. 9004078

915 0835
 FILED FOR RECORD
 031
 SEP 23 1991
 Dallas
 County Clerk, Fort Bend Co., Tex.
 1144A